



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (As Amended) - Schedule 2, Part 3, Class MA

Mr Michael Graham
15 Lonsdale Place
New Road
Whitehaven
CA28 6DX

APPLICATION No: 4/23/2027/0F1

**PRIOR APPROVAL FOR CHANGE OF USE FROM A SANDWICH TAKEAWAY TO A RESIDENTIAL DWELLING
113 MAIN STREET, DISTINGTON**

Mr Michael Graham

In pursuant of the powers under the above Act and Order the Council hereby gives notice that **PRIOR APPROVAL IS NOT REQUIRED** and the application is **PERMITTED** for the proposed development at the address as shown above, subject to the following conditions and reasons:

1. It is a requirement of condition MA.2(5) of the GPDO that the Development under Class MA is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.
2. It is a requirement of condition W.12 of the GPDO that the development must be carried out in accordance with the information that the developer provided to the Local Planning Authority, unless the Local planning authority and the developer agree otherwise in writing. For the avoidance of doubt, the details reviewed by the Local Planning Authority are as follows:
 - Site Location Plan, scale 1:200, received 26th January 2023;
 - Proposed Drawings, received 26th January 2023.

Reason

To ensure that all works are properly implemented and retained.

Informative

A separate planning application is required for all external alterations to the building. External alterations do not form part of the prior approval application.

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 prior approval in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.



Nick Hayhurst
Head of Planning and Place

23rd March 2023