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Mr Stephen Dunn
17 Beck Rise
Beckermest
CA21 2YN

Please Contact: Nick Hayhurst
Officer Tel No: 01946 598331
My Ref: 4/23/2086/0B1
Date: 3 September 2025

Dear Mr Dunn,

APPLICATION REFERENCE: 4/23/2086/0B1
PLOT 1 ON LAND TO THE SOUTH OF SOUTHRIGG, NETHERTOWN ROAD, ST BEES

Application for Non-Material Amendment to Planning Permission

I refer to your application for the above received on 14th August 2025.

The proposed amendments as set out below are considered to be acceptable and can be agreed as non-material amendments to Plot 1 on the original planning permission reference 4/23/2086/0B1:-

- At the roof line, remove four Velux windows, chimney now only to include one flue in (was two);
- At the rear elevation, two windows to be reduced in size and to become standard opening (no longer bi-folds/sliding), and 1st Floor large window now fixed (not bi-fold / sliding doors, and no Juliet Balcony);
- At the front elevation, 1st Floor LHS window now fixed (no longer bi-fold / sliding doors and no Juliet Balcony);
- At NNW side elevation, one window removed (two remaining windows to retain obscure glazing);
- At SSE side elevation, minor relocations of existing windows / door, with two windows reducing in size (all windows / door to retain obscure glazing);
- Garage to include roof mounted / integrated solar panels.

I suggest this is attached to the existing Notice of Grant of Planning Permission for safekeeping.

Please note that approval under any other legislation, including Building Regulations consent, is not granted by this letter and should be subject of a separate approval.

If you have any queries, please contact the officer on the above number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N. J. Hayhurst' with a stylized flourish at the end.

Nick Hayhurst
Head of Planning and Place
Thriving Places