

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

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

APPLICATION No: 4/22/2006/0L1

LISTED BUILDING CONSENT FOR REINSTATMENT OF COTTAGE AND EXTENSION INTO ATTACHED BARN TO FORM A NEW DWELLING – RESUBMISSION OF APPLICATION 4/21/2155/0L1 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 Act and LISTED BUILDING CONSENT HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

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

Reason

To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) 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-PL-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 development hereby approved must be carried out in accordance with the Structural Engineers Roof Report approved as part of condition 3 of permission 4/21/2155/OL1 under discharge of conditions reference 4/21/2564/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.

4. The development hereby approved must be carried out in accordance with the PV system approved as part of condition 4 of permission 4/21/2155/OL1 under discharge of conditions reference 4/21/2564/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 4/21/2155/OL1 under discharge of conditions application reference 4/21/2358/DOC, as detailed within correspondence dated the 7th September 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. The development hereby approved must be carried out in accordance with the following approved plans:

- 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.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

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

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 4/21/2155/0L1 under discharge of conditions application reference 4/21/2358/DOC, as detailed within correspondence dated the 7th September 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 4/21/2155/0L1 under discharge of conditions application reference 4/21/2358/DOC, as detailed within correspondence dated the 7th September 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.

Other Conditions

9. 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.

10. The development hereby approved must be carried out in accordance with the following approved plans:

- New Lime Render Specification to Accompany Planning and Listed Building Consent Applications, received by the Local Planning Authority on the 22nd February 2022.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

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

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



Pat Graham
Chief Executive

18th March 2022

LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT

NOTICE

IMPORTANT: This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations.

These Notes do not apply when consent is granted unconditionally.

Appeals to the Secretary of State

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/planning-inspectorate or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

If Listed Building consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Authority a Listed Building purchase notice requiring the Authority to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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.