



**Cumberland Council**  
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**[cumberland.gov.uk](http://cumberland.gov.uk)**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

J & A Phillpott  
Rowrah Hall  
Rowrah  
CA26 3XH

**APPLICATION No: 4/22/2017/0F1**

**RETROSPECTIVE APPLICATION TO DIVIDE COTTAGE INTO 2 UNITS  
INCLUDING ADDITION OF PORCH AND INSTALLATION OF SUN TUNNELS  
AND ADDITION OF TIMBER STORAGE SHED  
COTTAGE ADJACENT TO ROWRAH HALL, ROWRAH**

**J & A Phillpott**

The above application dated 11/01/2022 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:

1. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Application form, received 6<sup>th</sup> March 2024;  
Proposed Site Plan, scale 1:100, drawing number 03A, received 14th November 2023;  
Proposed Plans and Elevations, scales 1:100 and 1:50, drawing number 02A, received 14th November 2023;  
Stair Details, scales 1:20 and 1:2, drawing number 04A, received 14th November 2023;  
Blokhut Log Cabin Details, received 14<sup>th</sup> November 2023;  
Planning Statement, received 8th December 2023.

#### 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.

2. All external doors must be constructed from timber and retained as such at all times thereafter.

#### Reason

In order to maintain the visual appearance of the Listed Building in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

### **Informative Notes**

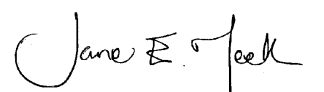
1. Prior to any work commencing on the watercourse the applicant should contact the Lead Local Flood Authority on tel: 01228 221331 or email: [LFRM.consent@cumbria.gov.uk](mailto:LFRM.consent@cumbria.gov.uk) to confirm if an Ordinary Watercourse Flood Defence Consent is required. If it is confirmed that consent is required it should be noted that a fee of £50 will be required and that it can take up to two months to determine.
2. A PROW public footpath number 412020 lies adjacent/through the site, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

### **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

06<sup>th</sup> March 2024

A handwritten signature in black ink, reading "Jane E. Meek". The signature is fluid and cursive, with a large initial 'J' and a distinct 'E'.

Jane Meek  
Assistant Director  
Thriving Place and Investment

**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/appeal-planning-decision> . 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.