

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2140/0F1	
2.	Proposed Development:	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	
3.	Location:	GHYLL FARM, EGREMONT	
4.	Parish:	Egremont, Lowside Quarter, St. Bees	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Listed Building - Listed Building, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations & Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	Yes
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location	This application relates to a Grade II Listed Building, known as Ghyll Farm, located to the south of St Bees. The property is located within a small group of barn conversions located off	

the B5345.

Relevant Planning History

4/15/2404/0L1 – Listed Building Consent for reinstatement of cottage as annex including works to demolish rear two storey extension and increase the height of existing ground floor extension – Approved

4/18/2337/0F1 – Change of use from use Class C1 (guest house) to use Class C3 (residential) – Approved

4/20/2438/0L1 – Insulation of external exposed walls; repoint stoneworks with traditional lime method in place of cement and dash internal walls – Withdrawn

4/22/2206/0L1 – Listed building consent for replacement of aluminium windows on front elevation with timber sliding sash windows; replace existing aluminium front door with timber door; replace existing aluminium front door with timber door; replace existing aluminium windows (excluding the stained glass window to rear elevation) to rear and side with UPVC windows; replace existing rainwater goods with cast iron throughout and cast iron gutters with cast iron throughout & cast iron gutters and downpipes; replace existing cement/stone dash render to sides & rear elevations with like for like – Approved

Proposal

Ghyll Cottage benefits from an attached cottage to the south east of the property. This has historically been utilised as an ancillary and associated use to the main dwelling. This application seeks planning permission for alterations to the attached cottage to facilitate the existing annex use. The alterations will allow the cottage to be used as an annex with a direct link to the main dwelling. Internally the proposed ground floor will be utilised for a kitchen/utility/living space, with a bathroom, porch and sunroom, whilst the first floor will accommodate a bedroom with ensuite bathroom.

The proposed alterations to the cottage will include the following:

- The existing cottage currently benefits from a lean to store attached to the south east gable, the height of this will be increased with a new slated mono pitched roof proposed to provide additional headroom within this part of the cottage. A new window opening is proposed within the side elevation of this part of the property.
- Within the front elevation of the cottage existing windows will be replaced with new double glazed timber sashes. An access ramp is also proposed to the front of the property to provide access to the kitchen/living space.
- To the rear of the property the existing first floor window will be repositioned and



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replaced with a new double glazed casement window, and the door and window within the porch link between the main dwelling and annex will be replaced with a double glazed timber patio door with side light.

The application also being considered alongside a Listed Building Consent (ref: 4/23/2141/0L1) application for these works and also internal alterations to the main dwelling to create an ensuite bathroom.

Consultation Responses

St Bees Parish Council

St Bees Parish Council has no objections to these two applications for Ghyll Farm, Egremont.

Lowside Quarter Parish Council

No comments received.

Egremont Town Council

14th June 2023

No objections.

17th August 2023

No comments.

Cumberland Council – Highway Authority & LLFA

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and I can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

The Environment Agency (EA) surface water maps indicate that the site is in flood zone 2, but is also very close to an area shown as Flood Zone 3. The planner may wish to consider if they need to contact the Environment Agency regarding a flood risk assessment.

Cumberland Council – Conservation & Design Officer

12th June 2023

Conclusion: Request further information and design revision

Assessment: The following works are proposed:

