

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

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| 1. | Reference No: | 4/24/2139/0F1 | |
| 2. | Proposed Development: | CONVERSION OF FIRST FLOOR RESIDENTIAL ACCOMMODATION TO FORM A ONE BEDROOM FLAT WITH ASSOCIATED EXTERNAL ALTERATIONS TO FORM TWO NEW ACCESS POINTS AND FORMATION OF REFUSE POINT AND REPLACEMENT EXTERNAL DOORS AND WINDOWS | |
| 3. | Location: | 47 WELLINGTON STREET, MILLOM | |
| 4. | Parish: | Millom | |
| 5. | Constraints: | ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads | |
| 6. | Publicity Representations &Policy | Neighbour Notification Letter | Yes |
| | | Site Notice | Yes |
| | | Press Notice | Yes |
| | | Consultation Responses | See Report |
| | | Relevant Policies | See Report |
| 7. | Report: | | |
| | Site and Location | | |
| | | This application relates to 47 Wellington Street, located within the centre of Millom. The site is a mid-terrace property located within the Millom Town Centre and lies within the Conservation Area. | |
| | | The property is currently utilised as an existing commercial property at ground floor with associated residential accommodation above. | |

Relevant Planning History

4/20/2069/0F1 – Change of use from retail unit to a chip shop (Use Class A5/A3) and erection of flue to rear elevation – Approved.

Proposal

This application seeks planning permission to convert the first floor to residential accommodation to form a one bedroom flat with associated external alteration to form two new access points and formation of refuse point and replacement of external doors and windows.

To create a separate residential flat within the first floor of the property a small section of the ground floor of the rear of the property will be separated from the commercial use to create a residential access point. A new door will be inserted into the side elevation and a stairway will provide access to the residential flat. The flat will comprise a single double bedroom, bathroom, and open plan kitchen/dining/living room. A refuse area will be installed adjacent to this new opening within the rear yard to serve the proposed flat.

The ground floor of the property will be retained for commercial use with the existing internal staircase removed to create more floor space. An existing door and window will also be removed within the ground floor side elevation. To the rear of the ground floor two new access points will be instated to create a new access from the lane to the rear of the site to serve the commercial unit, and to create a secure refuse store for the commercial unit.

The application also seeks permission to alter the existing first floor window within the front elevation. The existing cill height for the existing front window will be reduced by 0.15m to provide a means of escape for the habitable spaces within the first floor flat.

Consultation Responses

Millom Town Council

No objections in principle to this application.

Cumberland Council – Highway Authority & Local Lead Flood Authority

As this falls under our Service Level Agreement (SLA) with your Council, this application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement.

The highway and drainage implications of this application would therefore have to be decided by the Local Planning Authority.

If you have a particular aspect of this application you wish us to consider, please feel free to



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contact me direct.

United Utilities

No comments received.

Cumberland Council – Conservation & Design Officer

Conclusion: Suggest detail revision

Assessment:

- The change of use of the upper floor would not appear to entail any heritage impact.
- The alterations to the rear appear negligible in impact, but as the rear is not visible from any of the surroundings, I would view this as having a neutral impact on the conservation area.
- At the front, the slight lowering of the first floor window sill for escape window purposes will have a negligible impact on the character and appearance of the conservation area.
- Our Conservation Area Design Guide recommends use of timber windows in conservation areas. As the rear of the building is concealed, I suggest that the new window in the frontage provides an opportunity to install a painted timber unit and improve the appearance of the frontage.

Natural England

No comments received.

Cumberland Council – Environmental Health

There are no objections from Environmental Health to this proposal, subject to the following comments.

The residential accommodation should have a minimum of 1 hour fire protection from the food premises on the ground floor and have suitable fire safety measures incorporated into the build.

Adequate sound insulation measures against noise transfer from the commercial ground floor to the residential dwelling above are also required.

In both cases, the Building Regulations procedure should deal with such statutory requirements.

It is noted that there is an existing external kitchen extract duct on the rear elevation of this property that terminates above the rear roof eaves.

The duct passes close to the rear first floor window, which will be the bedroom window of the residential flat.

Notwithstanding the comments of the Conservation and Design Officer of 21.05.24, the

provision of a double / triple glazed window unit for the bedroom is advised to mitigate against noise intrusion from the kitchen extract duct.

Any noise disturbance from construction works may be a consideration.

As such, a condition relation to construction hours is requested.

