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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Peter Tyler
Cranford
Gosforth
Seascale
CA20 1AS

APPLICATION No: 4/23/2051/0F1

**CHANGE OF USE TO FORM SINGLE DWELLING HOUSE WITH PRIVATE
ARTIST STUDIO/WORKSHOPS & INTERNAL PARKING AREA; AND EXTERNAL
ALTERATION TO REINSTATE GARAGE DOOR OPENING
SCAWFELL HALL, ALBERT STREET, SEASCALE**

Mr Peter Tyler

The above application dated 23/02/2023 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:-

- Site Location Plan, Scale 1:1250, received by the Local Planning Authority on the 23rd February 2023.
- Existing and Proposed First Floor, Scale 1:50, received by the Local Planning Authority on the 23rd February 2023.
- Existing Second Floor Plan, Scale 1:50, received by the Local Planning Authority on the 23rd February 2023.
- Proposed Second Floor Plan, Scale 1:50, received by the Local Planning Authority on the 23rd February 2023.
- Existing Front & Rear Elevations, Scale 1:50, received by the Local Planning Authority on the 23rd February 2023.
- Existing Side Elevations, Scale 1:50, received by the Local Planning Authority on the 23rd February 2023.
- Proposed Front & Rear Elevations, Scale 1:50, received by the Local Planning Authority on the 23rd February 2023.
- Proposed Basement Parking (Amended), Scale 1:50, received by the Local Planning Authority on the 10th April 2023.
- Flood Risk Assessment, received by the Local Planning Authority on the 23rd February 2023.
- Site Operating Details (Amended), received by the Local Planning Authority on the 19th April 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.

Prior to Use/Occupation Conditions:

3. The development hereby approved must not be occupied until the parking requirements have been constructed in accordance with the approved plan 'Proposed Basement Parking (Amended), Scale 1:50, received by the Local Planning Authority on the 10th April 2023'. The approved parking provision must be retained at all times thereafter and must not be removed or altered without the prior consent of the Local Planning Authority.

Reason

In the interests of highway safety.

Other Conditions:

4. The development must be carried out in accordance with and implement all of the details and measures set out within the approved document 'Flood Risk Assessment, received by the Local Planning Authority on the 23rd February 2023'. Once installed these measures shall be retained at all times thereafter.

Reason

To secure proper drainage and to manage the risk of flooding and pollution.

5. The residential unit hereby approved must only be occupied as a permanent dwelling and must not be used at any time for short term/holiday letting purposes.

Reason

The site is not considered appropriate for short term/holiday let use.

6. The first floor artist studio/workshops must not be occupied at any time other than for private use associated with the residential use of the property hereby approved, and must not be independently occupied, let or sold as separate spaces, or used for any business purposes.

Reason

The site is not considered appropriate for commercial purposes.

Informatives:

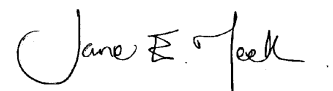
In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) the applicant should liaise with the Resilience Unit office via emergency.planning@cumbria.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors 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 'Jane E. Meek'.

Jane Meek
Assistant Director
Thriving Place and Investment

20th April 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.