

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2268/0F1	
2.	Proposed Development:	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	
3.	Location:	GRINDAL HOUSE, MAIN STREET, ST BEES	
4.	Parish:	St. Bees	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Flood Area - Flood Zone 2, Listed Building - Listed Building, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations & Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	Yes
		Consultation Responses	See Report

		Relevant Policies	See Report
7.	<p>Report:</p> <p>Site and Location</p> <p>This application relates to a large detached building, known as Grindal House, located within the centre of St Bees. The building is a Grade II Listed and lies within the centre of the St Bees Conservation Area. The front boundary sandstone wall for this site is also Grade II Listed in its own right.</p> <p>The site fronts onto the B5345, the main road through the village, and lies opposite to the St Bees train station and associated car park. The site is bounded to the north and east by land associated with St Bees School and to the south by existing residential properties.</p> <p>The application site was formally used as accommodation for St Bees Secondary School and comprises of dormitory accommodation and classrooms. This use ceased with the closure of St Bees School in 2015. Whilst the main school site has reopened this property, together with other properties detached from the school campus, have remained vacant.</p> <p>The site is currently accessed from the south of the site directly from the B5345 and benefits from a single storey rear wing which was added in the 1960/70s.</p> <p>Relevant Planning History</p> <p>4/12/2217/0F1 – Change of use of part school building into hair & beauty salon – Approved</p> <p>4/12/2218/0L1 – Listed building consent for internal alterations to part of school to form hair & beauty salon – Approved</p> <p>4/12/2171/0F1 – Listed building consent for re-roofing & replacement windows – Approved</p> <p>4/21/2486/0F1 – Change of use of ground floor of building from ancillary senior school accommodation to a children’s day nursery, including new vehicle exit from the site, and creation of parking area to rear – Approved</p> <p>4/21/2487/0L1 – Listed building consent for works associated with the change of use of ground floor from ancillary senior school accommodation to a children’s day nursery, including new vehicle exit from the site, creation of parking areas to rear, and new door between rooms G1.07 & G1.09 – Approved</p> <p>4/22/2387/0L1 – Listed building consent for works associated with change of use of existing boarding house to form apart-hotel (use class C1), including associated works, new vehicle exit from the site; and creation of parking areas to rear - Approved</p> <p>4/22/2389/0F1 – Change of use of existing boarding house to form apart-hotel (use class</p>		



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C1), including associated works, new vehicle exit from the site; and creation of parking areas to rear - Approved

Proposal

In December 2022, planning permission and Listed Building Consent were granted for the change the use of this site to form an apart-hotel. Works to accommodate this change of use are currently underway, including the construction of a new vehicle exit from the site.

This current application seeks planning permission for alterations and improvements to the rear wing of the building, which were not part of the original planning approval. The rear wing of the building is a relatively modern addition to the Listed building, of a timber structure on a concrete base, which is in a dilapidated state and it has been boarded up since the closure of the main building.

The following works are proposed to the rear wing in order to improve the aesthetics and sustainability of this part of the building:

- Replacement of flat roof with a new pitched roof finished with slate. Height of roof to be increased from 3.1m to 5m;
- Renewal/alteration/renovation of windows, including a reduction in the number of openings, which are to be finished with powder coated anthracite grey aluminium frames;
- Installation of solar panels to rear wing roof along the north west elevation;
- Alterations to the entrance doors from the carpark level, including the creation of a new porch with a pitched roof which is to be finished with smooth render;
- Internal reconfiguration to the rear wing including insulating and general upgrading of the timber framed structure. The alterations will create a foyer, breakfast/dining room, kitchen, store, two offices, and toilet facilities.

This application is also being considered alongside a Listed Building Consent application for the same works, reference 4/23/2267/0L1.

Consultation Responses

St Bees Parish Council

No comments received.

Cumberland Council – Highway Authority & Local Lead Flood Authority

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority

(LLFA) has reviewed the above planning reference and I can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

United Utilities

No comments received.

Cumberland Council – Environmental Health

The Environmental Health team have no objections to the above proposal.

