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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

Miss Rachel Osborn & Mr Stuart Parker  
Hawkrigg  
Holmrook  
Cumbria  
CA19 1UH

**APPLICATION No: 4/24/2027/0F1**

**REPLACEMENT DWELLING  
HAWKRIGG, HOLMROOK**

**Miss Rachel Osborn & Mr Stuart Parker**

The above application dated 24/01/2024 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 commence 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:-

Application Form, received 24<sup>th</sup> January 2024;

Site Location Plan, scale 1:1250, received 24<sup>th</sup> January 2024;

Proposed Block Plan, scale 1:200, drawing no. A103, received 24<sup>th</sup> January 2024;

Existing Block Plan, scale 1:200, drawing no. A100, received 24<sup>th</sup> January 2024;

Existing Floor Plan, Elevations and Site Levels, scale 1:100, drawing no. A100, received 24<sup>th</sup> January 2024;

Proposed Floor Plans and Elevations, scale 1:100, drawing no. A102, received 24<sup>th</sup> January 2024;

Existing and Proposed Site Levels, scale 1:100, drawing no. A101, received 24<sup>th</sup> January 2024;

Surface and Foul Water Plan, scale 1:200, drawing no. A104, received 24<sup>th</sup> January 2024;

Bat Survey, dated 8<sup>th</sup> June 2023, Report No. 0623/6, received 24<sup>th</sup> January 2024;

Planning Statement, received 24<sup>th</sup> 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.

3. The avoidance and mitigation measures associated with potential bat roosts and other species must be implemented as part of the development hereby approved in accordance with the details set out in Bat Survey, Dated 8<sup>th</sup> June 2023, Report No. 0623/6 received by the Local Planning Authority on 24<sup>th</sup> January 2024. Development shall be carried out in accordance with the approved details and be maintained thereafter.

#### Reason

To ensure that adequate protection is given to protected species, in the interest of the environmental protection and in accordance with Policy ENV3 of the Copeland Local Plan 2013-2028.

#### Prior to the Installation

4. Prior to their use on the site representative samples of materials to be used

on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

Prior to Use/Occupation Conditions

5. Prior to the first occupation of the replacement dwelling hereby approved, the parking layout must be constructed and made available for use in accordance with the approved Proposed Block Plan, scale 1:200, drawing no. A103, received by the Local Planning Authority on 24<sup>th</sup> January 2024. The approved parking layout shall be retained for the lifetime of the development.

Reason

In the interests of highway safety in accordance with Policy DM22 of the Copeland Local Plan 2013-2028.

6. Prior to the first occupation of the dwelling hereby approved, the drainage must be installed in accordance with the approved Surface and Foul Water Plan, drawing no. A104, received by the Local Planning Authority on 24<sup>th</sup> January 2024. The drainage shall be maintained as such at all times thereafter.

Reason

To ensure suitable drainage is installed in accordance with Policies ENV1 and DM24 of the Copeland Local Plan 2013-2028.

7. Prior to the first use of the replacement dwelling hereby approved, the enhancement measures must be installed in accordance with the details set out in Bat Survey, Dated 8<sup>th</sup> June 2023, Report No. 0623/6 received by the Local Planning Authority on 24<sup>th</sup> January 2024. The measures must be maintained thereafter.

#### Reason

To enhance biodiversity in accordance with the provisions of Policy ENV3 of the Copeland Local Plan 2013-2028.

#### Other Conditions

8. The garage and workshop must be used for the parking of private vehicles and the storage of domestic equipment only in association with the residential property known as Hawkrigg and for no commercial or business purposes whatsoever.

#### Reason

To ensure that non-conforming uses are not introduced into the area in accordance with Policy DM10 of the Copeland Local Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no further windows beyond what is hereby approved shall be installed on the proposed north elevation without written approval from the Local Planning Authority.

#### Reason

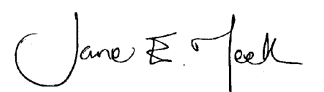
In the interest of neighbouring amenity in accordance with Policy DM10 of the Copeland Local Plan.

#### **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

20<sup>th</sup> March 2024

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

**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.