

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF GRANT OF PLANNING PERMISSION

Calva Design Studio  
Holme Dale  
Low Scales  
Wigton  
CA7 3NE  
FAO: Mr Richard Lindsay

**APPLICATION No: 4/21/2497/0F1**

**INTERNAL ALTERATIONS TO SHOP TO FORM A SELF CONTAINED 1 BEDROOM FLAT ON THE GROUND FLOOR AND NEW STOCK ROOM AND WC IN SHOP; NEW WINDOW & DOOR OPENING TO REAR ELEVATION; LANDSCAPING TO CREATE NEW PRIVATE GARDEN & AMENITY SPACE FOR THE EXISTING 1ST FLOOR FLAT & PROPOSED GROUND FLOOR FLAT ST BEES POST OFFICE, 122 MAIN STREET, ST BEES**

**Mrs C Bewley**

The above application dated 12/11/2021 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

- Location Plan, Scale 1:1250, Drwg No: 01002, Rev: 1, received by the Local Planning Authority on the 12<sup>th</sup> November 2021.
- Block Plan, Scale 1:500, Drwg No: 01003, Rev: 1, received by the Local Planning Authority on the 12<sup>th</sup> November 2021.
- Site Plan, Scale 1:100, Drwg No: 01004, Rev: 1, received by the Local Planning Authority on the 12<sup>th</sup> November 2021.
- Existing Ground Floor Plans (Amended), Scale 1:50, Drwg No: 01001, Rev: 3, received by the Local Planning Authority on the 21<sup>st</sup> January 2022.
- Proposed Ground Floor Plans (Amended), Scale 1:50, Drwg No: 04001, Rev: 4, received by the Local Planning Authority on the 21<sup>st</sup> January 2022.
- Existing Rear Elevations (Amended), Scale 1:50, Drwg No: 02001, Rev: 2, received by the Local Planning Authority on the 15<sup>th</sup> December 2021.
- Proposed Rear Elevations (Amended), Scale 1:50, Drwg No: 05001, Rev: 4, received by the Local Planning Authority on the 21<sup>st</sup> January 2022.
- Design and Access Statement (Amended), received by the Local Planning Authority on the 16<sup>th</sup> December 2021.
- Email Correspondence: 112 Main Street St Bees 4/21/2497/0F1, received by the Local Planning Authority at 18:47 on the 5<sup>th</sup> January 2022.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Other Conditions:

3. The residential unit hereby approved must be occupied solely for holiday letting purposes and must not be sold or let as a permanent dwelling.

Reason

The site is not considered appropriate for permanent residential use.

**Statement:**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



PP Pat Graham  
Chief Executive

27<sup>TH</sup> January 2022

**APPROVALS**  
**(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)  
ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

**Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.