This development is within the Millom Smoke Control Area, so any heating appliance provided to the residential flat should comply with its legal obligations.

Public Representation

This application has been advertised by way of a site notice, press notice, and neighbour notification letters issued to six properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS1 – Improving the Housing Offer

Policy SS3 – Housing Needs, Mix and Affordability

Policy ER6 – Location of Employment

Policy ER7 – Principle Town Centre, Key Service Centres, Local Centres and other service areas: Roles and Functions



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Policy ER9 – The Key Service Centres, Local Centres and other small centres

Policy SS4 – Community and Cultural Facilities

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV4 – Heritage Assets

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM21 – Protecting Community Facilities

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 – Landscaping

Policy DM27 – Built Heritage and Archaeology

Emerging Copeland Local Plan 2021 – 2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the ELP.

The Local Plan Examination Hearing Sessions were completed in March 2023.

The appointed Planning Inspector issued their post hearing letter in June 2023, which identified the next steps for the examination.

The appointed Planning Inspector has now considered all representations and the discussions that took place during the Local Plan Examination Hearing Sessions in 2023 and has identified a number of amendments or 'modifications' that are required in order to ensure the ELP is sound i.e. positively prepared, justified, effective and consistent with national planning policy.

A six week public consultation seeking views on the proposed modifications to the ELP commenced on Wednesday 14th February 2024 and closed on the 28th March 2024. The Planning Inspectors Report is awaited.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the

NPPF.

Given the advanced stage of preparation of the ELP full weight can be attached to policies where no objections have been received or objections have been resolved. As the consultation on the main modifications to the ELP is now complete significant weight can also be afforded to the policies of the ELP where modifications are proposed.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Strategic Policy DS3PU: Settlement Hierarchy Strategic

Policy DS4PU: Settlement Boundaries

Policy DS6PU: Design and Development Standards

Policy DS7PU: Hard and Soft Landscaping

Strategic Policy DS8PU: Reducing Flood Risk

Policy DS9PU: Sustainable Drainage

Policy DS10PU: Soils, Contamination and Land Stability

Policy DS11PU - Protecting Air Quality

Policy SC5PU: Community and Cultural Facilities

Strategic Policy SC1PU: Health and Wellbeing

Strategic Policy R1PU: Vitality and Viability of Town Centres and villages within the Hierarchy

Strategic Policy R2PU: Hierarchy of Town Centres

Policy R9PU: Non-Retail Development in Town Centres

Strategic Policy H1PU: Improving the Housing Offer

Strategic Policy H2PU: Housing Requirement

Strategic Policy H3PU: Housing delivery

Strategic Policy H4PU: Distribution of Housing

Strategic Policy H5PU: Housing Allocations

Policy H13PU: Conversion and sub-division of buildings to residential uses including large HMOs

Policy SC2PU: Sporting, Leisure and cultural Facilities (excluding playing pitches)

Policy SC5PU: Community and Cultural Facilities

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2PU: Local Nature Recovery Networks



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Strategic Policy N3PU: Biodiversity Net Gain

Strategic Policy N6PU: Landscape Protection

Strategic Policy N9PU - Green Infrastructure

Strategic Policy R1PU: Vitality and Viability of Town Centres and villages within the Hierarchy

Policy SC5PU: Community and Cultural Facilities

Strategic Policy BE1PU: Heritage Assets

Policy BE2PU: Designated Heritage Assets

Policy BE3PU: Archaeology

Policy BE4PU: Non- Designated Heritage Assets

Strategic Policy CO4PU - Sustainable Travel

Policy CO5PU - Transport Hierarchy

Policy CO7PU - Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy Framework (2023)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

Strategic Housing Market Assessment 2021 (SHMA)

Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Assessment

The key issues raised by this application relate to the principle of the development; impact on community facilities; scale, design, and impact of the development; impact on conservation area; access, parking, and highway safety, flood risk and drainage; and ecology.

Principle of Development

Policy ST1 of the Copeland Local Plan seeks to support development that provides or contributes to the Borough's social and community infrastructure enabling everyone to have good access to jobs, shops, services, and recreational/sport facilities. This policy also seeks to support the development of tourism in appropriate locations.

Policy ST1 and ST2 of the Copeland Local Plan supports the principle of new housing and seeks to concentrate development within the defined settlement boundaries in accordance

with the Borough's settlement hierarchy. The principle of new housing is also supported by in the Copeland Local Plan through policies SS1, SS2 and SS3. These policies seek to promote sustainable development to meet the needs and aspirations of the Boroughs housing market, as well as having consideration for the requirements of smaller settlements within the Borough, which respect their scale and function.

