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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Calva Design Studio
Waters Edge
2A Church Road
Harrington
CA14 5QP
FAO: Mr Richard Lindsay

APPLICATION No: 4/23/2137/0F1

PROPOSED CHANGE OF USE OF FORMER COACH HOUSE INTO A DWELLINGHOUSE WITH REAR EXTENSION; RETAINING WALLS TO RETAIN HIGHER GROUND AT TWO SIDES OF THE PROPOSED EXTENSION (REVISED SCHEME FOR 4/20/2141/0F1) (PART RETROSPECTIVE)

GATE HOUSE LODGE, THE VICARAGE, HAILE, EGREMONT

Mr Stephen Nicholson

The above application dated 11/05/2023 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. 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/Block Plan, Scale 1:1250, Drwg No:01003, Rev: 04, received by the Local Planning Authority on the 11th May 2023.
 - Block Plan, Scale 1:500, Drwg No: 01002, Rev: 07, received by the Local Planning Authority on the 11th May 2023.

- Existing Plans, Scale 1:50, Drwg No: 01001, Rev: 01, received by the Local Planning Authority on the 11th May 2023.
- Proposed Ground Floor (Amended), Scale 1:50, Drwg No: 04010, Rev: 08, received by the Local Planning Authority on the 24th October 2023.
- Proposed First Floor, Scale 1:50, Drwg No: 04011, Rev: 07, received by the Local Planning Authority on the 11th May 2023.
- Existing Elevations, Scale 1:100, Drwg No: 02001, Rev: 02, received by the Local Planning Authority on the 11th May 2023.
- Proposed Elevations (Amended), Scale 1:100, Drwg No: 05001, Rev: 15, received by the Local Planning Authority on the 6th November 2023.
- Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake, received by the Local Planning Authority on the 11th May 2023.
- Design and Access Statement (Amended), received by the Local Planning Authority on the 6th November 2023.
- External Design Amendments to Gate House Lodge (Amended), received by the Local Planning Authority on the 8th November 2023.
- Proposed Ground Floor Plan with Window Details, Scale 1:50, Drwg No: 04010, Rev:08, received by the Local Planning Authority on the 8th November 2023.
- Proposed Elevations with Window Details, Scale 1:100, Drwg No: 05001, Rev: 15, received by the Local Planning Authority on the 8th November 2023.
- Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake, received by the Local Planning Authority on the 21st December 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 First Use/Occupation Conditions:

2. The development hereby approved must not be occupied until the parking requirements have been constructed in accordance with the following approved plans:
 - Site Location Plan/Block Plan, Scale 1:1250, Drwg No:01003, Rev: 04, received by the Local Planning Authority on the 11th May 2023.
 - Block Plan, Scale 1:500, Drwg No: 01002, Rev: 07, received by the Local Planning Authority on the 11th May 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.

3. The drainage for the development hereby approved, must be carried out in accordance with the following approved documents:

- Block Plan, Scale 1:500, Drwg No: 01002, Rev: 07, received by the Local Planning Authority on the 11th May 2023.

Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Other Conditions:

4. Within three months of the date of this permission, the openings within the north east elevation of the property must be reinstated in accordance with the following approved plans:

- Proposed Elevations with Window Details, Scale 1:100, Drwg No: 05001, Rev: 15, received by the Local Planning Authority on the 8th November 2023.
- Proposed Elevations (Amended), Scale 1:100, Drwg No: 05001, Rev: 15, received by the Local Planning Authority on the 6th November 2023.

The openings must be retained in accordance with these approved details at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity

5. The development hereby approved must implement all of the mitigation and compensation measures set out in the approved documents:
- Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake, received by the Local Planning Authority on the 11th May 2023.
 - Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake, received by the Local Planning Authority on the 21st December 2023.

Reason

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.

6. The windows and doors within the conversion hereby approved must be fitted with the materials specified on the approved plans:
- Proposed Ground Floor Plan with Window Details, Scale 1:50, Drwg No: 04010, Rev:08, received by the Local Planning Authority on the 8th November 2023.
 - Proposed Elevations with Window Details, Scale 1:100, Drwg No: 05001, Rev: 15, received by the Local Planning Authority on the 8th November 2023.

All openings must be retained in accordance with the approved details at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity.

7. All rooflights to be installed within the building hereby approved must be of a conservation design and, fitted flush with the slated roof surface and must be retained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity

8. The roof of the converted building shall be finished with slates and shall be maintained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity

9. New ground floor windows and doors abutting the highway must be of a type which cannot open outwards into the highway.

Reason

To minimise possible danger to other highway users.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order with or without modification) no external alterations, including replacement windows, doors or skylights and roof coverings, or painting or rendering shall be carried out to the converted barn, nor shall any building, enclosure, extension, porch, domestic fuel container, pool or hardstanding be constructed within the curtilage without the prior written consent of the Local Planning Authority.

Reason

To safeguard the traditional appearance of the barns / buildings in the interests of visual amenity.

Informatives:

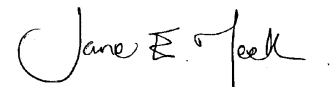
1. In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) the applicant should liaise with the resilience unit office via emergency.planning@westmorlandandfurness.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

2. During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Jane Meek
Assistant Director
Thriving Place and Investment

24th January 2024

**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/appeal-planning-decision> . 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.