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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

John Coward Architects Ltd
No.3 Unsworths Yard
Ford Road
Cartmel
LA11 6PG
FAO: Sarah Gerrish

APPLICATION No: 4/24/2314/0F1

**CONVERSION, RESTORATION AND EXTENSION TO CREATE A MUSEUM,
CAFE, OUTREACH CENTRE AND HOLIDAY LET UNIT
14 ST GEORGES TERRACE, MILLOM**

The Norman Nicholson CIC

The above application dated 19/09/2024 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, received by the Local Planning Authority on the 19th September 2024.
- Final Proposal Site Plan – Site Plan and Local Plan, Scale 1:200 & 1:1250, Drawing No: 04, Revision: B, received by the Local Planning Authority on the 19th September 2024.
- Floor Plans, Scale 1:50, Drawing Number: SGT-FLOOR-001, Rev: A, received by the Local Planning Authority on the 19th September 2024.
- Elevation Plan, Scale 1:50, Drawing Number: SGT-ELEV-001, Rev: A, received by the Local Planning Authority on the 19th September 2024.
- Elevation Plan, Scale 1:50, Drawing Number: SGT-ELEV-001, Rev: A, received by the Local Planning Authority on the 19th September 2024.
- Final Proposal Plans, Scale 1:100, Drawing No: 07, Revision: C, received by the Local Planning Authority on the 19th September 2024.
- Final Proposal Section & Elevations (Amended), Scale 1:100, Drawing No: 08, Revision: B, received by the Local Planning Authority on the 4th December 2024.
- Material Schedule, September 2024, Job no: 20108, received by the Local Planning Authority on the 19th September 2024.
- Final Proposal Replacement Window Schedule, Scale 1:20, Drawing No: 09, Revision: -, received by the Local Planning Authority on the 19th September 2024.
- Heritage Statement, Prepared by Marion Barter Associates Ltd January 2018, received by the Local Planning Authority on the 19th September 2024.
- Design and Access Statement, Prepared by John Coward Architects Limited March 2022, Rev: B, Job No: 20108, received by the Local Planning Authority on the 19th 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 Occupation/Use Conditions:

3. Prior to the first use of the extension hereby approved, side facing windows must be fitted with obscure glazing in line with the approved documents:

- Final Proposal Section & Elevations (Amended), Scale 1:100, Drawing No: 08, Revision: B, received by the Local Planning Authority on the 4th December 2024.

The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties in accordance with DS4 of the Copeland Local Plan.

Other Conditions:

4. 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 should be no construction activities on the site any any time on Sunday 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.

Reason

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

5. The use of the building hereby approved (excluding the proposed holiday let) must only be permitted to open to the public/customers between:
 - 8am – 9pm Monday to Sundays

Reason

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

6. The windows proposed within the development hereby approved must be fitted in accordance with the approved document 'Final Proposal Replacement Window Schedule, Scale 1:20, Drawing No: 09, Revision: -, received by the Local Planning Authority on the 19th September 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.

7. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:

- Material Schedule, September 2024, Job no: 20108, received by the Local Planning Authority on the 19th September 2024.

The development must be retained in accordance with these approved details for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with Policy DS4 of the Copeland Local Plan.

Informatives:

1. Radon Map UK shows that the site is within a 1 km grid square of elevated radon potential. Maximum radon potential is 3 – 5% and basic radon protection may be required.
2. The site is within the Millom Smoke Control Area, designated under the Clean Air Act 1993, and residents and businesses must not emit smoke from a chimney and buy or sell unauthorised fuel for use unless it is used in an exempt appliance approved by DEFRA, see <https://uk-air.defra.gov.uk/sca/>

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

A handwritten signature in black ink, appearing to read 'N. J. Hayhurst'.

Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking

23rd December 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.