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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

CDT Hospitality Ltd
The Central Hotel
70 Main Street
Egremont
CA22 2DB
FAO: Mrs Amanda Hyland

APPLICATION No: 4/24/2202/0F1

CHANGE OF USE FROM GROUND FLOOR RETAIL AND FIRST FLOOR RESIDENTIAL (CLASS E & C3) TO FORM A SHORT TERM LET/HOLIDAY COTTAGE (CLASS C3) AND EXTERNAL ALTERATIONS INVOLVING THE REPLACEMENT OF EXISTING WINDOWS AND DOORS, THE INSTALLATION OF ROOF LIGHTS AND THE WIDENING OF AN EXISTING DOOR OPENING ON THE REAR ELEVATION AND THE DEMOLITION OF A CHIMNEY

70A MAIN STREET, EGREMONT

CDT Hospitality Ltd

The above application dated 03/06/2024 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:-

- Site Location Plan, Scale 1:500, Reference Number: TQRQM24121213627472, received by the Local Planning Authority on the 3rd June 2024.
- As Existing & Proposed Plans, Scale 1:50, Dwg No: 02, Rev: A, received by the Local Planning Authority on the 3rd June 2024.
- As Existing & Proposed Elevation, Scale 1:50, Dwg No: 05, Rev: - , received by the Local Planning Authority on the 3rd June 2024.
- Design, Access, and Heritage Statement (Amended), received by the Local Planning Authority on the 15th July 2024.
- Appendix 1 – Supporting Details and Photographs (Amended), received by the Local Planning Authority on the 14th July 2024.
- Appendix 2 – Window and Door Specification (Amended), received by the Local Planning Authority on the 22nd July 2024.
- Parking Plan, Scale 1:500, Reference Number: TQRQM24121213627472, received by the Local Planning Authority on the 17th June 2024.
- Noise Management Plan (Amended), received by the Local Planning Authority on the 6th 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. The windows and doors within the development hereby approved must be fitted with the materials specified on the approved plans:
- Design, Access, and Heritage Statement (Amended), received by the Local Planning Authority on the 15th July 2024.

- Appendix 1 – Supporting Details and Photographs (Amended), received by the Local Planning Authority on the 14th July 2024.
- Appendix 2 – Window and Door Specification (Amended), received by the Local Planning Authority on the 22nd July 2024.

All openings must be retained in accordance with the approved details at all times thereafter.

Reason

To safeguard the traditional appearance of the Heritage Asset.

4. The use of the building hereby approved must be carried out in accordance with the approved document at all times:
 - Noise Management Plan (Amended), received by the Local Planning Authority on the 6th August 2024.

Reason

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

5. 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 and

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.

Measures for the mitigation of dust and other airborne pollutants should also be taken at all times during the construction phase.

Reason

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement/installation of windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwelling, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of the visual amenity of the area.

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
Place, Sustainable Growth and Transport

16th August 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.