



**Cumberland Council
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Carlisle
Cumbria CA1 1RD
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cumberland.gov.uk**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Ashwood Design Associates
Solway House Business Centre
Parkhouse Road
Carlisle
CA6 4BY
FAO: Mr David Brier

APPLICATION No: 4/23/2196/0F1

**MATERIAL CHANGE OF USE OF AGRICULTURAL BARN TO RESIDENTIAL
USE AND ASSOCIATED WORKS TO INCORPORATE REMAINDER OF BARN
INTO EXISTING RESIDENTIAL PROPERTY; CREATION OF SELF CONTAINED
ANNEX WITHIN LOWER FLOOR; AND INSTALLATION OF SOLAR PANELS ON
REAR ROOF SLOPE**

ORCHARD BROW BARN, HAILE

Mr & Mrs Douglas

The above application dated 06/07/2023 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 Plan, Scale 1:500 & 1:2500, Drawing No: 006, Revision A, received by the Local Planning Authority on the 6th July 2023.
- As Existing: Elevations and Floor Plans (Amended), Scale 1:100, Drawing No: 001, Revision: A, received by the Local Planning Authority on the 2nd February 2024.
- As Proposed: Elevations and Floor Plans (Amended), Scale 1:100, Drawing No: 002, Revision: B, received by the Local Planning Authority on the 2nd February 2024.
- As Proposed: Floor Plans (Amended), Scale 1:100, Drawing No: 003, Revision: B, received by the Local Planning Authority on the 2nd February 2024.
- Existing and Proposed Section A-A (Amended), Scale 1:100, Drawing No: 003, Revision: B, received by the Local Planning Authority on the 2nd February 2024.
- Window Details, Scale 1:10 & 1:20, Drawing No: 005, Revision: A, received by the Local Planning Authority on the 6th July 2023.
- Structural Inspection & Assessment Orchard Brow Barn Existing Floor Structure, Prepared by WDS Ltd March 2018, Ref: WDS/05/4772/LETT002, received by the Local Planning Authority on the 6th July 2023.
- Structural Inspection & Assessment Orchard Brow Barn Existing Floor Structure & Internal Support Walls, Prepared by WDS Ltd May 2022, Ref: WDS/05/4772/LETT002, received by the Local Planning Authority on the 6th July 2023.
- Alitherm Heritage Brochure, received by the Local Planning Authority on the 6th July 2023.
- Lime Mortar Specification, received by the Local Planning Authority on the 6th July 2023.
- Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake August 2017, received by the Local Planning Authority on the 6th July 2023.
- Survey for Bats, Barn Owls & Breeding Birds: Supplementary Report Following Original Report in 2017, Prepared by Steve Wake April 2023, received by the Local Planning Authority on the 6th July 2023.
- Roof Space Roost for Long Eared Bats, received by the Local Planning Authority on the 6th July 2023.

- Planning Statement, received by the Local Planning Authority on the 6th July 2023.
- Building Survey: Level II (Amended), Prepared by Gerry Martin Associated Ltd September 2023, received by the Local Planning Authority on the 2nd February 2024.

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 Installation Conditions:

3. Prior to the first installation within the development hereby approved, details of the proposed solar panels will be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details at all times thereafter and must not be altered without the prior consent of the Local Planning Authority.

Reason

To safeguard the traditional appearance of the Heritage Asset.

Other Conditions:

4. 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 August 2017, received by the Local Planning Authority on the 6th July 2023.
 - Survey for Bats, Barn Owls & Breeding Birds: Supplementary Report Following Original Report in 2017, Prepared by Steve Wake April 2023, received by the Local Planning Authority on the 6th July 2023.
 - Roof Space Roost for Long Eared Bats, received by the Local Planning Authority on the 6th July 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.

5. The lower ground floor residential unit hereby permitted must not be occupied at any time other than for purposes ancillary to the residential use of the

dwelling known as “Orchard Brow Barn” and must not be occupied, let or sold as a separate permanent dwelling.

Reason

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

6. The windows and doors within the conversion hereby approved must be fitted with the materials specified on the approved plans:
 - As Proposed: Elevations and Floor Plans (Amended), Scale 1:100, Drawing No: 002, Revision: B, received by the Local Planning Authority on the 2nd February 2024.
 - Window Details, Scale 1:10 & 1:20, Drawing No: 005, Revision: A, received by the Local Planning Authority on the 6th July 2023.
 - Alitherm Heritage Brochure, received by the Local Planning Authority on the 6th July 2023.

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

Reason

To safeguard the traditional appearance of the Heritage Asset.

7. The roof of the converted building must be finished with natural slates to match the existing barn and must be maintained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the Heritage Asset.

8. 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.

9. 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 Heritage Asset.

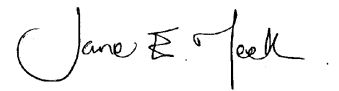
Informatives:

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

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'.

Jane Meek
Assistant Director
Thriving Place and Investment

26th February 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.