We are conscious of potential noise disturbance to residents during the construction works and would therefore suggest that the following condition is applied to any planning approval:

- 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 and 08.00 to 13.00 hours Saturday, and at no time on Sunday and Bank Holidays.
- Control measures for dust and other airborne pollutants must be implemented.

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

Cumberland Council – Conservation and Design Officer

24th October 2023

Conclusion: Request further information

Assessment:

- The rear wing currently makes a negative contribution to both the character and appearance of the conservation area (though its impact is lessened by the small degree of visibility) and the listed building itself (though again lessened by being tucked round to the rear), and settings of nearby heritage assets.
- The renovation and improvement of this wing provides the opportunity to enhance the whole area in a low impact way.
- The internal alterations proposed will have no direct impact on the significance of Grindal House but will improve the ability of visitors to appreciate it.
- The external alterations will have a beneficial effect on the significance of the building, the conservation area, and the settings of nearby heritage assets.
- I would view the pitching of the roof and inclusion of PV panels to be a good way of



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incorporating onsite generation with low impact.

- Is the plant for the solar panel systems to be located within the extension or the main part of the building?
- I have no objection to the proposed material palette, including the aluminium windows, as they are appropriate for a modern extension and the extension itself is not prominent from most vantage points. The photo sample of the slate should be sufficient.
- The proposals should bring the wing more into its own as an extension with a distinct but complementary character to the main part of the building.

Summary:

- Where is the plant for the solar panels to be located?
- The solar panels are in a discreet location and are shown flush-mounted on the drawings. This could be confirmed, or ensured through use of a condition.
- Clarification should be provided on the details of the proposed entrance doors.

16th November 2023

Conclusion: No objection

Assessment:

Following my previous consultation response, I had three questions:

- Where is the plant for the solar panels to be located?
- The solar panels are in a discreet location and are shown flush-mounted on the drawings. This could be confirmed, or ensured through use of a condition.
- Clarification should be provided on the details of the proposed entrance doors.

Updated information has been provided on all of these:

- A drawing has been provided showing the plant arrangement and new services
- The panels are confirmed to be flush-mounted
- The proposed entrance door details will be handled via a condition

Cumberland Council – Historic Environments Officer

Thank you for consulting me on the above application. I defer to any forthcoming comments that your conservation officer may make regarding the acceptability of the scheme.

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at

<https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

National Amenities Society

No comments received.

Network Rail

No comments received.

Public Representation

This application has been advertised by way of a site notice, press notice, and neighbour notification letters issued to eleven properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development



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Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ER6 – Location of Employment

Policy ER7 – Principle Town Centre, Key Service Centres, Local Centres and other service areas: Roles and Functions

Policy ER9 – The Key Service Centres, Local Centres and other small centres

Policy ER10 – Renaissance through Tourism

Policy SS4 – Community and Cultural Facilities

Policy SS5 – Provision of Access to Open Space and Green Infrastructure

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM9 – Visitor Accommodation

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Policy DM21 – Protecting Community Facilities

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM27 – Built Heritage and Archaeology

Emerging Copeland Local Plan 2021 – 2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the NPPF.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Strategic Policy DS3PU: Settlement Hierarchy Strategic

Policy DS4PU: Settlement Boundaries

Policy DS6PU: Design and Development Standards

Policy DS7PU: Hard and Soft Landscaping

Strategic Policy DS8PU: Reducing Flood Risk

Policy DS9PU: Sustainable Drainage

Strategic Policy E1PU: Economic Growth

Strategic Policy E2PU: Location of Employment

Strategic Policy R1PU: Vitality and Viability of Town Centres and villages within the Hierarchy

Strategic Policy R2PU: Hierarchy of Town Centres

Policy R9PU: Non-Retail Development in Town Centres

Strategic Policy T1PU: Tourism Development

Policy SC5PU: Community and Cultural Facilities

Strategic Policy BE1PU: Heritage Assets

Policy BE2PU: Designated Heritage Assets

Policy BE3PU: Archaeology

Strategic Policy CO4PU - Sustainable Travel

Policy CO5PU - Transport Hierarchy



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Policy CO7PU - Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy Framework (2023)

National Design Guide (NDG)

Cumbria Development Design Guide (CDG)

Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

Assessment

The main issues raised by this application are the principle of development; enhancement of new tourism facility; design and impact on neighbouring properties; access and highway safety; flood risk and drainage; and impact on Heritage Assets and Conservation Area.

