

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/24/2314/0F1	
2.	<b>Proposed Development:</b>	CONVERSION, RESTORATION AND EXTENSION TO CREATE A MUSEUM, CAFE, OUTREACH CENTRE AND HOLIDAY LET UNIT	
3.	<b>Location:</b>	14 ST GEORGES TERRACE, MILLOM	
4.	<b>Parish:</b>	Millom	
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads	
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	Yes
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	<b>Report:</b> <b>Site and Location</b>	<p>This application relates to 14 St George Terrace, located within the centre of Millom. The mid terrace property is three storey in height, front directly onto St George Terrace and benefits from a rear yard area. The site is located within the centre of Millom Conservation Area.</p> <p>The property was formally the home of Norman Nicholson OBE, a well-known Cumbrian poet, born and raised in Millom. The property is now a landmark literary house making it a</p>	

culturally significant building to Cumbria and the North.

The Norman Nicholson House CIC have recently secured funds to purchase the building with a view to creating a museum, café and outreach centre which will become the focus of the society's activities.

### **Relevant Planning History**

4/18/2067/0F1 – Change of use from shop/café to physiotherapy practice and rear external alterations – Approved.

### **Proposal**

The property is brick built and spread over three floors including the attic space. The ground floor is currently used for commercial operations, the first floor is utilised for storage, and the attic currently has no real use but was formally used as bedroom space.

This application seeks planning permission for the conversion, restoration and extension to create a museum, café, outreach centre, and holiday let unit. The application is submitted by Members of the Norman Nicholson House CIC, who seeks to utilise the building to show the life of a local business man (Nicholson's Father) as well as the life and works of Normal Nicholson.

It is proposed that the ground floor of the property will be converted to create a café facility which will serve as the main revenue for the project. The first and second floor are proposed to be utilised as exhibition space, including restoring the interiors to depict what the property would have looked like during Nicholson's occupation as well as exhibiting artefacts and memorabilia and providing an audio-visual memory experience.

The proposed extension will upgrade the services of the building including a new kitchen and providing space to incorporate a lift to make the development more accessible to visitors. The proposed extension will also include a bedroom with ensuite which will function as a holiday let, providing accommodation space for a writer in residence. The proposed extension will fill the majority of the remaining rear yard, will serve all three floors of the building, and will be modern in construction. An external staircase will be installed to create a separate access to the holiday let.

External works to the property are also proposed including: replace and reinstate existing shop front; replace existing windows with timber sliding sash; remove render and repoint brickwork; replace UPVC guttering with cast iron; repaint existing timber work; and full refurbishment of dormer window.

### **Consultation Responses**

Millom Town Council



## Cumberland Council

No comments received.

### Cumberland Council – Highway Authority & Lead Local Flood Authority

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and I can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

### Cumberland Council – Environmental Health

This is a very interesting application and one which is supported by Environmental Health.

As such, there are no objections and the following condition and advices are requested: noise from construction works, radon, and millom smoke control area.

### Cumberland Council – Conservation Officer

Conclusion: No objection

Assessment:

- 14 St George's Terrace, known as "Norman Nicholson's House", is locally significant and has the capacity to be an important part of the local heritage and cultural offering of the town. It is currently neglected and needs some refurbishment, and so the current proposals are supported. This appears to be as ideal a use for the house and shop as could be hoped.
- Restoration of the original brick frontage should improve the building's appearance and may encourage neighbours to consider this option too. Historic photos show that the whole terrace was originally presented in this manner.
- The reversion from uPVC rain water goods to cast iron at the shop front will improve its appearance.
- Repairs to the shop front will improve its appearance and safeguard its future.
- Replacement of the two upper floor front windows with more sensitive examples will further improve the appearance of the frontage, and could be expected to have a positive impact on the whole street.
- To the rear, the proposal is to extend the building with a new structure that is clearly of a contemporary design and which will replace the existing single storey outrigger. This is made effectively three-storey through the use of a flat-roofed dormer, which will provide light and access at the upper level to a rear roof terrace, in turned accessed from the rear by a spiralled escape stair.
  - Though the appearance of this is quite substantially different from the existing, I would view this as justified due to the clear benefit provided to the building, and

by extension to Millom itself, by bringing the building back into use as a Norman Nicholson centre, exhibition space and café.

