



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

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

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

APPLICATION No: 4/23/2141/0L1

LISTED BUILDING CONSENT FOR ALTERATIONS TO FORM ENSUITE BATHROOM WITHIN MAIN HOUSE; ALTERATIONS TO ATTACHED COTTAGE TO FACILITATE EXISTING ANNEX USE, INCLUDING INCREASED HEIGHT OF EXISTING GROUND FLOOR STORE, INSTALLATION OF NEW DOORS, WINDOW OPENINGS, ROOFLIGHTS, REPLACEMENT WINDOWS AND PROPOSED ACCESS RAMP; EXTERNAL ALTERATIONS TO EXISTING COTTAGE EXTENSION; AND REPAIRS TO EXISTING COTTAGE CHIMNEY

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 Act and LISTED BUILDING CONSENT HAS BEEN GRANTED subject to the following conditions:

Standard Conditions:

1. The works hereby permitted must be commenced before the expiration of three years from the date of this consent.

Reason

To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) 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 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.

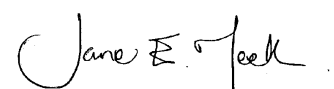
Reason

In the interest of protecting the heritage asset.

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



Jane Meek
Assistant Director
Thriving Place and Investment

13TH October 2023

LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT

NOTICE

IMPORTANT: This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations.

These Notes do not apply when consent is granted unconditionally.

Appeals to the Secretary of State

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/planning-inspectorate or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

If Listed Building consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Authority a Listed Building purchase notice requiring the Authority to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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.