

Town and Country Planning Act 1990

Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Determination of Local Planning Authority as to whether the prior approval of the authority is required for the below development.

Mr Davin Dhillon
Woodlea
Bridge Eng
Egremont
Cumbria
CA22 2NP

APPLICATION No: 4/23/2052/0F1

**PROPOSAL: APPLICATION TO DETERMINED IF PROR APPROVAL IS
REQUIRED FOR THE CONVERSION OF BARN TO A DWELLINGHOUSE
LOCATION: MOSS DALTS, EGREMONT**

Mr Davin Dhillon

Under the provisions of Part 3 of the Town and Country Planning (General Permitted Development) Order 2013, I hereby confirm that this Authority has made the following determination:

**THAT THE PRIOR APPROVAL OF THE AUTHORITY IS REQUIRED AND
APPROVED SUBJECT TO THE FOLLOWING PLANNING CONDITIONS:**

1. The development hereby permitted shall be carried out in accordance with the following approved plans/documents:

Planning Application Form
Proposed Barn Conversion – Proposed Site & Block Plan – Drawing No. MD-DD006
Rev. B
Proposed Barn A Conversion Existing Elevations & Floor Plans – Drawing No. MD-DD-001 Rev. -

Proposed Barn A Conversion Proposed Elevations & Floor Plans – Drawing No. MD-DD-002 Rev. I

Proposed Barn Conversion Proposed Landscape Plan – Drawing No. MD-DD009 Rev. -

Proposed Barn Conversion Proposed Site Drainage Plan – Drawing No. MD-DD-007 Rev. C

Visual Structural Inspection Of The Concrete Framed Barn Building Moss Dalts Egremont - WDS/05/8013/REP01 mod B

Reason

For the avoidance of doubt and in the interest of proper planning.

Materials

2. Notwithstanding the submitted details, no works to the exterior of the building shall be commenced until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

Reason

To ensure the development is of a high quality design.

3. The dwelling hereby approved shall not be occupied until the approved parking layout and turning space to serve the dwelling has been constructed and made available for use.

The parking spaces shall be used solely for the benefit of the occupants and visitors of the development hereby approved and for no other purpose and shall be retained for the lifetime of the development.

Reason

To ensure adequate provision of vehicle parking.

4. The dwelling hereby approved shall not be occupied until a scheme for the provision of external lighting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the location, design, luminance levels, light spillage of all external lighting within the site.

The approved lighting scheme shall be implemented in full prior to first occupation of the development hereby approved.

No additional external lighting shall be installed without the express permission of the Local Planning Authority.

Reason

To safeguard and enhance the character of the area and secure high quality design, prevent amenity harm and prevent ecological impacts.

5. No construction work associated with the development hereby approved shall be carried out outside of the hours of 07.30 hours -18.00 hours Monday-Saturday, nor at any time on Sundays and bank holidays.

Reason

In the interests of neighbouring residential amenity.

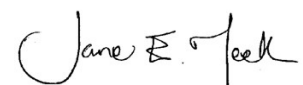
6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 14 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

An assessment must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason

To prevent harm to human health and the environment.



Jayne Meek
Assistant Director
Thriving Place and Investment

12th April 2024

**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.