



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

Martin Cuthell Ltd
Whitestones
Portinscale
Keswick
CA12 5RW
FAO: Mr Martin Cuthall

APPLICATION REFERENCE: 4/22/2387/0L1

**LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH CHANGE OF USE OF EXISTING BOARDING HOUSE TO FORM APART-HOTEL (USE CLASS C1), INCLUDING ASSOCIATED INTERNAL WORKS, NEW VEHICLE EXIT FROM THE SITE; AND CREATION OF PARKING AREAS TO REAR
GRINDAL HOUSE, MAIN STREET, ST BEES**

Harrison Fell Limited

The above application dated 26/09/2022 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:-

- Location Plan, Scale 1:1250, received by the Local Planning Authority on the 26th September 2022.
- Existing Site Plan, Scale 1:250, Drawing No: 2213.07, received by the Local Planning Authority on the 26th September 2022.
- Block Layout Plan as Proposed (Amended), Scale 1:250, Drawing No: 2131-200-PL, Revision H, received by the Local Planning Authority on the 12th December 2022.
- Existing Lower Floor Plan, Scale 1:100, Drawing No: 22.13/01a, received by the Local Planning Authority on the 26th September 2022.
- Existing Ground & First Floor Plan, Scale 1:100, Drawing No: 22.13/02a, received by the Local Planning Authority on the 26th September 2022.
- Existing Second Floor & Roof Space, Scale 1:100, Drawing No: 22.13/03a, received by the Local Planning Authority on the 26th September 2022.
- Proposed Lower Ground Floor Plan, Scale 1:100, Drawing No: 22.13/04a, received by the Local Planning Authority on the 26th September 2022.
- Proposed Ground Floor & First Floors, Scale 1:100, Drawing No: 22.13/05a, received by the Local Planning Authority on the 26th September 2022.
- Proposed Second Floor & Attic, Scale 1:100, Drawing No: 22.13/06a, received by the Local Planning Authority on the 26th September 2022.
- Site Access as Existing & Proposed, Scale 1:200, Drawing Number: 2131-EX-101, Rev A, received by the Local Planning Authority on the 26th September 2022.
- Planning Statement – Response to Conservation Officer Comments, received by the Local Planning Authority on the 31st October 2022.
- Planning Statement (Amended), Rev D 11/12/22, received by the Local Planning Authority on the 12th December 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.

Other Conditions:

3. The development hereby approved must be carried out in accordance with the approved documents:
 - Planning Statement – Response to Conservation Officer Comments, received by the Local Planning Authority on the 31st October 2022.
 - Planning Statement (Amended), Rev D 11/12/22, received by the Local Planning Authority on the 12th December 2022.

The development must be carried out in accordance with these approved details at all times thereafter.

Reason

In the interest of protecting the heritage asset.

4. Prior to the boxing in of the back staircase, the handrail must be removed and store in the void for future reference in accordance with the approved document:
 - Planning Statement – Response to Conservation Officer Comments, received by the Local Planning Authority on the 31st October 2022.
 - Planning Statement (Amended), Rev D 11/12/22, received by the Local Planning Authority on the 12th December 2022.

The handrail must be retained and store in accordance with these details at all times thereafter.

Reason

In the interest of protecting the heritage asset.

Informative:

1. The installation of any external cooking extraction/ventilations systems or flues may require planning permission and listed building consent, therefore the applicant should discuss this with the Local Planning Authority prior to their use within the site.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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

16th December 2022

A handwritten signature in black ink, appearing to read "N. J. Hayhurst". The signature is fluid and cursive, with a prominent loop at the end.

Nick Hayhurst
Head of Planning and Place

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.