- Conversion of a bedroom in the main house into a bathroom.
 - I believe the interior of the house has long-since lost any features of significance, but for the avoidance of doubt, the D, A & H statement (the purpose of which is to state the significance of anything affected, the likely impact of proposals on that significance, and the justifications and mitigations employed as relevant) should be updated to include one or two photos.
- Raising height of cottage lean-to in order to form kitchen.
 - This could be considered to entail less-than-substantial harm to the character and appearance of the cottage, although I would view it as being negligible if executed well.
 - New masonry should match existing as far as possible, and care should be taken to match the pointing to the existing.
 - I recommend use of a hot lime based pointing, avoiding cement and natural hydraulic lime (NHL).
- New timber sliding sash windows to cottage front and side elevations.
 - I request a detail drawing for the replacement windows and doors, showing thicknesses and profiles, spec of glazed units etc.
 - I recommend use of slim double glazing where possible (e.g. 12 or 14mm units as opposed to the more common 20 or 24mm).
- New uPVC window and patio doors to cottage rear elevation.
 - If existing windows are timber, replacement windows should also be timber.
 - If the existing windows are uPVC, a note should be added to the D, A & H statement pointing this out and justifying use of the same rather than timber.
 - Of note on this point is that the uPVC window in the main house were allowed after it was demonstrated that LBC had previously been granted for aluminium double glazed windows to be installed (the units then being replaced).
 - I request a detail drawing for the replacement windows and doors, showing thicknesses and profiles, spec of glazed units etc.
 - I recommend use of slim double glazing where possible (e.g. 12 or 14mm units as opposed to the more common 20 or 24mm).
- New conservation style rooflights to cottage lean-to and link structure roofs.
 - I may be mistaken but the proposed plan and elevation drawings don't seem to



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match up in this respect

- The proposed first floor plan shows two new rooflights over the rear elevation of the link roof pitch, but these are not shown on the proposed rear elevation drawing
- The two proposed rooflights for the raised lean-to should probably either be dashed in on the plan where the void is shown, or the roof of the lean-to shown (as the link structure's roof is shown, probably the lean-to's roof should also be shown as a horizontal cut would pass above it, unless the cut line is actually staggered)
 - It would be helpful if a spec or quotation sheet for the proposed units could be included in the application docs.
- In addition to the above, it would be useful to have a brief comment on the manner of the service penetrations. The locations of these are indicated on the plan. If this entails drilling holes through the fabric to run services, this should be commented upon.
- It would be helpful to have a spec sheet or similar highlighting the proposed handrail.
- Detail of proposed external paving should be provided as part of the material palette for the proposals.
- If proposing external render, there is potentially a change proposed to the external appearance and also the fabric's performance with respect to moisture.
 - More detail should be provided on this external insulation, including products and laying. Will there need to be any changes to the eaves detailing of the roof? A detail section showing this junction should be provided to clarify any such changes.

Summary

- I am supportive of the principle of this development, and of most of the execution, which I think will preserve its essential character.
- I would be grateful if the application could be expanded to comment on the above points, and to account for the suggested tweaks.

3rd August 2023

Conclusion: Request further information

Assessment: I previously requested more information and some alterations to the design. Since then, updates have been received in the following areas:

- Conversion of a bedroom in the main house into a bathroom.

- The design, access and heritage statement has been updated to provide more clarity on the lack of sensitivity of the area of the proposed opening.
- This will require removal of some historic fabric, but I would view its sensitivity as being low and the increase in useability of the cottage will enhance its use and therefore long term viability.
- New timber sliding sash windows to cottage front and side elevations.
 - Details have been provided – these match those of the main house frontage but with the omission of horns
- New uPVC window and patio doors to cottage rear elevation.
 - If existing windows are timber, replacement windows should also be timber.
 - Of note on this point is that the uPVC window in the main house were allowed after it was demonstrated that LBC had previously been granted for aluminium double glazed windows to be installed (the units then being replaced).
 - Timber would be part of a more sympathetic palette of materials for the building. We do not support use of plastic in listed buildings, but were previously unable to able to resist its use at the back and sides of the main house as listed building consent had previously been granted for use of aluminium.
 - I appreciate that the link structure itself is modern (perhaps 1970s), so would be prepared to look at a suitably coloured aluminium framed solution for its rear, but would suggest timber as a first option.
- New conservation style rooflights to cottage lean-to and link structure roofs.
 - Drawings have been updated to show rooflights consistently between views.
 - It would be helpful if a spec or quotation sheet for the proposed units could be included in the application docs.
- Details on service routing have been provided.
- It would be helpful to have a spec sheet or similar showing the proposed handrail.
- Detail of proposed external paving should be provided as part of the material palette for the proposals.
- If proposing external render, there is potential change proposed to the external appearance and also the fabric's performance with respect to moisture.
 - More detail should be provided on the extent and detailing of external insulation, including products and layering. Will there need to be any changes to



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the eaves detailing of the roof?

