

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Green Swallow North Limited
Swallow Barn
Blindcrake
CA13 0QP
FAO: Mr Stuart Woodall

APPLICATION No: 4/22/2441/0F1

**CONVERSION OF EXISTING BARNs TO FORM 3 RESIDENTIAL UNITS & ANNEX
ACCOMODATION ASSOCIATED WITH UNIT 3 (RE-SUBMISSION OF 4/22/2099/0F1)
TOWN HEAD FARM, NETHERTOWN**

Mr Baldotto

The above application dated 02/11/2022 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:-
 - As Existing Location Plan & As Existing Block Plan, Scale 1:500 & 1:1250, received by the Local Planning Authority on the 2nd November 2022.

- Proposed Location Plan & Proposed Block Plan, Scale 1:500 & 1:1250, received by the Local Planning Authority on the 2nd November 2022.
- Existing Floor Plans, Scale 1:100, Job No – 1312, Dwg No – 01, received by the Local Planning Authority on the 2nd November 2022.
- Proposed Floor Plans, Scale 1:100, Job No – 1312, Dwg No – 03, Rev: C, received by the Local Planning Authority on the 2nd November 2022.
- Existing Elevations, Scale 1:100, Job No – 1312, Dwg No – 02, received by the Local Planning Authority on the 2nd November 2022.
- Proposed Elevations, Scale 1:100, Job No – 1312, Dwg No – 04, Rev: D, received by the Local Planning Authority on the 2nd November 2022.
- Structural Assessment Report, Prepared by Tweddell & Slater August 2020, received by the Local Planning Authority on the 2nd November 2022.
- Protected Species Survey, Prepared by John Temple January 2020, received by the Local Planning Authority on the 2nd November 2022.
- Block Plan – Proposed Boundary Treatment, Scale 1:500, Rev: C, received by the Local Planning Authority on the 17th November 2022.
- As Proposed Location/Sewer Plan, Scale 1:1250, Rev: B, received by the Local Planning Authority on the 31st January 2023.
- Drainage Plan, Scale 1:100, Job No – 1312, Dwg No – 10, received by the Local Planning Authority on the 27th February 2023.

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 conversion work the existing buildings affected by the proposed development must be recorded in accordance with a Level 2 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 2 Survey report must be furnished to the Local Planning Authority.

Reason

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

4. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

5. Prior to the commencement of any conversion works hereby approved an additional protected species survey must be undertaken and submitted to and approved in writing by the Local Planning Authority as set out in the approved document 'Protected Species Survey, Prepared by John Temple January 2020, received by the Local Planning Authority on the 2nd November 2022'. The development must be carried out in accordance with and implement all of the mitigation and compensation measure set out within this approved document and retained thereafter.

Reasons

To protect the ecological interests evident on the site.

Prior to Works/First Use/Installation

6. The drainage for the development hereby approved, must be carried out in accordance with principles set out in the approved plan 'Drainage Plan, Scale 1:100, Job No – 1312, Dwg No – 10, received by the Local Planning Authority on the 27th February 2023'. For the avoidance of doubt surface there will no change to the existing surface water arrangement on site. Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

7. The access drive must be surfaced in bituminous or cement bound materials, or otherwise bound and must be constructed and completed before any of the units

are first occupied. This surfacing must extend for a distance of at least 10 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety.

8. Prior to the first occupation of Unit 3 hereby approved, the first floor window opening within the south elevation must be fitted with level 4 obscurity glazing as detailed on the approved plan:

- Proposed Elevations, Scale 1:100, Job No – 1312, Dwg No – 04, Rev: D, received by the Local Planning Authority on the 2nd November 2022’.

The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties.

9. Prior to their first use within the development hereby approved details of the proposed new roof slates 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

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

10. Prior to the first occupation of any of the units hereby approved the boundary wall to the north of the site must be reduced in height in accordance with the approved plan:

- Block Plan – Proposed Boundary Treatment, Scale 1:500, Rev: C, received by the Local Planning Authority on the 17th November 2022.

All boundary treatment must be retained in accordance with this approved plan at all times thereafter.

Reason

In the interest of residential amenity.

Other Conditions:

11. The development hereby approved must implement all of the mitigation and compensation measures set out in the approved document 'Protected Species Survey, Prepared by John Temple January 2020, received by the Local Planning Authority on the 2nd November 2022'.

Reasons

To protect the ecological interests evident on the site, in accordance with policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF.

12. The development hereby approved must be carried out in accordance with the approved document 'Structural Assessment Report, Prepared by Tweddell & Slater August 2020, received by the Local Planning Authority on the 2nd November 2022'.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order with or without modification) no external alterations, including replacement windows, doors or skylights and roof coverings, or painting or rendering shall be carried out to the property, nor shall any building, enclosure, extension, porch, domestic fuel container, pool or hardstanding be constructed within the curtilage without the prior written consent of the Local Planning Authority.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

14. All rooflights to be installed in the building hereby approved must be of a conservation design and, fitted flush with the slated roof surface and shall remain as such at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

15. The proposed windows and doors permitted within this development must be of a timber construction and a painted finished, and must be maintained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

16. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

17. The attached annex hereby approved must not be occupied at any time other than for purposes ancillary to the residential use of Unit 3, and must not be independently occupied let or sold as a separate permanent dwelling, or used for any business purposes whatsoever.

Reason

The annexe is not considered appropriate for use as a separate residential unit.

Informatives:

1. 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.
2. In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) I would be grateful if you could advise the applicant to liaise with this 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. S. Hayhurst' followed by a stylized flourish.

Nick Hayhurst
Head of Planning and Place

17th March 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.