Principle of Development

Policy ST1 of the Copeland Local Plan seeks to support development that provides or contributes to the Borough's social and community infrastructure enabling everyone to have good access to jobs, shops, services, and recreational/sport facilities.

The site lies within the centre of St Bees, which is classified as one of the Borough's Local Service Centres under Policy ST2 of the Copeland Local Plan. This policy seeks to retain employment within Local Centres, and states that new provision for tourism will most likely be provided through conversion/re-use of existing buildings or completion of sites which are already allocated.

Within the Emerging Local Plan, under Policy DS3PU St Bees continues to be identified as a Local Service Centre where the focus will be to support the retention and small-scale growth of existing services and businesses. Policy DS4PU of the ELP defines the settlement boundaries for all settlements within the hierarchy and states that development within these boundaries will be supported, in principle, where it accords with the Development Plan unless material considerations indicate otherwise. The application site continues to be located within the proposed settlement boundary for St Bees.

The proposal to redevelop the rear wing of Grindal House will ensure all aspects of the vacant dilapidated building within the centre of St Bees are utilised as part of the new apart-hotel previously approved at the site, therefore the principle of this development is considered to be acceptable.

Enhancement of New Tourism Facility

Policy ST1, ST2, and ER6 of the Copeland Local Plan seek to facilitate growth of the Borough's local economy. The NPPF states that planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraph 83 adds that planning policies and decisions should recognise and address the specific locational requirements of different sectors.

Policy ST1, ER10, DM8 and DM9 of the Copeland Local Plan seeks to maximise the potential of tourism in the Borough and will seek to expand tourism outside of the Lake District National Park boundaries to take pressure off the National Park's busiest locations and deliver economic benefit in the Borough. The NPPF also states that planning policies and decision should enable the sustainable growth and expansion of all types of businesses in rural area both through conversion of existing and well-designed new buildings, and sustainable rural tourism developments which respect the character of the countryside.

Within the Emerging Local Plan, Policy T1PU states that the Local Plan supports the creation, enhancement and expansion of tourist attractions, new build visitor accommodation and infrastructure in line with the settlement hierarchy. All tourism development must be of an appropriate scale, located where the environment and infrastructure can accommodate the visitor impact, and where it does not result in unacceptable harm to environmental assets or the character of the area. This policy further states that tourism development will be supported out of the defined settlement boundaries where the proposal includes a function or activity that requires a location that cannot be accommodated within the Principle Town, Key Service or Local Service Centres, the proposal enhances existing place bound assets, the proposal is for a change of use or diversification of an existing building to provide overnight or longer stay visitor accommodation, or the proposal is for a farm diversification in rural area that will provide or enhance tourist provision.

In December 2022, planning permission and Listed Building Consent were granted at this site to change the use of this site to an apart-hotel. Works to accommodate this change of use are currently underway. The current application seeks planning permission for alterations and improvements to the rear wing of the building, which did not form part of the original planning approval at this site. The rear wing of the building is in a dilapidated state as it has been boarded up since the closure of the main building and if left undeveloped will continue to detract from the main building and the surrounding area, including the St Bees Conservation Area. The proposed works will enhance the aesthetics and sustainability for this part of the building and will provide additional facilities for the tourist accommodation.

On the basis of the above it is considered that the proposal complies with Policies ST1, ST2, ER6, ER10, DM8 and DM9 of the Copeland Local Plan, Policies T1PU of the Emerging Local Plan, and the provisions of the NPPF.



Cumberland Council

Landscape Impact and Visual Impact

Policy ENV5 states that the Borough's landscapes will be protected and enhanced by: protecting all landscapes from inappropriate change by ensuring that the development does not threaten or detract from the distinctive characteristics of that particular area; that where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site; and, supporting proposals which enhance the value of the Borough's landscapes.

