



**Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Day Cummins Ltd
Unit 4 Lakeland Business Park
Lamplugh Road
Cockermouth
CA13 0QT
FAO: Mrs Leah Coe

APPLICATION No: 4/23/2140/0F1

**ALTERATIONS TO ATTACHED COTTAGE TO FACILITATE EXISTING ANNEX
USE, INCLUDING INCREASED HEIGHT OF EXISTING GROUND FLOOR STORE,
& INSTALLATION OF NEW DOORS, WINDOW OPENINGS AND PROPOSED
ACCESS RAMP
GHYLL FARM, EGREMONT**

Mr & Ms Whittam & Hargreaves

The above application dated 16/05/2023 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. 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:-

- Location and Block Plans, Scale 1:500 & 1:2500, Drawing No: 02, Rev: A, received by the Local Planning Authority on the 16th May 2023.
- Location and Block Plans As Proposed, Scale 1:500 & 1:2500, Drawing No: 02, Rev: B, received by the Local Planning Authority on the 16th May 2023.
- Existing and Proposed Plans and Elevations (Amended), Scale 1:100, Drawing No: 01, Rev: C, received by the Local Planning Authority on the 6th September 2023.
- Flood Risk Assessment, Prepared by Day Cummins Ltd, received by the Local Planning Authority on the 16th May 2023.
- Design, Access & Heritage Statement (Amended), Prepared by Day Cummins Sept 2023, File Ref: 5838 02, Rev: C, received by the Local Planning Authority on the 6th September 2023.
- Window Detail, Scale 1:10, received by the Local Planning Authority on the 19th July 2023.
- Email from Agent, received by the Local Planning Authority on the 19th July 2023.
- Image of Proposed Handrail, received by the Local Planning Authority on the 6th September 2023.
- Product Datasheet – Heritage Conservation Roof Window, received by the Local Planning Authority on the 6th September 2023.
- Email from Agent, received by the Local Planning Authority on the 6th September 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.

Other Conditions:

3. 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, Prepared by Day Cummins Ltd, received by the Local Planning Authority on the 16th May 2023', received by the Local Planning Authority on the 20th October 2020. Once installed these measures must be retained at all times thereafter.

Reason

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

4. The attached annex development hereby permitted must not be occupied at any time other than for purposes ancillary to the residential use of the dwelling, known as Ghyll Farm, Egremont, and must not be independently occupied let or sold as a separate permanent dwelling, or used for any business purposes whatsoever.

Reason

The annexe is not considered appropriate for use as a separate residential unit.

5. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:
 - Existing and Proposed Plans and Elevations (Amended), Scale 1:100, Drawing No: 01, Rev: C, received by the Local Planning Authority on the 6th September 2023.
 - Window Detail, Scale 1:10, received by the Local Planning Authority on the 19th July 2023.
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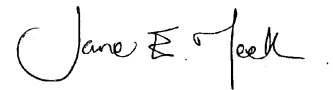
Reason

In the interest of protecting the heritage asset.

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 that reads "Jane E. Meek". The signature is written in a cursive style with a large initial 'J' and a distinct 'E'.

13th October 2023

Jane Meek
Assistant Director
Thriving Place and Investment

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.