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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Greggs plc
12 Martin Dale
Loggerheads
Market Drayton
TF9 4DH
FAO: Mrs Sara Humphries

APPLICATION No: 4/24/2286/0F1

**NEW SHOPFRONT; REPLACE WINDOW FRAMES; REPLACE EXISTING
ENTRANCE DOOR WITH A WINDOW & REPLACE ONE WINDOW WITH A NEW
ENTRANCE DOOR; NEW AIR CONDITIONING CONDENSERS & EXTRACT
GRILLES**

50/52 MAIN STREET, EGREMONT

Greggs plc

The above application dated 20/08/2024 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. 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 (Amended), received by the Local Planning Authority on the 8th May 2025.
- Site Location Plan, Scale 1:1250, Plan Reference Number: TQRQM24142101613987, received by the Local Planning Authority on the 20th August 2024.
- Planning – Existing GA (Amended), Scale 1:50, Drawing No: RNTH/S6540/01P, Rev: B, received by the Local Planning Authority on the 20th August 2024.
- Planning – Proposed GA, Scale 1:50, Drawing No: RNTH/S6540/02P, Rev: B, received by the Local Planning Authority on the 20th August 2024.
- Planning – Shopfront (Amended), Scale 1:50, Drawing No: RNTH/S6540/04P, Rev: A, received by the Local Planning Authority on the 12th May 2025.
- Planning – Elevations, Scale 1:50, Drawing No: RNTH/S6540/05P, Rev: -, received by the Local Planning Authority on the 12th May 2025.
- Planning Sections (Amended), Scale 1:50, Drawing No: RNTH/S6540/03P, Rev: A, received by the Local Planning Authority on the 12th May 2025.
- Air Conditioning Product Information, Mitsubishi Electric, received by the Local Planning Authority on the 20th August 2024.
- Noise Levels for Air Conditioning Units, received by the Local Planning Authority on the 20th August 2024.
- Product Datasheet – The Carbopleat Disposable Panel – Gas Phase Filtration, Westbury Filtermation, received by the Local Planning Authority on the 20th August 2024.
- Product Datasheet – The Discarb Cell – Gas Phase Filtration, Westbury Filtermation, received by the Local Planning Authority on the 20th August 2024.
- Fan Specification for Main Extract, Ruck.eu Ventilation, received by the Local Planning Authority on the 20th August 2024.
- Fan Specification Product Data, Ruck.eu Ventilation, received by the Local Planning Authority on the 20th August 2024.
- Traditional Standard Range Wall Models – Vent-Axia Commercial Range, received by the Local Planning Authority on the 20th August 2024.
- Design, Access & Heritage Statement (Amended), received by the Local Planning Authority on the 12th May 2025.
- BNG Exemption Statement, received by the Local Planning Authority on the 20th August 2024.
- Odour Impact Assessment, Prepared by Accon UK Environmental Consultants, received by the Local Planning Authority on the 20th August

2024.

- Photographs, received by the Local Planning Authority on the 8th May 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.

Other Conditions:

3. The use of the building hereby approved must only be permitted to the public/customers between:

- 05:00am – 16:00pm Monday to Saturdays; and
- 07:00am – 16:00pm Sundays

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with Policy DS4 of the Copeland Local Plan.

4. The rating level of any plant and equipment of this development must not exceed noise rating curve NR30 as measured inside the nearest noise sensitive premises. The noise rating curve should be measured and assessed against a 15 minutes linear LEQ at the octave band centre frequencies 31.5 Hz – 8 KHz.

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with Policy DS4 of the Copeland Local Plan.

5. The approved carbon filtration odour mitigation measures on the cooking extract plant at the development must be installed in accordance with the following approved details and must be operational before the use commences:

- Product Datasheet – The Carbopleat Disposable Panel – Gas Phase Filtration, Westbury Filtermation, received by the Local Planning Authority

on the 20th August 2024.

- Product Datasheet – The Discarb Cell – Gas Phase Filtration, Westbury Filtermation, received by the Local Planning Authority on the 20th August 2024.
- Fan Specification for Main Extract, Ruck.eu Ventilation, received by the Local Planning Authority on the 20th August 2024.
- Fan Specification Product Data, Ruck.eu Ventilation, ed by the Local Planning Authority on the 20th August 2024.
- Traditional Standard Range Wall Models – Vent-Axia Commercial Range, received by the Local Planning Authority on the 20th August 2024.

The measures must be maintained operational for the lifetime of the development.

Reason

To safeguard the amenity of nearby premises and the area generally in accordance with Policy DS4 of the Copeland Local Plan.

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

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

There must be no construction activities at any time on Sunday or Bank Holiday.

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 in accordance with Policy DS4 of the Copeland Local Plan.

Informative Note

Biodiversity Net Gain – Exemption

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan. The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemption: De Minimis

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

30th May 2025

**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.