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**[cumberland.gov.uk](http://cumberland.gov.uk)**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

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

**APPLICATION No: 4/23/2268/0F1**

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

Other Conditions:

3. 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.

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

Reason

To safeguard the traditional appearance of the Heritage Asset.

5. Noisy construction works, and deliveries and removal of plant, equipment, machinery and waste to and from the site, shall be carried out only between the following hours:

- 08.00 to 18.00 hours Monday to Friday

- 08.00 to 13.00 hours Saturday, and at no time on Sunday and Bank Holidays.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development.

### **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. Control measures for dust and other airborne pollutants must be implemented.
3. 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.

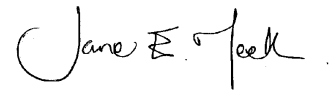
Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://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

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'.

21<sup>st</sup> November 2023

Jane Meek  
Assistant Director  
Thriving Place and Investment

**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](mailto: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.