Policy DM10 seeks that development responds positively to the character of the site and the immediate and wider setting and enhances local distinctiveness.

Policy DM26 of the Copeland Local Plan stated that where necessary development proposals will be required to include landscaping schemes that retain existing landscape features, reinforce local landscape character, and mitigate against any adverse visual impact. Care should be taken that landscaping schemes do not include invasive non-native species.

Within the Emerging Local Plan, Policy N6PU states that the Borough's landscapes will be protected and enhanced by supporting proposals which enhance the value of the Borough's landscapes, protecting all landscapes from inappropriate change by ensuring that development conserves and enhances the distinctive characteristics of that particular area in a manner commensurate with their statutory status and value. It is stated that proposals will be assessed according to whether the proposed structures and associated landscaping relates well in terms of visual impact, scale, character, amenity value and local distinctiveness and the cumulative impact of developments will be taken into account as part of this assessment and that consideration must be given to the Council's Landscape Character Assessment, Settlement Landscape Character Assessment and the Cumbria Landscape Character Guidance and Toolkit at the earliest stage.

The application seeks alterations to an existing dilapidated extension to the rear of this Listed building. The alterations will improve the external appearance of the extension and, whilst the overall height of the building will be increased, the footprint will remain as existing. Although the roof of the development will be altered from a flat roof to a pitched roof the development would be viewed in the context of the main building and surrounding properties, where a pitched roof is a prominent feature. It is therefore considered that the proposal will not have a significant detrimental impact on the overall landscape in accordance with Policies ENV5, DM10, and DM26 of the Copeland Local Plan, Policies N6PU of the Emerging Local Plan, and the provisions of the NPPF.

Design & Impact on Neighbouring Properties

Within the Copeland Local Plan, Policies ST1 and DM10 of the Local Plan, and section 12 of the NPPF seek to secure high standards of design to achieve quality of place. These policies seek to create and maintain a reasonable standard of amenity.

Policy DS6PU of the Emerging Local Plan requires all new development to meet high-quality

standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

The proposed alterations of the rear wing of the building will retain the existing footprint of this part of the building. The proposal will, however, increase the overall height of the wing, altering the existing flat roof to a pitched. There are a number of neighbouring properties to the south of the application site, however these properties are located at a significant distance from the rear wing of the building and at an elevated position. The overall increase in roof height is therefore not considered to have a detrimental effect on residential amenity. The reduction in the number of openings is also considered to maintain privacy and reduce the potential for overlooking from the site.

The Council's Environmental Health team have reviewed this application and have offered no objections to this application. They have, however, requested conditions to reduce potential noise disturbance to residents during construction works. These conditions were not included on the original consent at this site but the agent has agreed to these being included on any decision notice for this current application.

Based on the basis of the above and inclusion of appropriately worded conditions, it is considered that the development complies with Policies ST1 and DM10 of the Copeland Local Plan, Policy DS6PU of the Emerging Local Plan and provisions of the NPPF.

Access and Highway Safety

Policy T1 of the Core Strategy requires mitigation measures to be secured to address the impact of major housing schemes on the Boroughs transportation system. Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context.

Policies CO4PU, CO5PU and CO7PU of the ELP promotes active travel.

The alterations proposed to Grindal House, will not alter, or effect the access and egress arrangements approved under the previous planning permission (ref: 4/22/2389/0F1) or Listed Building Consent (ref: 4/22/2387/0L1). The Highway Authority have offered no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions.

It is therefore considered that the proposal will not have a detrimental impact on highway safety in accordance with Policies T1 and DM22 of the Copeland Local Plan, Policies CO4PU, CO5PU and CO7PU of the Emerging Local Plan and provisions of the NPPF.

Flood Risk and Drainage

Policy ST1 of the Copeland Local Plan and paragraph 159 of the NPPF seek to focus



Cumberland Council

development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design for the lifetime of the development.

