



Cumberland Council
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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Wright Land & Property Ltd
8 Fell View Drive
Egremont
CA22 2JL
FAO: Mr David Wright

APPLICATION No: 4/24/2208/0F1

**MATERIAL CHANGE OF USE OF GARAGE AND WORKSHOP TO FORM
CONFERENCE/COMMUNITY FACILITY AND THE DEMOLITION AND
REPLACEMENT OF AN EXISTING SINGLE STOREY EXTENSION AND MINOR
EXTERNAL ALTERATIONS TO THE REAR ELEVATION TO ENLARGE A
WINDOW AND DOOR OPENING**

**FORMER BRICK HOUSE BAKERY TO REAR OF 27 MARKET PLACE,
EGREMONT**

Emma Ralls Wealth Management Ltd

The above application dated 10/06/2024 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, Site Block Plan, and Existing Plans & Elevations, Scale 1:50, 1:100, 1:500 & 1:1250, Drg 001, received by the Local Planning Authority on the 10th June 2024.
- Existing Sections, Scale 1:100, Drg 002, received by the Local Planning Authority on the 10th June 2024.
- Proposed Plans and Elevations (Amended), Scale 1:50, Drg 003, received by the Local Planning Authority on the 12th August 2024.
- Proposed Sections (Amended), Scale 1:100, Drg 004, received by the Local Planning Authority on the 12th August 2024.
- BNG Exception Statement, received by the Local Planning Authority on the 10th June 2024.
- Heritage Statement, Prepared by Wright Land & Property Ltd, received by the Local Planning Authority on the 10th June 2024.
- Planning Statement/Design and Access Statement (Amended), Prepared by Wright Land & Property Ltd 18th September 2024, received by the Local Planning Authority on the 18th September 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 First Use/Occupation Conditions:

3. Prior to their first use within the development hereby approved, samples and details of the materials to be used within the external surfaces of the development must be submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

Reason

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

4. Prior to the first installation within the development hereby approved, details of the proposed doors and windows must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details at all times thereafter and must not be altered without the prior consent of the Local Planning Authority.

Reason

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

5. Prior to the first use of the development hereby approved the side facing window within the south elevation of the rear extension must be fitted with obscure glazing. 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 building hereby approved must only be permitted to the public/customers between:
 - 8:30am – 23:00pm Monday to Friday; and
 - 9:00am – 23:00pm Saturdays, Sundays and bank holidays

Reason

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

7. Following approval of the development, demolition/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

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.

8. Artificial light to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E2 contained within Table 2 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01:2021.

Reason

To safeguard the amenities of nearby residential occupiers.

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

17th October 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.