Summary

- I am supportive of the principle of this development, and of most of the execution, which I think will preserve its essential character.
- Some of my previous points have been addressed, but some have not, so I request the updated information listed above in bold text.

27th September 2023

Conclusion: No objection

Assessment: I previously requested more information and some alterations to the design. Since then, updates have been received that address my earlier points:

- If existing windows are timber, replacement windows should also be timber.
 - Rear aspect and link volume windows have been respected to timber.
- It would be helpful if a spec or quotation sheet for the proposed rooflights could be included in the application docs.
 - Spec sheet for the rooflights has been supplied.
- It would be helpful to have a spec sheet or similar showing the proposed handrail.
 - Updated information has been provided on the design of the new handrail.
- Detail of proposed external paving should be provided as part of the material palette for the proposals.
 - Local sandstone is proposed for the external paving.
- More detail should be provided on the extent and detailing of external insulation, including products and layering. Will there need to be any changes to the eaves detailing of the roof?
 - New render will be replacement for existing render.
 - The external insulation has been omitted.
- Additionally, an error in the position of a window has been corrected in the drawings.

Summary:

I am satisfied that the clarification and details provided on these points address my previous questions, and am supportive of the proposal.

12th October 2023

The info provided on the paving, railing and front windows is good enough now. The external insulation has been abandoned, and regarding the link structure glazing and doors, these are shown at a small scale on the drawings and labelled as timber, and as they're replacements for originals that are c. 1970 I think that level of information is probably alright. The info included in the app is sufficient for me.

Cumberland Council – Flood and Coastal Defence Engineer

23rd May 2023

No comments to make.

27th July 2023

The additional and amended information provided for the above application now show existing drainage passing beneath the property, which wasn't referenced during the original consultation, hence I had no comments to make.

It isn't clear whether this is a culverted watercourse or a surface water drain.

Any work impacting on a culverted watercourse should be consented by the LLFA.

Any work impacting on a surface water drain should be covered by Building regulations for the development.

Cumberland Council & Westmorland and Furness Council – Resilience Unit

22nd May 2023

Thank you for the opportunity to comment on the above planning application. This response from the Joint Emergency Management and Resilience Team relates to emergency planning arrangements in the unlikely event of an incident occurring at Sellafield Ltd. The Sellafield site is currently covered by the provision of the Radiation (Emergency Preparedness and Public Information) Regulations 2019.

The location of the land is situated outside of an area referred to as the Detailed Emergency Planning Zone (DEPZ), therefore no direct liaison with the applicant is required in relation to warning and informing information. However, it is advisable to signpost the applicant to the Cumberland Council Emergency Planning webpage which will assist with general information about the Sellafield Site, please see link below:

<https://legacy.cumberland.gov.uk/emergencyplanning/supportingpages/industrialsites.asp>

The location of the land does sit within a distance of 10km from the Sellafield site, an area known as the Outer Consultation Zone (OCZ) but after viewing the details of the application, the opinion is that the plan for this development is not of significance in relation to this particular zone, and, therefore, liaison with the applicant is not required.



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There are no objections to the proposed works.

26th July 2023

No further comments in addition to the email response below sent on the 22nd May 2023.

