

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

Calva Design Studio
Holme Dale
Low Scales
Wigton
CA7 3NE

APPLICATION REFERENCE: 4/22/2058/0L1

LISTED BUILDING CONSENT FOR PROPOSED NEW GLAZED DOORS AND INFILL GLAZED PANELS REPLACING DEFECTIVE ORIEL WINDOWS TO FLATS 1, 3, 5 AND 7 (FRONT ELEVATION)

NOS. 1, 3, 5 & 7 HARBOURSIDE FLATS, WEST STRAND, WHITEHAVEN

Harbourside Development Management Co Ltd

The above application dated 09/02/2022 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:

1. The works hereby permitted shall 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. 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: -

Site Location Plan, scale 1:1250, drawing number 01002 01, received 9th February 2022;

Block Plan, scale 1:200, drawing number 01003 01, received 9th February 2022;

Proposed Plan and Elevations, scale 1:20, drawing number 04001 04, received 23rd

August 2022;
Proposed Elevations, scale 1:100, drawing number 05001 04, received 23rd August 2022;
Flood Risk Assessment, received 9th February 2022;
Heritage Statement, received 9th February 2022;
Design and Access Statement, received 9th 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.

Pre-commencement Condition

3. No development must commence until samples and specifications of the materials to be used in the construction of the doors and glass balustrades hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with Policy DM10 of the Copeland Local Plan.

Other Conditions

4. The replacement doors, hereby approved, must be constructed from timber with a painted finish and retained as such at all times.

Reason

In order to ensure that the heritage of the building and character of the area is maintained in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

5. Any glass used as part of the development must be non-reflective and so maintained for the lifetime of the development.

Reason

In order to ensure that the heritage of the building and character of the area is maintained in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

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 listed building consent in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

A handwritten signature in black ink, appearing to read 'N. S. Hayman' followed by a stylized flourish.

PP Pat Graham
Chief Executive

07th October 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.