



**Cumberland Council**  
**Cumbria House**  
**107-117 Botchergate**  
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**[cumberland.gov.uk](http://cumberland.gov.uk)**

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

**NOTICE OF LISTED BUILDING CONSENT**

Mr & Mrs Kane  
Fairladies  
102 Main Street  
St Bees  
CA27 0AD

**APPLICATION No: 4/24/2277/0L1**

**LISTED BUILDING CONSENT FOR THE INSTALLATION OF SOLAR PANELS  
ON REAR ROOF OF DWELLING AND ON ROOF OF DETACHED BARN AND  
ASSOCIATED BATTERY STORAGE AND CABLING**

**FAIRLADIES, 102 MAIN STREET, ST BEES**

**Mr & Mrs Kane**

The above application dated 15/08/2024 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 must 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 must relate to the following plans and documents as received on

the respective dates and development must be carried out in accordance with them:

- Application Form, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Location Plan, Scale 1:1250, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Block Plan, Scale 1:500, Plan Reference Number: TQRQM24198094139548, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Annotated Block Plan, Scale 1:500, Plan Reference Number: TQRQM24198094139548, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- House Roof Plan, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Barn Roof Plan, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Design & Access Statement, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Heritage Statement, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Photo Montage of House, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Photo of Roof Timber 1, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Photo of Roof Timber 2, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Photo of Roof Timber 3, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Photo of Roof Timber 4, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Photo of Roof Timber 5, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Photo of Roof Timber 6, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Example of Solar Panel on Slate Roof, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Solar Panel Specification: Jinko Solar, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- GSE In-Roof System Datasheet, received by the Local Planning Authority on the 15<sup>th</sup> August 2024.
- Proposed Location of Battery Pack, received by the Local Planning Authority on the 16<sup>th</sup> September 2024.
- Technical Details of Battery Pack: Triple Power, received by the Local Planning Authority on the 16<sup>th</sup> 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.

## 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

09<sup>th</sup> October 2024

## **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](http://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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.