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PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.
NOTICE OF LISTED BUILDING CONSENT

KLH Design
Loynton Fisheries
Loynton
Stafford
ST20 0QA
FAO: Miss Kelly Holmes

APPLICATION No: 4/22/2399/0L1

**LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH THE
CONVERSION OF FORMER METHODIST CHURCH INTO SINGLE LUXURY
DWELLING
FORMER METHODIST CHURCH, LOWTHER STREET, WHITEHAVEN**

Mr Nick Browne

The above application dated 03/10/2022 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 begin not later than three years from the date of this decision.

Reason

To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of 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:-

Application Form

Site Location Plan – Scale 1:1250 – HM Land Registry CU131363

Proposed Site Plan – Drawing No. NB-006

Existing Floor Plans – Drawing No. NB-002

Existing Elevation Drawings – Drawing No. NB-001

Proposed Floor Plan – Drawing No. NB-003 Rev. B

Proposed Floor Plans With Beams - Drawing No. NB-003 Rev. C

Proposed Draft Section Through - Drawing No. NB-005 Rev. C

Proposed Demolition Plan – Drawing No. NB-007

Response to Consultation Rev. A – KLH Design received 6th June 2023

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 Planning Conditions

3. Prior to the commencement of any alterations or conversion work hereby approved the existing building affected by the proposed development shall be recorded in accordance with a Level 3 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 3 Survey report shall be submitted to the Local Planning Authority.

Reason

To ensure that a permanent record is made of the heritage asset of architectural and historical interest prior to its alteration as part of the proposed development in accordance with the provisions of Policy ENV4 and Policy DM27 of the Copeland Local Plan 2013-2028.

Other Stage Planning Conditions

4. No works to the roof structure hereby approved shall commence unless and until a detailed schedule of these works has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.

Reason

To protect and preserve the heritage asset in accordance with the provisions of Policy ENV4 and Policy DM27 of the Copeland Local Plan 2013-2028.

5. No works to the replacement first floor structure and associated supporting structures and balustrades hereby approved shall commence unless and until a detailed specification for these works has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with

the approved details.

Reason

To protect and preserve the heritage asset in accordance with the provisions of Policy ENV4 and Policy DM27 of the Copeland Local Plan 2013-2028.

6. No works to the glazed partition at ground floor level hereby approved shall commence unless and until a detailed specification for these works has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.

Reason

To protect and preserve the heritage asset in accordance with the provisions of Policy ENV4 and Policy DM27 of the Copeland Local Plan 2013-2028.

7. No works to the swimming pool and sauna including any associated plant hereby approved shall commence unless and until a detailed specification for these works has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.

Reason

To protect and preserve the heritage asset in accordance with the provisions of Policy ENV4 and Policy DM27 of the Copeland Local Plan 2013-2028.

8. No works to line the external walls with a non-hydraulic hemp-lime plaster hereby approved shall commence unless and until a detailed specification for these works has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.

Reason

To protect and preserve the heritage asset in accordance with the provisions of Policy ENV4 and Policy DM27 of the Copeland Local Plan 2013-2028.

9. No works to the secondary glazing hereby approved shall commence unless and until a detailed specification for these works has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.

Reason

To protect and preserve the heritage asset in accordance with the provisions of Policy ENV4 and Policy DM27 of the Copeland Local Plan 2013-2028.

10. No works to install heating and lighting plant/infrastructure and associated service runs shall commence unless and until a detailed specification for these works has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.

Reason

To protect and preserve the heritage asset in accordance with the provisions of Policy ENV4 and Policy DM27 of the Copeland Local Plan 2013-2028.

11. No works to install the internal glazing at first floor level bedrooms hereby approved shall commence unless and until a detailed specification for these works has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.

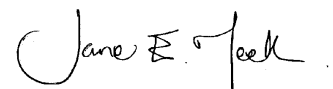
Reason

To protect and preserve the heritage asset in accordance with the provisions of Policy ENV4 and Policy DM27 of the Copeland Local Plan 2013-2028.

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



Jane Meek
Assistant Director
Thriving Place and Investment

31st July 2023

LISTED BUILDING 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.