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FAO: Mr Geoffrey Wallace

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

APPLICATION No: 4/23/2090/0F1

**PROPOSAL: PRIOR APPROVAL FOR A PROPOSED CHANGE OF USE
FROM BUILDING SITE OFFICE TO ONE BEDROOMED
RESIDENTIAL UNIT**

**LOCATION: KEEKLE ESTATE OFFICE, KEEKLE MEWS, WHITEHAVEN
ROAD, CLEATOR MOOR**

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:

Conditions

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 MA.2 (6) of the GPDO that any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse

3. The development must be carried out entirely in accordance with the details submitted.

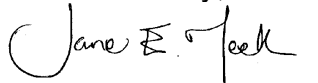
Informative

1. Prior to the commencement of development, the building must be surveyed for the presence of bats. Should there be any discovery of bats or evidence of their presence, all works must stop and further advice sought. Bats are a protected species and any damage to a bat or its roost is an offence that would be assessed and enforced under the Wildlife Protection Act. It is the responsibility of the developer to ensure that there is no harm to any protected species.

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.

Yours faithfully,



Jane Meek
Assistant Director
Thriving Place and Investment

25th May 2023