

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

Avison Young
Central Square South
Orchard Street
Newcastle Upon Tyne
NE1 3AZ
FAO Hannah Gray

APPLICATION REFERENCE: 4/22/2352/0B1

**VARIATION OF CONDITION 12 (CHANGE OF WINDOW MATERIAL) OF LISTED BUILDING
CONSENT REFERENCE 4/18/2207/0L1 - LISTED BUILDING CONSENT FOR INTERNAL &
EXTERNAL REFURBISHMENT WORKS
SEASCALE HALL FARM, SEASCALE**

NDA Properties Ltd

The above application dated 23/08/2022 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:

Conditions:

1. –
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 1:1520, received by the Local Planning Authority on the 9th May 2018.
 - As Existing Drawings (Amended), Scale 1:100, Drawing No A101, Rev A, received by the Local Planning Authority on the 13th September 2018.
 - Specification for Repair, Damp Proofing, Structural and Insect Treatment Works, received by the Local Planning Authority on the 9th May 2018.
 - Images Showing the Extent of the Damp Penetration, received by the Local Planning Authority on the 9th May 2018.

- Damp & Timber Report, received by the Local Planning Authority on the 9th May 2018.
- Heritage Statement, received by the Local Planning Authority on the 9th May 2018.
- Conditional Supplement to the Design and Access Statement, received by the Local Planning Authority on the 13th September 2018.

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.

3. The development hereby approved must be carried out in accordance with the Remediation and Demolition Plan, and Inspector Report, approved as part of condition 3 of 4/18/2207/OL1, as detailed within correspondence dated 28th May 2021 (ref: 4/21/2244/DOC). Development must be carried out in accordance with the approved details and so maintained thereafter.

In addition to these approved details, any further deflections to roof and walls should be identified within an engineers report including the extent of the deflections and methods of stabilising and repairing appropriate repairs should be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be maintained at all times thereafter.

Reason

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

4. The development hereby approved must be carried out in accordance with the design and construction of the replacement rainwater goods and fittings approved as part of condition 4 of 4/18/2207/OL1, as detailed within correspondence dated 8th March 2021 (ref: 4/20/2490/DOC). Development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

5. The development hereby approved must be carried out in accordance with the Materials shown in the Digital Images approved as part of condition 5 of 4/18/2207/OL1, as detailed within correspondence dated 15th September 2021 (ref: 4/21/2391/DOC). Development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

6. The development hereby approved must be carried out in accordance with the Photographic Record and Specifications approved as part of condition 6 of 4/18/2207/OL1, as detailed within correspondence dated 8th March 2021 (ref: 4/20/2490/DOC). Development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

7. The development hereby approved must be carried out in accordance with the Specifications approved as part of condition 7 of 4/18/2207/OL1, as detailed within correspondence dated 8th March 2021 (ref: 4/20/2490/DOC). Development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

8. The development hereby approved must be carried out in accordance with the Specifications approved as part of condition 8 of 4/18/2207/OL1, as detailed within correspondence dated 8th March 2021 (ref: 4/20/2490/DOC). Development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

9. The development hereby approved must be carried out in accordance with the Specifications approved as part of condition 9 of 4/18/2207/OL1, as detailed within correspondence dated 8th March 2021 (ref: 4/20/2490/DOC). Development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

10. The development hereby approved must be carried out in accordance with the Specifications and Details approved as part of condition 10 of 4/18/2207/OL1, as detailed within correspondence dated 15th September 2021 (ref: 4/21/2391/DOC). Development must be carried out in accordance with the approved details and so maintained thereafter.

In addition to these approved details any further details of defective timber, including floors, to be removed and replaced, and details of replacement timbers, must be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be maintained at all times thereafter.

Reason

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

11. The development hereby approved must be carried out in accordance with the Specifications approved as part of condition 11 of 4/18/2207/OL1, as detailed within correspondence dated 8th March 2021 (ref: 4/20/2490/DOC). Development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

12. The development hereby approved must be carried out in accordance with the following approved plan:

- Cover Letter, Prepared by Avison Young, Dated 23rd August 2022, received by the Local Planning Authority on the 23rd August 2022.

- As Existing Drawings, Scale 1:100, Drawing No: A101, Rev: 1, received by the Local Planning Authority on the 23rd August 2022.
- Window Details: W11: Utility, Scale 1:10, Drawing No: AY/AT/21/02, received by the Local Planning Authority on the 23rd August 2022.
- Window Details: W9: Toy Room, Scale 1:10, Drawing No: AY/AT/21/03, received by the Local Planning Authority on the 23rd August 2022.
- Window Details: W23 & 24: Bedroom 5, Scale 1:10, Drawing No: AY/AT/21/04, received by the Local Planning Authority on the 23rd August 2022.
- Window Details: W26 & 27: Bathroom, Scale 1:20, Drawing No: AY/AT/21/01, received by the Local Planning Authority on the 23rd August 2022.
- Window Details: W25: Staircase, Scale 1:10, Drawing No: AY/AT/21/01, received by the Local Planning Authority on the 23rd August 2022.
- Schedule of Works, received by the Local Planning Authority on the 23rd August 2022.

The development must be retained in line with the approved details at all times thereafter.

Reason

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

13. The development hereby approved must be carried out in accordance with the Specifications approved as part of condition 13 of 4/18/2207/OL1, as detailed within correspondence dated 8th March 2021 (ref: 4/20/2490/DOC). Development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

Informative:

The applicant should liaise with the CCC Resilience Office via emergency.planning@cumbria.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

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

A handwritten signature in black ink, appearing to read 'N. J. Hayman', with a stylized flourish at the end.

PP Pat Graham
Chief Executive

14th 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.