

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 73

NOTICE OF GRANT OF PLANNING PERMISSION

Calva Design Studio
Holme Dale
Low Scales
Wigton
CA7 3NE
FAO: Mr Richard Lindsay

APPLICATION No: 4/22/2442/0G1

VARITATION OF CONDITION 1 (PLANS); CONDITION 2 (REINSTATEMENT OF THE HIGHWAY FENCE/WALL) & CONDITION 4 (APPROVED PARKING ARRANGEMENTS) OF PLANNING APPROVAL 4/18/2169/0F1 - MATERIAL CHANGE OF USE OF THE PROPERTY FROM A RESIDENTIAL DWELLING (C3) TO A GUEST HOUSE (C1) WITH PROVISION OF ADDITIONAL PARKING (RETROSPECTIVE)

KELD GREEN, THE BANKS, SEASCALE

Mr Richard Mawson

The above application dated 10/11/2022 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:

1. 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:-
 - Existing Plans and Elevations (Amended), Scale 1:100, Drwg No: 04003, Rev 02, received by the Local Planning Authority on the 21st March 2023.
 - Proposed Floor Plans & Sections, Drawing No 1555, Sheet 2, received by the Local Planning Authority on the 19th April 2018.
 - Design & Access Statement (Amended), received by the Local Planning Authority on the 3rd April 2019.

- Location Plan, Scale 1:1250, Drawing No: 01002, Rev: 01, received by the Local Planning Authority on the 10th November 2022.
- Block Plan (Amended), Scale 1:500, Drwg No: 01003, Rev: 02, received by the Local Planning Authority on the 7th March 2023.
- Block Plan (Amended), Scale 1:200, Drawing No: 04002, Rev: 05, received by the Local Planning Authority on the 7th March 2023.
- Plans as Existing, Scale 1:50, Drawing No: 01001, Rev: 01, received by the Local Planning Authority on the 10th November 2022.
- Plans as Proposed (Amended), Scale 1:50, Drawing No: 04002, Revision: 04, received by the Local Planning Authority on the 20th December 2022.
- Cover Letter, received by the Local Planning Authority on the 10th November 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.

2. The boundary wall/fence to the front of the site must be reinstated in accordance with the approved document 'Plans as Proposed (Amended), Scale 1:50, Drawing No: 04002, Revision: 04, received by the Local Planning Authority on the 20th December 2022' by the 24th June 2023. The front boundary wall/fence must be retained as such at all times thereafter.

Reason

In the interests of highway safety.

3. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

Reason

To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety.

4. The parking area to the front of the site hereby approved must be altered and completed in accordance with the approved document 'Plans as Proposed (Amended), Scale 1:50, Drawing No: 04002, Revision: 04, received by the Local

Planning Authority on the 20th December 2022' by the 24th June 2023. The approved parking area must be retained as such and available for use in connection with this building at all times thereafter.

Reason

For the avoidance of doubt and in the interest of highway safety.

Informatives:

1. Any works within or near the Highway must be authorised by Cumbria County Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit (I.E Section 184 Agreement) allowing such works. Enquires should be made to Cumbria County Councils Street Work's team – westst@cumbria.gov.uk
2. The Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.
3. In view of the fact that this application, if granted, will increase the number of persons in the area it is requested that the applicant should liaise with the Office of Nuclear Regulation to allow for further discussion to ensure residents are aware of the appropriate information.

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



Nick Hayhurst
Head of Planning and Place

23rd 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.