



**Cumberland Council
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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Planning By Design
123 Crown Heights
Basingstoke
TN17 4BG
FAO: Mr Tonge

APPLICATION No: 4/23/2287/0F1

**ALTERATION AND CONVERSION OF THE ROYAL OAK PUBLIC HOUSE AND
HOTEL TO FORM 2No. DWELLING HOUSES
ROYAL OAK, BECKERMET**

Mr Joe Richards

The above application dated 11/10/2023 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 shall be carried out in accordance with them:-

- Site Location Plan (Amended), Scale 1:1250, Drawing No: TheRoyalRoad_SiteLocationPlan_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Existing Block Plan (Amended), Scale 1:500, Drawing No: TheRoyalRoad_ExistingBlockPlan_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Proposed Block Plan (Amended), Scale 1:500, Drawing No: TheRoyalRoad_ProposedBlockPlan_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Existing Plan 1 (Amended), Scale 1:100, Drawing No: TheRoyalRoad_ExistingPlan1_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Existing Plan 2 (Amended), Scale 1:100, Drawing No: TheRoyalRoad_ExistingPlan2_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Existing Plan 3 (Amended), Scale 1:100, Drawing No: TheRoyalRoad_ExistingPlan3_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Proposed Plan 1 (Amended), Scale 1:100, Drawing No: TheRoyalRoad_ProposedPlan1_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Proposed Plan 2 (Amended), Scale 1:100, Drawing No: TheRoyalRoad_ProposedPlan2_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Proposed Plan 3 (Amended), Scale 1:100, Drawing No: TheRoyalRoad_ProposedPlan3_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Existing Elevations (Amended), Scale 1:100, Drawing No: TheRoyalRoad_ExistingElevations_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Proposed Elevations (Amended), Scale 1:100, Drawing No: TheRoyalRoad_ProposedElevations_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Planning & Heritage Statement (Amended), Prepared by Planning by Design, received by the Local Planning Authority on the 5th January 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.

Pre Commencement Conditions:

3. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

Prior to Installation/First Use Conditions:

4. Prior to the first occupation any of the dwellings hereby permitted the access and parking requirements must be constructed in accordance with the approved plan 'Proposed Block Plan (Amended), Scale 1:500, Drawing No: TheRoyalRoad_ProposedBlockPlan_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024'. Any such access and parking provision must be retained and be capable of use when the development is completed and must not be removed or altered without the prior consent of the Local Planning Authority.

Reason

To ensure a minimum standard of parking provision when the development is brought into use.

5. Prior to their first installation within the site full details of the proposed access gates for each dwelling must be submitted to and approved in writing by the Local Planning Authority. The access gates must be installed prior to the first occupation of the dwellings hereby approved and must not be removed or altered without the prior consent of the Local Planning Authority.

Reason

To protect the appearance of the Conservation Area.

6. Prior to the first occupation of the dwellings hereby approved full details of the proposed boundary treatment to be installed at this site must be submitted to and approved in writing by the Local Planning Authority. All the proposed boundary treatment must be installed prior to the first occupation of the dwellings and must be retained in accordance with the approved details at all times thereafter.

Reason

In the interest of residential amenity.

7. Prior to the first occupation of the dwellings hereby approved the indicated windows must be fitted with obscure glazing in line with the approved documents:

- Proposed Elevations (Amended), Scale 1:100, Drawing No: TheRoyalRoad_ProposedElevations_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.

The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

Other Conditions:

8. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

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/installation of windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwelling, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

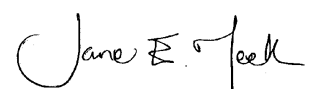
Reason

To safeguard the character and appearance of the development in the interests of the visual amenity of the area.

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

31st January 2024

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) 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.