Policy ENV1 and DM24 of the Copeland Local Plan, and Policy DS8PU of the Emerging Local Plan state that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

Policy DM11 of the Copeland Local Plan and Policy DS9PU of the Emerging Local Plan requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.

The majority of the application site is located within Flood Zone 1, however a small section to the north of the application site is located within Flood Zone 2. The rear wing of the building is located within Flood Zone 1. A Flood Risk Assessment has therefore been submitted to support this application. Given the overall footprint of the rear wing of the building is to remain as existing the development is not considered to increase flood risk at this site.

In terms of drainage it is proposed that foul water will be discharged to the main sewer and surface water will remain as existing. The details submitted to support this application confirm that the proposal will not increase surface water run off from the building.

The LLFA have offered no objections to the application as it is considered to it will not increase the risk of flood risk on the site or elsewhere. UU have also offered no comments on the application.

Based on the above, the development is not considered to have a detrimental impact on flood risk and is therefore considered to comply with Policies ST1, ENV1 , DM11 and DM24 of the Copeland Local Plan, Policies DS8PU and DS9PU of the Emerging Local Plan, and provisions of the NPPF.

Impact on Heritage Assets and Conservation Area

Policy ENV4 and Policy DM27 of the Copeland Local Plan and Policy BE1PU and BE2PU of the Emerging Local Plan seek to protect, conserve and where possible enhance heritage assets including archaeological assets.

The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a need “in considering whether to grant listed building consent for any works [for the Local Planning Authority to] have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest” [Section 16(2)]. This requirement also applies to the granting of planning permission affecting a listing building or its setting [Section 66(1)].

Paragraph 134 of the National Planning Policy Framework (NPPF) asserts that “Development

that is not well designed should be refused”.

NPPF para. 197 states that “In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...”.

NPPF para. 199 states, in the case of designated heritage assets, “great weight should be given to the asset’s conservation”, irrespective of whether potential harm is substantial, less-than-substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 202).

Paragraph 203 of the National Planning Policy Framework (NPPF) states the effect on the significance of a non-designated heritage asset should be taken into account when making decisions.

Opportunities should be sought for new development within conservation areas and the settings of heritage assets that enhances or better reveals their significance. (para. 206).

The Council’s Conservation Officer has confirmed that the rear wing of this building makes a negative contribution to the character and appearance of the Conservation Area, the Listed Building, and nearby Heritage Assets, with the proposal seen as an opportunity to enhance the whole area. Additional information was requested by the Officer in relation to the proposed solar panel and entrance doors, however these have been provided and/or can be secured by appropriately worded planning conditions. The Officer has also confirmed that he is happy with the proposed materials, therefore these will also be secured by a planning condition.

Based on the above, the redevelopment of this dilapidated part of the building is considered to enhance the overall Conservation Area, the main Listed Building, and other surrounding Heritage Assets. The proposal is therefore considered to comply with Policies ENV4 and Policy DM27 of the Copeland Local Plan, Policies BE1PU and BE2PU of the Emerging Local Plan and the provisions of the NPPF.

Planning Balance & Conclusion

This application relates to a dilapidated rear wing attached to an existing Listed Building within the centre of St Bees. The property is currently being converted into an apart-hotel, therefore the proposal will enhance the aesthetics and sustainability for this part of the building and will provide additional facilities for the tourist accommodation.

The development is not considered to have an adverse impact on flood risk or highway safety as the previously approved access and egress arrangements will be utilised. The proposed works are also not considered to have an adverse impact on the overall landscape or neighbouring residential properties.

The Council’s Conservation Officer has offered no objections to the application subject to the inclusion of conditions to secure some details of the proposal. The development is



Cumberland Council

	<p>considered to enhance the overall Conservation Area, the main Listed Building, and other surrounding Heritage Assets.</p> <p>The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions:</u></p> <ol style="list-style-type: none">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:-<ul style="list-style-type: none">- 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. <p>Reason</p>

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 26th 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.

Informative

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



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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.

Case Officer: C. Burns

Date : 17.11.2023

Authorising Officer: N.J. Hayhurst

Date : 21.11.2023

Dedicated responses to:- N/A