

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

SNG Architecture Ltd
South North Group
Greengate Business Centre
2 Greengate Street
Oldham OL4 1FN
FAO: Spencer Fretwell

APPLICATION No: 4/21/2532/0F1

**SECOND FLOOR EXTENSION TO CREATE ADDITIONAL RESIDENTIAL ACCOMMODATION.
WITH ASSOCIATED INTERNAL ALTERATIONS TO FORM 2 ONE BEDROOM APARTMENTS, 1
THREE BEDROOM APARTMENT AND 1 ONE BEDROOM SERVICED APARTMENT FOR SHORT
STAY HOTEL USE.
STATION HOUSE, THE BANKS, SEASCALE**

Station House Apartments Ltd

The above application dated 29/11/2021 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:-

- Site Location Plan, Scale 1:1250, Drw: SH-L-SLP, received by the Local Planning Authority on the 29th November 2021.
- Existing Plans, Scale 1:100, Drw: SH-P-EP, received by the Local Planning Authority on the 29th November 2021.
- Proposed Plans (Amended), Scale 1:100, Drw: SH-P-PP-B, Rev B, received by the Local Planning Authority on the 24th January 2022.
- Existing Elevations, Scale 1:100, Drw: SH-P-EE, received by the Local Planning Authority on the 29th November 2021.
- Proposed Elevations (Amended), Scale 1:100, Drw: SH-P-PE-C, received by the Local Planning Authority on the 2nd February 2022.
- Design & Access Statement, received by the Local Planning Authority on the 29th November 2021.
- Proposed Roof Plan, Scale 1:100, Drw: SH-P-PRP, received by the Local Planning Authority on the 2nd February 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. New ground floor windows and doors abutting the highway must be of a type which cannot open outwards into the highway.

Reason

To minimise possible danger to other highway users.

Informatives:

1. The applicant should liaise with the CCC resilience unit office via emergency.planning@cumbria.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors plus paying guests are aware of the appropriate information and actions to take should there be an incident at the Sellafeld site.
2. The granting of planning permission would not give the applicant the right to block or obstruct the right of way adjacent to Station House.

3. The right of way as shown on the definitive map and statement must be kept open and unaltered for public use, unless or until an order is made to divert, stop up or to temporarily close it comes into effect
4. The applicant should contact Cumbria County Council's Countryside Access Team at countryside.access@cumbria.gov.uk to discuss an application for an order to temporarily close the right of way shown on the definitive map and statement for the duration of any works which would affect the public use of FP 426008.
5. You must not commence works, or allow any person to perform works, on any part of the highway until receipt of an appropriate permit allowing such works. Enquiries should be made to Cumbria Highways, Highways Depot, Joseph Noble Road, Lillyhall Industrial Estate, Workington, CA14 4JH, Tel: 01946 506550.

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

17th February 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) 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.