



**Cumberland Council**  
**Cumbria House**  
**107-117 Botchergate**  
**Carlisle**  
**Cumbria CA1 1RD**  
**Telephone 0300 373 3730**  
**[cumberland.gov.uk](http://cumberland.gov.uk)**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

HM Architecture (NW) LLP  
Aynam Cote  
2 Bridge Street  
Kendal  
LA9 7DD  
FAO: Mr Mark Deverill

**APPLICATION No: 4/24/2074/0F1**

**DEMOLITION OF EXISTING SINGLE STOREY STORE AND FLUE; & ERECTION OF REPLACEMENT TWO STOREY EXTENSION AND FLUE WITH ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS TO REINSTATE FIRST FLOOR FUNCTION ROOM, EXTEND EXISTING PUBLIC HOUSE, EXTEND EXISTING RESIDENTIAL SPACE ASSOCIATED WITH PUBLIC HOUSE & REPLACEMENT OF SEPTIC TANK WITH NEW TREATMENT PLANT**

**PUNCH BOWL INN, THE GREEN**

**Mr A Slack**

The above application dated 04/03/2024 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 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 and Block Plan, Scale 1:500 & 1:1250, Drawing No: 5654(PL)05, received by the Local Planning Authority on the 4<sup>th</sup> March 2024.
- Existing Elevation & Floor Plans, Scale 1:100, Drawing No: 5654(PL)01, Rev: A, received by the Local Planning Authority on the 4<sup>th</sup> March 2024.
- Existing Elevations, Scale 1:100, Drawing No: 5654(PL)02, received by the Local Planning Authority on the 4<sup>th</sup> March 2024.
- Proposed Elevation & Floor Plans (Amended), Scale 1:100, Drawing No: 5654(PL)03, Rev: E, received by the Local Planning Authority on the 19<sup>th</sup> June 2024.
- Proposed Elevations, Scale 1:100, Drawing No: 5654(PL)04, Rev: B, received by the Local Planning Authority on the 4<sup>th</sup> March 2024.
- Foul Water Inspection, Prepared by Fawcett Percolation Services Ltd, received by the Local Planning Authority on the 16<sup>th</sup> April 2024.
- Proposed FW & SW Drainage Layout, Scale 1:200, Drawing No: J1512\_01, received by the Local Planning Authority on the 16<sup>th</sup> April 2024.
- Drainage Cover Letter, received by the Local Planning Authority on the 16<sup>th</sup> April 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.

Prior to Occupation/First Use Conditions:

3. Prior to its first installation within the site, full details of the proposed replacement flue must be submitted to and approved in writing by the Local Planning Authority. The replacement flue must be installed in accordance with the approved details and retained at all times thereafter.

Reason

In the interest of residential amenity.

4. The drainage for the development hereby approved, must be carried out in accordance with principles set out in the approved plans:
- Foul Water Inspection, Prepared by Fawcett Percolation Services Ltd, received by the Local Planning Authority on the 16<sup>th</sup> April 2024.
  - Proposed FW & SW Drainage Layout, Scale 1:200, Drawing No: J1512\_01, received by the Local Planning Authority on the 16<sup>th</sup> April 2024.
  - Drainage Cover Letter, received by the Local Planning Authority on the 16<sup>th</sup> April 2024.

Prior to the first use of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

5. Prior to the first use of the function room hereby approved the windows within the north elevation must be fitted with obscure glazing in accordance with the details shown on the approved plan 'Proposed Elevation & Floor Plans (Amended), Scale 1:100, Drawing No: 5654(PL)03, Rev: E, received by the Local Planning Authority on the 19<sup>th</sup> June 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:

6. The use of the development hereby permitted must only be open to the public/customers between:
- Monday to Thursday: 4pm - 11pm (pub only)
  - Friday - 4pm - 12.30am (pub and function room)
  - Saturday – Noon - 12.30am (pub and function room)
  - Sunday – Noon - 11pm (pub and function room)

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality.

7. Construction site operating hours, including deliveries, will be Monday – Friday 08:00 to 18:00 and Saturday 08:00 to 13:00 only.

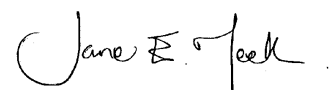
Reason

In the interest of residential amenity.

**Statement:**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and 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  
Thriving Place and Investment

21<sup>st</sup> June 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](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.