

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Manning Elliott Partnership
Manelli House
4 Cowper Road
Penrith
CA11 9BN

APPLICATION No: 4/22/2005/0F1

**REINSTATMENT OF COTTAGE AND EXTENSION INTO ATTACHED BARN TO FORM A NEW DWELLING; AND THE CREATION OF A NEW ACCESS – RESUBMISSION OF APPLICATION 4/21/2154/0F1 TO INCLUDE AMENDMENTS OF ADDITIONAL FIRST FLOOR REAR WINDOW, LIME RENDER REAR BARN WALL & INSTALLATION OF OIL FIRED BOILER
MOORLEYS, EGREMONT**

Manning Elliott Partnership

The above application dated 06/01/2022 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 must be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

Reason

To comply with Section 92 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 must be carried out in accordance with them:-

- Site Location Plan, Scale 1:2500, Drawing Number 2102-PL-100, received by the Local Planning Authority on the 6th January 2022.
- Existing Site Layout with Ground Level Survey from 2021-02-03, Scale 1:200, Drawing Number 2102-EX-200, received by the Local Planning Authority on the 6th January 2022.
- Proposed Site Layout and Drainage Details, Scale 1:200, Drawing Number 2102-PL-200, Rev A, 4/21/2252/0F1, received by the Local Planning Authority on the 6th January 2022.
- Existing Floor Plans and Elevations, Scale 1:100, Drawing Number 2102-EX-300, received by the Local Planning Authority on the 6th January 2022.
- Proposed Elevations, Scale 1:50 & 1:100, Drawing Number 2102-PL-500, Rev: B, received by the Local Planning Authority on the 6th January 2022.
- Proposed Sections, Scale 1:50, Drawing Number 2102-PI-400, Rev B, received by the Local Planning Authority on the 6th January 2022.
- Proposed First Floor Plans (Amended), Scale 1:50 & 1:100, Drawing Number 2102-PL-301, Rev C, received by the Local Planning Authority on the 6th January 2022.
- Proposed Ground Floor Plans, Scale 1:50 & 1:100, Drawing Number 2102-PL-300, Rev C, received by the Local Planning Authority on the 6th January 2022.
- Garden Retaining Walls, Scale 1:20, Drawing Number D1588/Sk.08, Rev A, received by the Local Planning Authority on the 6th January 2022.
- Report on Visual Inspection of Farmhouse and Barnhouse Structure, Prepared by Bingham Yates Limited on the 27th November 2020, received by the Local Planning Authority on the 6th January 2022.
- Design and Access, Heritage and Other Statement, received by the Local Planning Authority on the 6th January 2022.
- Site Inspection (Bats), Prepared by Hesketh Ecology on the 23rd March 2021, received by the Local Planning Authority on the 6th January 2022.
- Bingham Yates Ltd: Room References, Drawing No, D15BB/SK.01, received by the Local Planning Authority on the 6th January 2022.
- Bingham Yates Ltd: Room References, Drawing No: D15BB/SK.02, received by the Local Planning Authority on the 6th January 2022.
- Aluminium Door and Window Detail by Clearview Doors, received by the Local Planning Authority on the 22nd February 2022.
- Cottage – Rear Door, received by the Local Planning Authority on the 22nd February 2022.
- Cottage – Fixed Window, received by the Local Planning Authority on the 22nd February 2022.
- Barn – Curtain Wall Entrance, received by the Local Planning Authority on the 22nd February 2022.
- Cottage – 3 Pane Bifold, received by the Local Planning Authority on the 22nd February 2022.

- Proposed Timber External Door Details, Scale 1:10, Drawing No: 2102-C-702, Rev A, received by the Local Planning Authority on the 22nd February 2022.
- Proposed Sash Window Details, Scale 1:5, Drawing No: 2102-C-701, Rev A, received by the Local Planning Authority on the 22nd February 2022.
- New Lime Render Specification to Accompany Planning and Listed Building Consent Applications, received by the Local Planning Authority on the 22nd February 2022.
- New Boiler Details to Accompany Planning and Listed Building Consent Applications, received by the Local Planning Authority on the 22nd 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.

Prior to Works/First Use/Installation

3. The access drive must be surfaced in bituminous or cement bound materials, or otherwise bound and must be constructed and completed before the development is brought into use. This surfacing must extend for a distance of at least 10 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety.

4. The development hereby approved must be carried out in accordance with the PV system approved as part of condition 4 of permission 4/21/2154/0F1 under discharge of conditions reference 4/22/2019/DOC, as detailed within correspondence dated the 18th February 2022. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

5. The development hereby approved must be carried out in accordance with the slate specifications approved as part of condition 5 of permission 4/21/2154/0F1 under

discharge of conditions application reference 4/21/2396/DOC, as detailed within correspondence dated the 4th October 2021. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

6. Prior to the carrying out of any construction works the existing buildings occupying the site shall be recorded in accordance with a Level [3] survey as described by English Heritage's document "Understanding Historic Buildings - A Guide to Good Recording Practice", 2006 and, following its completion, 3 copies of that survey report shall be submitted to the Local Planning Authority and approved in writing in consultation with Cumbria County Council.

Reason

To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their alteration / demolition.

7. The development hereby approved must be carried out in accordance with the chimney pots/cowls details approved as part of condition 7 of permission 4/21/2154/0F1 under discharge of conditions application reference 4/21/2396/DOC, as detailed within correspondence dated the 4th October 2021. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

8. The development hereby approved must be carried out in accordance with the driveway materials approved as part of condition 8 of permission 4/21/2154/0F1 under discharge of conditions application reference 4/21/2396/DOC, as detailed within correspondence dated the 4th October 2021. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

9. Before the development hereby approved is brought into use the existing highway boundary must be reduced in accordance with the details on the approved plan 'Proposed Site Layout and Drainage Details, Scale 1:200, Drawing Number 2102-PL-200, Rev A, 4/21/2252/OF1, received by the Local Planning Authority on the 6th January 2022'. This boundary must be maintained in accordance with these approved details at all times thereafter.

Reason

In the interests of highway safety

Other Conditions

10. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

11. The development must implement all of the mitigation and compensation measures set out in the approved document Site Inspection (Bats), Prepared by Hesketh Ecology on the 23rd March 2021, received by the Local Planning Authority on the 6th January 2022.

Reasons

To protect the ecological interests evident on the site.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order with or without modification) no external alterations, including replacement windows, doors or skylights and roof coverings, or painting or rendering shall be carried out to the property, nor shall any building, enclosure, extension, porch, domestic fuel container, pool or hardstanding be constructed within the curtilage without the prior written consent of the Local Planning Authority.

Reason

To safeguard the traditional appearance of the barns / buildings in the interests of visual amenity.

13. All rooflights to be installed in the building hereby approved must be of a conservation design and, fitted flush with the slated roof surface and must remain as such at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity.

Informative:

During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

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

18th March 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.