



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

Avison Young
Central Square South
Orchard Street
Newcastle Upon Tyne
NE1 3AZ
FAO: Hannah Gray

APPLICATION No: 4/23/2024/0L1

**LISTED BUILDING CONSENT FOR REPAIR, REBUILD & STABILISATION OF PELHAM WALLED GARDEN'S PERIMETER WALL & OUTBUILDINGS; INTALLATION OF NEW ROOFING SYSTEM; REPAIR & REPLACEMENT OF RAINWATER GOODS; INSTALLATION OF SECURITY SCREENS AND OTHER GENERAL REPAIRS
PELHAM HOUSE, PELHAM DRIVE, CALDERBRIDGE**

NDA Properties Ltd

The above application dated 18/01/2023 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 retrospective dates and development shall be carried out in accordance with them:-

- Site Location Plan, Scale 1:2500, received by the Local Planning Authority on the 18th January 2023.
- Covering Letter, received by the Local Planning Authority on the 18th January 2023.
- Site Plan, Scale 1:1250, received by the Local Planning Authority on the 18th January 2023.
- Bat Survey Report, Prepared by BiOME Consulting December 2022, received by the Local Planning Authority on the 18th January 2023.
- Specification of Works, received by the Local Planning Authority on the 18th January 2023.
- Heritage Statement, Prepared by Lanpro November 2022, received by the Local Planning Authority on the 18th January 2023.
- Preliminary Ecological Appraisal, Prepared by BiOME Consulting January 2019, received by the Local Planning Authority on the 18th January 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 commencement of any works hereby approved 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 'Bat Survey Report, Prepared by BiOME Consulting December 2022, received by the Local Planning Authority on the 18th January 2023'. 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.

Other Conditions:

4. The development hereby approved must implement all of the mitigation and compensation measures set out in the approved documents:
 - Bat Survey Report, Prepared by BiOME Consulting December 2022, received by the Local Planning Authority on the 18th January 2023.
 - Preliminary Ecological Appraisal, Prepared by BiOME Consulting January 2019, received by the Local Planning Authority on the 18th January 2023.

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.

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. J. Hayhurst'.

Nick Hayhurst
Head of Planning and Place

30th March 2023

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.