The application site lies within the designated settlement boundary for Millom, which is identified as one of the Borough's Key Service Centres in Policy ST2 of the Copeland Local Plan. This policy seeks to encourage opportunities for the start up and growth of small and medium enterprises, with a focus on linkages to the nuclear sector and tourism, and seeks to support mixed use development in principle. This policy also allows for infill housing sites and moderate allocations to form extensions to the town to meet general needs, with larger sites required to offer a proportion of affordable housing.

Policy DS3PU of the Emerging Local Plan continues to identify Millom as a Key Service, where the focus will be on town centre and employment developments, and medium scale housing extensions, windfall and infill developments. Policy DS4PU of the Emerging Local Plan states that development within the identified settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise.

This application seeks alterations to an existing commercial property within the centre of Millom in order to create a separate residential flat within the first floor. The works will ensure that the existing commercial premises is retained whilst creating an additional residential unit within the town centre. The principle of this development is therefore considered to be acceptable. On this basis, the proposal is considered to comply with Policies ST1, ST2, and ER6 of the Copeland Local Plan, Policies DS3PU and DS4PU of the Emerging Local Plan, and provisions of the NPPF.

Impact on Community Facilities

Policy SS4 of the Copeland Local Plan protects range of services and facilities serving the Borough's communities by encouraging the provision and retention of good quality services and facilities which meet the needs of local communities and are accessible by public transport, cycling or on foot. This policy also allows for the expansion and enhancement of existing community and cultural facilities to assist continuing viability and guards against the loss of land or buildings belonging to existing facilities in all locations by ensuring sites are retained for other forms of community use and ensuring satisfactory alternative provision is made where development will result in a loss of a service. Policy DM21 of the Copeland Local Plan states that development or change of use which would result in the loss of an existing social, community, cultural or sports facility will be resisted where there is evidence that there is a demand for that facility that is unlikely to be met elsewhere.

Policy SC5PU of the Emerging Local Plan states that proposals for new community facilities will be supported in principle and developments must be located within a settlement boundary



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identified within the hierarchy unless the proposal is for a specific activity that required a location that cannot be accommodated within a settlement, be accessible by sustainable transport modes where possible, be of a scale appropriate to its surroundings, ensure adequate parking is provided, ensure the development does not cause unacceptable harm on residential amenity, and ensure that biodiversity conservation interests would not be harmed as a result. This policy also states that the loss of existing community facilities through change of use or new development requiring planning permission will only be permitted where it can be clearly demonstrated, to the satisfaction of the Council, that its continued use as a community or cultural facility is no longer feasible, having had regard to appropriate marketing, there is sufficient provision of such facilities in the area, and/or sufficient alternative provision has been, or will be made elsewhere which is equally accessible and of the same quality or better than the facility being lost.

The property is currently utilised as an existing commercial property at ground floor with associated residential accommodation above. The proposed works seek to create a separate self-contained residential flat within the first floor whilst retaining the ground floor commercial use. As part of the development a small area of the ground floor will be lost in order to accommodate a separate residential access and staircase, however this is not considered a significant alteration to the property with the majority of the ground floor retained for commercial use.

On this basis, the development is not considered to result in a loss of this existing commercial facility, therefore the proposal complies with Policies SS4 and DM21 of the Copeland Local Plan, SC5PU of the Emerging Local Plan, and provisions of the NPPF.

Scale, Design, and Impact of the Development

Policy SS1 of the Copeland Local Plan seeks to make Copeland a more attractive place to build homes and to live through requiring new development to be designed and built to a high standard.

Policy DM10 of the Copeland Local Plan expects high standards of design and the fostering of quality places. It is required that development responds positively to the character of the site and the immediate and wider setting and enhance local distinctiveness. It is required that development incorporate existing features and address vulnerability to and fear of crime and antisocial behaviour.

