

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

WK Design Architects
43 The Mount
Papcastle
Cockermouth
CA13 0JZ
FAO Carolyn Williamson

APPLICATION No: 4/22/2323/0F1

**REMOVAL OF EXISTING REAR EXTENSIONS & ERECTION OF PART TWO STOREY & PART
SINGLE STOREY REAR EXTENSION
BROOKLYN PLACE COTTAGE, BECKERMET, WHITEHAVEN**

Mr Allan Jacques

The above application dated 04/08/2022 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 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 must be carried out in accordance with them:-

- Block and Site Location & Typical Sash Window Details, Scale 1:10, 1:250 & 1:1250, Drawing No: 22.03.04a, received by the Local Planning Authority on the 4th August 2022.
- Existing Building Plans, Sections & Elevations, Scale 1:50 & 1:100, Drawing No: 22.03.01, received by the Local Planning Authority on the 4th August 2022.
- Proposals (Amended), Scale 1:50, Drawing No: 22.03.03c, received by the Local Planning Authority on the 19th October 2022.
- Bat Survey, Prepared by Environtech August 2022, received by the Local Planning Authority on the 4th August 2022.
- Design and Access Statement, and Conservation Impact and Flood Risk, received by the Local Planning Authority on the 4th August 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 Conditions:

3. Prior to the carrying out of any construction work the existing historic building affected by the proposed development must be recorded in accordance with a Level 1 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016. Within 2 months of the commencement of construction works a digital copy of the resultant Level 1 Survey report must be furnished to the Local Planning Authority.

Reason

To ensure that a permanent record is made of the building of architectural and historical interest prior to its alteration as part of the proposed development.

Other Conditions:

4. The development must implement all of the mitigation and compensation measures set out in the approved document 'Bat Survey, Prepared by Environtech August 2022, received by the Local Planning Authority on the 4th August 2022'. These measures must be retained at all times thereafter.

Reasons

To protect the ecological interests evident on the site.

5. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document 'Design and Access Statement, and Conservation Impact and Flood Risk, received by the Local Planning Authority on the 4th August 2022. Once installed these measures must be retained at all times thereafter.

Reason

For the avoidance of doubt and to ensure that adequate measures are incorporated to protect the occupiers from flooding.

6. The proposed render to be utilised within the development hereby approved, and the replacement render for the existing dwelling must be in accordance with the following approved plans:

- Proposals (Amended), Scale 1:50, Drawing No: 22.03.03c, received by the Local Planning Authority on the 19th October 2022.

The development must be retained in accordance with the approved detail at all times thereafter.

Reason

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

7. The proposed rooflights to be installed within the development hereby approved must be in accordance with the following approved plans:

- Proposals (Amended), Scale 1:50, Drawing No: 22.03.03c, received by the Local Planning Authority on the 19th October 2022.

The development must be retained in accordance with the approved detail at all times thereafter.

Reason

To safeguard the traditional appearance of the buildings in the interests of visual

amenity.

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

21st October 2022

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

PP Pat Graham
Chief Executive

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.