



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

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

APPLICATION No: 4/22/2412/0F1

**REPLACEMENT OF ROOF FINISHES INCORPORATING INSULATION & INCREASE IN EXISTING ROOF HEIGHTS; INSTALLATION OF PHOTOVOLTAICS ON FRONT ROOF SLOPE; AMENDMENTS TO EXISTING ACCESS INCLUDING WIDENING SITE ACCESS, INSTALLATION OF EQUAL ACCESS PLATFORM LIFT, & ALTERATIONS/EXTENSIONS OF EXISTING LEVELS TO CREATE AN EXTERNAL TERRACE SEATING AREA; REDUCTION TO FRONT BOUNDARY WALL & INSTALLATION OF WROUGHT IRON RAILING; AND REPLACEMENT OF FRONT WINDOW WITH FOLDING DOOR
READING ROOM, BECKERMET**

Reading Room Committee

The above application dated 14/10/2022 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:-

- Proposals, Block and Site Location (Amended), Scale 1:50, Drawing No: 22.19.07c, received by the Local Planning Authority on the 13th February 2023.
- Existing Building Plans, Sections & Elevations, Scale 1:50, Drawing No: 22.19.01, received by the Local Planning Authority on the 14th October 2022.
- Bat Survey, Prepared by Envirotech August 2022, received by the Local Planning Authority on the 14th October 2022.
- Origin Windows Brochure, received by the Local Planning Authority on the 22nd December 2022.
- Slate Detail – Brochure Page, received by the Local Planning Authority on the 22nd December 2022.
- Annual Yield from PV Panels, received by the Local Planning Authority on the 22nd December 2022.
- Solar Panel Details – Vertex S, received by the Local Planning Authority on the 22nd December 2022.
- Agents Response to CO comments, received by the Local Planning Authority on the 22nd 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.

Prior to Installation/Use Conditions:

3. Prior to their first installation within the development hereby approved full details of the proposed paving stones must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

4. Prior to the first use of the external terrace seating area the ball top wrought iron railing must be installed in accordance with the approved plan 'Proposals, Block and Site Location (Amended), Scale 1:50, Drawing No: 22.19.07c, received by the Local Planning Authority on the 13th February 2023'. The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

Other Conditions:

5. The development must be carried out in accordance with and implement all of the mitigation and compensation measures set out in the approved document 'Bat Survey, Prepared by Envirotech August 2022, received by the Local Planning Authority on the 14th October 2022'.

Reasons

To protect the ecological interests evident on the site.

6. The replacement roof covering hereby approved must be carried out in accordance with the following approved plans:
 - Slate Detail – Brochure Page, received by the Local Planning Authority on the 22nd December 2022.
 - Agents Response to CO comments, received by the Local Planning Authority on the 22nd December 2022.
 - Proposals, Block and Site Location (Amended), Scale 1:50, Drawing No: 22.19.07c, received by the Local Planning Authority on the 13th February 2023.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

7. The PV array hereby approved must be carried out in accordance with the following approved plans:

- Proposals, Block and Site Location (Amended), Scale 1:50, Drawing No: 22.19.07c, received by the Local Planning Authority on the 13th February 2023.
- Solar Panel Details – Vertex S, received by the Local Planning Authority on the 22nd December 2022.
- Agents Response to CO comments, received by the Local Planning Authority on the 22nd December 2022.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

8. The bifold door hereby approved must be carried out in accordance with the following approved plans:

- Origin Windows Brochure, received by the Local Planning Authority on the 22nd December 2022.
- Agents Response to CO comments, received by the Local Planning Authority on the 22nd December 2022.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

Informative:

During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

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. S. Hayhurst' with a stylized flourish at the end.

Nick Hayhurst
Head of Planning and Place

15th February 2023

**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.