Policy DS6PU of the Emerging Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

The proposed alterations to the property to create a separate residential flat and commercial premises will be within the envelope of the existing building. The proposal does however

include alterations to the external openings within the building. Within the front elevation of the property the existing first floor window will be altered to create a larger opening to ensure a means of escape for the proposed residential flat. This alteration is considered minor and will not significantly alter the character of the buildings frontage and will not create amenity issues for neighbouring properties. The alterations to the rear of the property includes the insertion of two access doors which face onto the rear access lane. These again are not considered to create amenity issues for neighbouring properties and reflect existing openings within other properties within the area ensuring the development will not have an adverse impact on the overall streetscene. The proposal also seeks to alter the existing openings within the ground floor side elevation, including the removal of windows and insertation of an access door, the existing high boundary wall around the rear of the site is considered to mitigate any impacts of these alterations.

No objections have been received from any neighbouring properties.

On this basis, the proposal is considered to comply with Policies SS1 and DM10 of the Copeland Local Plan, Policy DS6PU of the Emerging Local Plan, and the provisions of the NPPF.

Impact on Conservation Area

Policy ST1, ENV4, DM27 of the Copeland Local Plan and Policy BE1PU and BE2PU of the Emerging Local Plan seek to protect, conserve and where possible enhance heritage assets including archaeological assets.

The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a need “in considering whether to grant listed building consent for any works [for the Local Planning Authority to] have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest” [Section 16(2)]. This requirement also applies to the granting of planning permission affecting a listing building or its setting [Section 66(1)].

Section 72 of the 1990 Act states that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area.”

Paragraph 134 of the National Planning Policy Framework (NPPF) asserts that “Development that is not well designed should be refused”.

NPPF para. 197 states that “In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...”

NPPF para. 199 states, in the case of designated heritage assets, “great weight should be given to the asset’s conservation”, irrespective of whether potential harm is substantial, less-than-substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 202).

Paragraph 203 of the National Planning Policy Framework (NPPF) states the effect on the

significance of a non-designated heritage asset should be taken into account when making decisions.

Opportunities should be sought for new development within conservation areas and the settings of heritage assets that enhances or better reveals their significance. (para. 206)

Referring to assets in a conservation area, NPPF para. 207 states that loss of an element that makes a positive contribution to a conservation area should be treated as either substantial (under para. 201) or less-than-substantial harm (under paragraph 202).

The Council's Conservation Officer has confirmed that the rear alterations have a neutral impact on the Conservation Area as they are not visible. The Officer has however stated that the alterations to the first floor window cill will have a negligible impact on the character and appearance of the Conservation Area. It is therefore recommended that timber windows be utilised within the front elevation of the property. The agent has requested that this detail be secured by condition. An appropriately worded condition will therefore be attached to this decision notice to secure the details of the timber window prior to installation and its retention.

On the basis of this condition, the application is considered to preserve and enhance the existing heritage assets and therefore the proposal is considered to comply with Policies ST1, ENV4, DM27 of the Copeland Local Plan, Policy BE1PU and BE2PU of the Emerging Local Plan, and provisions of the NPPF.

Access, Parking, and Highway Safety

Policy T1 of the Core Strategy requires mitigation measures to be secured to address the impact of major housing schemes on the Boroughs transportation system. Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context.

Policies CO4PU, CO5PU and CO7PU of the ELP promotes active travel.

The application site currently has no off-street parking, this will not be altered as part of this application. Notwithstanding this the site is located within the town centre which benefits from existing on-street parking, nearby car parks, and other sustainable transport links. Whilst the proposal seeks to create a separate residential unit to the ground floor commercial use, the upper floor was previously utilised as residential accommodation associated with the commercial use. The proposal therefore does not increase the need for off-street parking at the site.

The Highway Authority have offered no comments on this application.

It is therefore considered that the proposal will not have a detrimental impact on highway safety in accordance with Policies T1 and DM22 of the Copeland Local Plan, Policies CO4PU, CO5PU and CO7PU of the Emerging Local Plan and provisions of the NPPF.

Flood Risk and Drainage

Policy ST1B(ii) and paragraph 163 of the NPPF seek to focus development on sites that are

at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design. Policy ENV1 and DM24 of the Copeland Local Plan reinforces the focus of protecting development against flood risk.

The application site is located within Flood Zone 1, therefore a Flood Risk Assessment has not been submitted to support this application.

The drainage for the development will remain as existing. The application states that the foul water from the site will be disposed of by the main sewer and surface water will be disposed by the existing water course.

The LLFA have offered no comments on this application, however as the drainage for the site is to remain unaltered and impermeable surfaces will not be increased, the development is not considered to have an adverse effect on flood risk in accordance with Policies ST1, ENV1 and DM24 of the Copeland Local Plan, Policies DS8PU and DS9PU of the Emerging Local Plan, and the provisions of the NPPF.

