



Cumberland Council
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PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

SNG Architecture Ltd
South North Group
Greengate Business Centre
2 Greengate Street
Oldham
OL4 1FN
FAO: Mr Spencer Fretwell

APPLICATION REFERENCE: 4/24/2268/OL1

LISTED BUILDING CONSENT FOR ALTERATIONS COMPRISING THE REPLACEMENT OF REAR BASEMENT DOOR WITH A SASH WINDOW, CREATION OF FRONT BASEMENT COVERED LIGHT-WELL WITH ENLARGED WINDOW. THE RE-INTRODUCTION OF AN INTERNAL STAIRCASE TO THE BASEMENT. INTERNAL BASEMENT REFURBISHMENT TO RETURN IT TO A HABITABLE STANDARD AND THE INSTALLATION OF BEDROOM EN SUITE FACILITIES.

46 LOWTHER STREET, WHITEHAVEN

Lowther St Apartments Ltd

The above application dated 02/08/2024 has been considered by the Council in pursuance of its powers under the above Act and LISTED BUILDING CONSENT HAS BEEN GRANTED subject to the following conditions:

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason

To comply with Sections 18 and 74 of the Planning (Listed Buildings and

Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Application form, received 2nd August 2024;
Site Location Plan, scale 1:1250, received 2nd August 2024;
Existing and Proposed Site Plan, scale 1:100, drawing number SNG-LS-HMO-SP, received 25th November 2025;
Proposed Plans, scale 1:100, drawing number SNG-LS-LBC2-6HMO-A, received 25th November 2025;
Front Elevations, scale 1:100, drawing number SNG-LS-LBC2-PFE, received 25th November 2025;
Rear Elevations, scale 1:100, drawing number SNG-46LS-LBC2-PRE-C, received 25th November 2025;
Design, Access and Heritage Statement, Revision C, received 25th November 2025;
Water Proofing Solutions WPDOP058, received 2nd May 2025;
Water Proofing Solutions WPDOP06, received 2nd May 2025;
Cavity Drain Membrane Technical Data Sheet, received 2nd May 2025;
Cavity Drain Membrane Product Sheet, received 2nd May 2025;
Waterguard and Floor Drain Data, received 2nd May 2025;
Guidelines of Wykamol-SumpFlo, received 2nd May 2025;
Wykamol-SumpFlo Technical Data Sheet, received 2nd May 2025;
Cavity Drain Membrane BBA Product Sheet, received 2nd May 2025;
Basement Photographs, received 2nd May 2025;
Proposed Basement Tanking Plan, received 25th November 2025;
Demolition Drawing, received 25th November 2025;
Existing & Proposed Section, scale 1:100, drawing number SNG-LS-LBC2-S-B, received 25th November 2025;
Design Philosophy, received 2nd May 2025;
CM8 Cavity Drain Membrane Product Sheet, received 25th November 2025;
CM20 Cavity Drain Membrane Product Sheet, received 25th November 2025;
CM20 Cavity Drain Membrane Declaration of Performance, received 25th November 2025;
CM20 Cavity Drain Membrane Technical Datasheet, received 25th November 2025;
CM8HD700 Cavity Drain Membrane Technical Datasheet, received 25th November 2025;
CM8HD700 Cavity Drain Membrane Declaration of Performance, received 25th November 2025;
Sanipro XR Product Sheet, received 25th November 2025;
SumpFlo Product Sheet, received 25th November 2025;
Waterguard and Floor Drain Product Sheet, received 25th November 2025;
Proposed Services Layout Plan, received 25th November 2025.

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.

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

30th January 2026



Nick Hayhurst
Head of Planning and Place
Thriving Places

LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT

NOTICE

IMPORTANT: This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations.

These Notes do not apply when consent is granted unconditionally.

Appeals to the Secretary of State

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/planning-inspectorate or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

If Listed Building consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Authority a Listed Building purchase notice requiring the Authority to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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.