Public Representation

This application has been advertised by way of a site notice, press notice and neighbour notification letters issued to four properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Strategic Development Principles

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM27 – Built Heritage and Archaeology

Emerging Copeland Local Plan 2021 – 2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the NPPF.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Strategic Policy DS3PU: Settlement Hierarchy

Strategic Policy DS4PU: Settlement Boundaries

Policy DS6PU: Design and Development Standards

Policy H14PU: Domestic Extensions and Alterations

Strategic Policy BE1PU: Heritage Assets

Policy BE2PU: Designated Heritage Assets

Policy BE3PU: Archaeology

Policy BE4PU: Non- Designated Heritage Assets

Policy CO4PU - Sustainable Travel

Policy CO5PU - Transport Hierarchy

Policy CO7PU - Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy Framework (2023)



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Planning (Listed Building and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

Cumbria Development Design Guide

Assessment

The main issues raised by this application relate to the principle of the development; scale, design and impact on amenity; impact on heritage assets; access and highway safety; and drainage and flood risk.

Principle of Development

Policy DM18 of the Copeland Local Plan supports extensions and alterations to residential properties subject to detailed criteria, which will be considered further in this report. Policy H14PU of the Emerging Local Plan also supports proposals for house extensions or alterations within the curtilage of the existing property where detailed requirements relating to design and amenity are met.

This application relates to an existing residential property, Ghyll Farm. The proposed alterations will provide additional living space/annex accommodation for this property. On this basis, the principle of the development is considered to be acceptable, and the extension satisfies Policy DM18 of the Copeland Local Plan, Policy H14PU of the Emerging Local Plan, and provisions of the NPPF.

Scale, Design and Impact on Neighbouring Properties

Policy ST1, DM10, DM11, DM12 of the Copeland Local Plan and section 12 of the NPPF seeks protection of residential amenity, a high standard of design, fostering of quality places, and proposals, which respond to the character of the site.

Policy DM18 of the Copeland Local Plan seeks to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings. Policy H14PU of the Emerging Local Plan also supports proposals for house extensions or alterations within the curtilage of the existing property where detailed requirements relating to design and amenity are met.

The majority of the alterations to this part of the property are to be internal and will therefore not impact on the overall character of the dwelling. The external alterations to the property to the rear of the site, include the relocation of an existing window and the change from a single door and window to a patio door. These alterations are no considered to be a significant alteration to the traditional character of the rear of the property and the timber materials will

reflect the historic nature of the site.

The rear alterations are not considered to have an adverse impact on neighbouring properties and will not increase the potential for overlooking. The alterations to the existing height lean to are considered to reflect the character of the main property and will not have any impact on the adjacent properties. The main change to the front elevation includes the installation of the access ramp, however this is considered necessary to provide level access to the site.

Conditions are proposed to ensure the development is carried out in accordance with the submitted details and materials.

On this basis, the development is considered to comply with Policies ST1, DM10, DM11, DM12, and DM18 of the Copeland Local Plan, Policy H14PU of the Emerging Local Plan, and provisions of the NPPF.

Impact on Heritage Assets

Policy ST1, ENV4, DM27 of the Copeland Local Plan and Policy BE1PU and BE2PU of the Emerging Local Plan seek to protect, conserve and where possible enhance heritage assets including archaeological assets.

The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a need “in considering whether to grant listed building consent for any works [for the Local Planning Authority to] have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest” [Section 16(2)]. This requirement also applies to the granting of planning permission affecting a listing building or its setting [Section 66(1)].

Paragraph 134 of the National Planning Policy Framework (NPPF) asserts that “Development that is not well designed should be refused”.

NPPF para. 197 states that “In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...”

NPPF para. 199 states, in the case of designated heritage assets, “great weight should be given to the asset’s conservation”, irrespective of whether potential harm is substantial, less-than-substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 202).

As part of his original consultation response to this application the Council’s Conservation and Design Officer confirmed that whilst he was supportive in principle of the development and most of the execution additional detail was required to address some point within the application. The Officer confirmed that the alteration to the lean to would be considered less



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then substantial harm to the character and appearance of the property, however additional information was requested in relation to replacement windows and doors as this should be timber and not UPVC, proposed rooflights, handrail details for the access ramp, render, and external paving.