Ecology

Policies ST1, ENV3, and DM25 seeks to ensure that new development will protect and enhance biodiversity and geodiversity.

Policy N1PU of the Emerging Local Plan LP defines a mitigation hierarchy.

Policy N3PU of the Emerging Local Plan requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1PU above. This is in addition to any compensatory habitat provided under Policy N1PU. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

The application site is identified as a potential area for natterjack toads. As the application site is not located within 200m of a watercourse (as indicated within the ALGE trigger list), and is within an existing built up area on a previously developed site, the development is not considered to disturb any habitats. On the basis of the above it is considered that this is not a habitat that is likely to contain natterjack toads.

It is therefore considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan, Emerging Local Plan and the NPPF.

Planning Balance and Conclusions

This application seeks to alter an existing town centre property to create a separate commercial unit with self-contained residential flat within one of the Borough's Key Service Centres creating a new residential unit within a sustainable location. The proposal seeks to retain an existing commercial facility and includes minor alterations to the internal layout of the ground floor unit, therefore the development is not considered to result in the loss of an



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| | <p>existing commercial facility.</p> <p>The proposed alterations to the property will be accommodated within the existing footprint of the building and will require minimal external alteration, therefore the development is not considered to have a detrimental impact on the character of the area or the adjacent residential properties.</p> <p>The Council's Conservation Officer has confirmed that the works to the rear of the site are not visible and will therefore have a neutral impact on the Conservation Area. However, works to the front of the site are considered to have a negligible impact therefore a condition is proposed to secure the use of timber windows. The use of timber windows will ensure that the proposal preserves and enhances the character of the Conservation Area.</p> <p>The proposal continues to offer no off-street parking, however the site is located within the town centre which benefits from existing on-street parking, nearby car parks, and other sustainable transport links. There are also considered to be no issues relating to ecology, or drainage as part of the proposed works.</p> <p>On balance the positive benefits that would result from this proposal outweigh any potential harm and the proposal represents a sustainable form of development which complies with the Policies set out in the Copeland Local Plan and the guidance within the NPPF.</p> |
| 8. | <p>Recommendation:</p> <p>Approve (commence within 3 years)</p> |
| 9. | <p>Conditions:</p> <p><u>Standard Conditions:</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none"> 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:- <ul style="list-style-type: none"> - Location/Block Plan, Scale 1:500 & 1:1250, Drawing Reference: 24-14-P-L, received by the Local Planning Authority on the 18th April 2024. - Proposed Site Plan, Scale 1:200, Drawing Reference: 24-14-P-01, received by the |

Local Planning Authority on the 18th April 2024.

- Plans as Existing, Scale 1:100, Drawing Reference: 24-14-P-02, received by the Local Planning Authority on the 18th April 2024.
- Elevations as Existing, Scale 1:100, Drawing Reference: 24-14-P-03, received by the Local Planning Authority on the 18th April 2024.
- Existing 3D Sketches, Drawing Reference: 24-14-P-04, received by the Local Planning Authority on the 18th April 2024.
- Plans as Proposed, Scale 1:100, Drawing Reference: 24-14-P-05, received by the Local Planning Authority on the 18th April 2024.
- Elevations as Proposed, Scale 1:100, Drawing Reference: 24-14-P-06, received by the Local Planning Authority on the 18th April 2024.
- Proposed 3D Sketches, Drawing Reference: 24-14-P-07, received by the Local Planning Authority on the 18th April 2024.
- Design Access & Heritage Statement, Prepared by Fox-AD, received by the Local Planning Authority on the 18th 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 Installation/First Use Conditions:

3. Prior to the first installation within the development hereby approved, details of the proposed timber window to be installed within the first floor front elevation must be submitted to and approved in writing by the Local Planning Authority. The timber window must be installed prior to the first occupation of the first floor flat in accordance with the approved details and must be retained as such at all times thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to safeguard the heritage asset.

Other Conditions:

4. Following approval of the development, construction activities that are audible at the



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site boundary must be carried out only between the following hours:

- 08:00am to 18:00pm Monday to Friday; and
- 08:00am to 13:00 Saturdays

No construction works shall take place at any time on Sundays or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason

To safeguard the amenity of neighbouring occupiers in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

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.

Case Officer: C. Burns

Date : 12.06.2024

Authorising Officer: N.J. Hayhurst

Date : 12.06.2024

Dedicated responses to:- N/A