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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Peter Lockhart
Lakeside
Braystones
Beckermot
CA21 2YL

APPLICATION No: 4/24/2148/0F1

**DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF SINGLE
STOREY SIDE AND REAR EXTENSIONS & FRONT PORCH EXTENSION
THE OLD CAPTAINS HOUSE, 1 SPRINGFIELD ROAD, BIGRIGG**

Mr Peter Lockhart

The above application dated 20/05/2024 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:-

- Plans as Existing: Location Plan, Block Plan, & Plans as Existing, Scale 1:50, 1:500 & 1:1250, Drg: 001, Rev: A, received by the Local Planning Authority on the 20th May 2024.
- Elevations as Existing, Scale 1:50, Drg: 002, Rev: A, received by the Local Planning Authority on the 20th May 2024.
- Plans as Proposed, Scale 1:50 & 1:100, Drg: 003, Rev: A, received by the Local Planning Authority on the 20th May 2024.
- Elevations as Proposed, Scale 1:50, Drg: 004, Rev: A, received by the Local Planning Authority on the 20th May 2024.
- Covering Letter, received by the Local Planning Authority on the 20th May 2024.
- Email from Applicant – Response to UU, received by the Local Planning Authority on the 2nd August 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.

Other Conditions:

3. Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours:

- Monday to Friday 08.00 – 18.00
- Saturday 08.00 – 13.00

There shall be no construction activities on Sunday 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

In the interests of the amenities of surrounding occupiers during the construction of the development.

4. The use of the development hereby permitted must only be open to the public/customers between:

- 11.00am - 11.00pm Monday to Thursday;
- 11.00am - 01.00am Friday and Saturday; and
- 12.00pm - 10.30pm Sunday.

Reason

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

Informative Note

A public sewer crosses the site. The applicant will need to obtain a Building Over Agreement from United Utilities as part of the proposed works.

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



Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking

04th September 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.