



Cumberland Council
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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: 4/24/2079/0F1

**NEW TRIPLE GARAGE AND DETACHED STABLE
UNDERWOOD, THE HILL, MILLOM**

Mr & Mrs Slack

The above application dated 06/03/2024 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. Permission must relate to the following plans and documents as received on

the respective dates and development must be carried out in accordance with them:

- Location Plan, Scale 1:2500, received by the Local Planning Authority on the 6th March 2024.
- Proposed Garage Plans and Elevations, Scale 1:100, Drawing No: 5680(PL)01, Revision: A, received by the Local Planning Authority on the 6th March 2024.
- Proposed Stable Plans and Elevations, Scale 1:100, Drawing No: 5680(PL)02, Revision: A, received by the Local Planning Authority on the 6th March 2024.
- Existing Site Plan, Scale 1:250, Drawing No: 5680(PL)03, Revision: -, received by the Local Planning Authority on the 6th March 2024.
- Proposed Site Plan, Scale 1:250, Drawing No: 5680(PL)04, Revision: -, received by the Local Planning Authority on the 6th March 2024.
- Block Plan, Scale 1:500, Drawing No: 5680(PL)05, Revision: -, received by the Local Planning Authority on the 6th March 2024.
- Tree Survey, Prepared by Lakeland Tree Consultancy October 2023, received by the Local Planning Authority on the 6th March 2024.
- Planning Statement on Usage, Prepared by HM Architecture, received by the Local Planning Authority on the 20th March 2024.
- Arboricultural Impact Assessment, Prepared by Lakeland Tree Consultancy October 2023, received by the Local Planning Authority on the 24th 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.

Pre-Commencement Conditions:

3. Prior to any construction activity on site, the applicant should implement in full the tree protection measures detailed in Section 5 and plan TLC237-TPP of the approved document 'Arboricultural Impact Assessment, Prepared by Lakeland Tree Consultancy October 2023, received by the Local Planning Authority on the 24th April 2024' to protect the retained trees during the construction operations. The protective barriers must be erected prior to any construction work on site and maintained for the duration of the construction operations. Any amendments to the approved Arboricultural Method Statement must be submitted to the Local Planning Authority and approved in

writing.

Reason

To adequately protect the existing trees on site which are subject to a TPO in the interests of visual amenity.

Other Condition:

4. The detached stables and triple garage hereby approved must only be used for the purposes outlined within the approved document 'Planning Statement on Usage, Prepared by HM Architecture, received by the Local Planning Authority on the 20th March 2024' and for no commercial or other purposes whatsoever.

Reason

To ensure that non-conforming uses are not introduced into the area.

Informative:

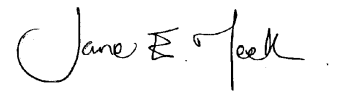
Public Right of Way 416034 is located adjacent to the development site. The applicant must be advised that the granting of planning permission would not give the applicant the right to block or obstruct the right of way shown on the attached plan and the right of way must be kept open and unaltered for public use until an order made to divert, stop up or to temporarily close it has been confirmed.

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

21st May 2024

A handwritten signature in black ink, reading "Jane E. Meek". The signature is fluid and cursive, 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) 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.