



**Cumberland
Council**

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Mrs Alysha Taylor

Blackbeck Inn
Blackbeck
Egremont
CA22 2NY

Please Contact: Chloe Wootton

Tel: 01946 598537
Date: 29 August 2023

Dear Madam,

**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 REF: 4/23/2186/0F1
LOCATION: 42 DUKE STREET, WHITEHAVEN
PROPOSAL: PRIOR APPROVAL TO CHANGE FROM COMMERCIAL
PREMISES INTO A DWELLING**

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 and reasons:

Conditions and Reasons

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 the Development under Class MA is permitted subject to the condition that the building permitted to be used as a dwellinghouse 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. It is a requirement under the procedure for prior approval under Part 3, condition W.12 of the GPDO where prior approval is not required, development must be carried out in accordance with the information that the developer provided to the Local planning authority, unless the Local Planning Authority and the developer agree otherwise in writing. For the avoidance of doubt, the details reviewed by the Local Planning Authority are as follows:
- Application Form, received 4th July 2023;
 - Site Location Plan, scale 1:1250, received 4th July 2023;
 - Existing Bar Area Floor Plan, scale 1:100, received 4th July 2023;
 - Proposed Floor Plans, scale 1:100, received 4th July 2023.

Reason

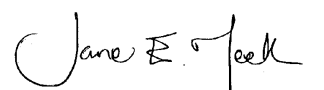
To ensure that all works are properly implemented and retained.

Informative

A separate planning application is required for all external alterations to the building. External alterations do not form part of the prior approval application.

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.



Jane Meek

Assistant Director

Thriving Place and Investment

29th August 2023