



**Cumberland Council
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PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

Martin Cuthell Ltd
Whitestones
Portinscale
Keswick
CA12 5RW
FAO: Mr Martin Cuthall

APPLICATION No: 4/23/2267/0L1

**LISTED BUILDING CONSENT FOR ALTERATIONS & IMPROVEMENTS TO
REAR OF BUILDING INCLUDING:**

- 1) REPLACEMENT OF FLAT ROOF WITH NEW PITCHED ROOF**
- 2) RENEWAL/ALTERATION/RENOVATION OF WINDOWS**
- 3) INSTALLATION OF SOLAR PANELS TO REAR WING ROOF**
- 4) ALTERATIONS TO ENTRANCE DOORS FROM CARPARK LEVEL**
- 5) INTERNAL RECONFIGURATION TO REAR WING INCLUDING INSULATING
AND GENERAL UPGRADING OF TIMBER FRAMED STRUCTURE**

GRINDAL HOUSE, MAIN STREET, ST BEES

Harrison Fell Ltd

The above application dated 26/09/2023 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 Plan, Scale 1:1250, received by the Local Planning Authority on the 26th September 2023.
 - Existing Floor Plans & Elevations, Scale 1:100, Number 22.13/17, received by the Local Planning Authority on the 26th September 2023.
 - Proposed Rear Wing Plans & Elevations, Scale 1:100, Number 22.13/17a, received by the Local Planning Authority on the 26th September 2023.
 - Proposed Materials, Prepared by Martin Cuthell September 2023, received by the Local Planning Authority on the 26th September 2023.
 - Planning Statement, Prepared by Martin Cuthell August 2023, received by the Local Planning Authority on the 26th September 2023.
 - Proposed Solar Route, received by the Local Planning Authority on the 8th November 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.

Prior to Installation/Use Conditions:

3. Prior to their first installation within the development hereby approved full details of the proposed entrance doors must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

Other Conditions:

4. All solar panels to be installed in the rear wing of the building hereby approved must be fitted flush with the slated roof surface and must remain as such at all times thereafter.

Reason

To safeguard the traditional appearance of the Heritage Asset.

5. The development hereby approved must be carried out in accordance with the materials provided within the approved document 'Proposed Materials, Prepared by Martin Cuthell September 2023, received by the Local Planning Authority on the 26th September 2023'.

Reason

To safeguard the traditional appearance of the Heritage Asset.

Informatives:

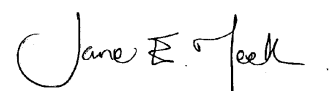
1. The installation of any external cooking extraction/ventilations systems or flues may require planning permission and listed building consent, therefore the applicant should discuss this with the Local Planning Authority prior to their use within the site.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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

21st November 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.