Following the submission of this detail the Conservation Officer confirmed that he was satisfied that the clarification and details provided address his previous questions and he is supportive of the proposal.

On this basis, the application is considered to comply with Policies ST1, ENV4, DM27 of the Copeland Local Plan, Policy BE1PU and BE2PU of the Emerging Local Plan, and provisions of the NPPF.

Access and Highway Safety

Policy T1 of the Core Strategy requires mitigation measures to be secured to address the impact of major housing schemes on the Boroughs transportation system. Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context.

Policies CO4PU, CO5PU and CO7PU of the ELP promotes active travel.

The dwelling fronts onto the B5345, and benefits from a large driveway/parking area to the front of the site. Whilst the proposal is to create an additional bedroom within the annex accommodation, an existing bedroom is to be lost within the main dwelling to accommodate an ensuite bathroom. It is not considered that the proposal will increase the need for additional parking provision on the site, and existing arrangements are considered to meet the proposed requirements.

The Highway Authority have confirmed that they have no objection to the proposed development as it is considered that the works will not have a material effect on existing highway conditions.

On this basis, the application is considered to comply with Policies T1 and DM22 of the Copeland Local Plan, Policy CO4PU, CO5PU and CO7PU of the Emerging Local Plan, and provisions of the NPPF.

Flood Risk and Drainage

Policy ST1 of the Copeland Local Plan and paragraph 159 of the NPPF seek to focus development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design for the lifetime of the development.

Policy ENV1 and DM24 of the Copeland Local Plan, and Policy DS8PU of the Emerging Local Plan state that development will not be permitted where: there is an unacceptable risk

	<p>of flooding and or, the development would increase the risk of flooding elsewhere.</p> <p>Policy DM11 of the Copeland Local Plan and Policy DS9PU of the Emerging Local Plan requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.</p> <p>The eastern/front boundary of the application site is located within Flood Zone 2 and 3. The application is therefore supported by a Flood Risk Assessment. This assessment concludes that as works do not alter the overall footprint of the existing building or the area of roof space, and as the proposed ramp is to be formed over existing hard surfacing, the surface run off from the scheme remains unaltered. Furthermore, it is stated that the raised floor levels of the proposal will reduce the potential for water ingress to the existing property.</p> <p>The LLFA have confirmed that they have no objections to the proposed development as it is considered that the works will not increase the flood risk on the site or elsewhere.</p> <p>On this basis, the application is considered to comply with Policies ST1, ENV1 and DM24 of the Copeland Local Plan, Policies DS8PU and DS9PU of the Emerging Local Plan, and the provisions of the NPPF.</p> <p><u>Planning Balance & Conclusion</u></p> <p>The proposed alterations to the existing dwelling are considered to be of an appropriate scale and design and will conserve the character of this traditional property.</p> <p>The alterations to the property are not considered to have a detrimental impact on any nearby residential properties.</p> <p>The site is considered to provide adequate parking and the development is not considered to increase flood risk within the site or elsewhere.</p> <p>Following clarification on a number of points, no objections have been received from the Council's Conservation Officer. The works to this Listed Building are therefore considered to conserve the character and appearance of this heritage asset.</p> <p>On balance the positive benefits that would result from this proposal outweigh any potential harm and the proposal represents a sustainable form of development which complies with the Policies set out in the Copeland Local Plan and the guidance within the NPPF.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Conditions: <u>Standard Conditions:</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted must be commenced before the expiration of three



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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.
 - 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

In the interest of protecting the heritage asset.



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Council**

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.	
Case Officer: C. Burns	Date : 12.10.2023
Authorising Officer: N.J. Hayhurst	Date : 13/10/2023
Dedicated responses to:- N/A	