- The extension appears quite well designed, and the view of it is limited to the lane than runs down the back of the terrace. This is well hidden, not highly attractive as it currently stands, and has little impact on the settings of any key local heritage assets. I would therefore view the visual impact of the extension as slightly positive.

#### National Amenities Society

No comments received.

#### Public Representation

This application has been advertised by way of a site notice, press notice, and neighbour notification letters issued to six properties.

One letter of support was received raising the following comments:

- As a nearby business owner I would like to express that we totally agree to the conversion/restoration of the property.
- The property in question is in desperate need of attention which should eliminate many issues that affect our property.
- We therefore would welcome any improvement made.

#### **Planning Policy**

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

#### **Development Plan**

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

#### Copeland Local Plan 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland



## Cumberland Council

Borough Council.

The LP was adopted by Cumberland Council on the 5<sup>th</sup> of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Strategic Policy R1: Vitality and Viability of Town Centres and Villages within the Hierarchy  
Strategic

Strategic Policy R4: The Key Service Centres

Strategic Policy T1: Tourism Development

Policy SC5: Community and Cultural Facilities

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Policy N3: Biodiversity Net Gain

Strategic Policy BE1: Heritage Assets

Policy BE2: Designated Heritage Assets

Policy BE4: Non-Designated Heritage Assets

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

### **Other Material Planning Considerations**

National Planning Policy Framework (2024)

Planning (Listed Building and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

Cumbria Development Design Guide

The Conservation of Habitats and Species Regulations 2017 (CHSR)

## **Assessment**

The key issues raised by this application relate to the principle of the development; impact on community facilities; tourism development; impact of the development, impact on heritage assets; highway safety; flood risk and drainage, and impact on biodiversity and ecology.

### Principle of Development

Millom is identified in Strategic Policy DS1 as a Key Service Centre due to it providing a wide range of services, including convenience and comparison stores, employment opportunities, schools and healthcare. It also acts as service hub for nearby villages. It is stated that the focus for development in Key Service Centres will be for town centre developments, employment development and medium scale housing extensions, windfall and infill development.

The settlement boundary for Millom is defined in Strategic Policy DS2. The application site is located within the Millom settlement boundary. It is stated that development within the defined settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise.

Strategic Policy R1 of the Copeland Local Plan seeks to enhance the vitality and viability of town centres and villages identified in the settlement hierarchy by working with partners and applicants to support a network of healthy, vibrant and resilient town centres, comprised of a diverse range of retail, residential, leisure and other main town centre uses, that can effectively respond to change. This policy also seeks to support regeneration projects, refurbishment of buildings and public realm improvements within the retail hierarchy.

Strategic Policy R4 of the Copeland Local Plan states that development that supports the roles of Cleator Moor, Egremont, and Millom as the Key Service Centres, strengthens and diversifies their offer and improves vitality and viability will be encouraged, particularly where it: provides improvements to public realm and signage, including through the provision of public greenspace and landscaping where appropriate; and protects and enhance the special character and appearance of Conservation Areas within town centres designated for their special architectural or historic interest.

The application site relates to an existing commercial premises located within the town centre boundary for Millom. The proposal seeks to convert, restore and extend the existing property to create a multi-function space to serve the local community and Norman Nicholson enthusiasts. The proposal will diversify and enhance the offer within the Key Service Centre and will regenerate a dilapidated building within a key location.

The principle of this development is therefore considered acceptable in accordance with Policy DS1, DS2, R1, and R4 of the Copeland Local Plan, and the provisions of the NPPF.

### Impact on Community Facilities

Policy SC5 of the Copeland Local Plan states that proposals for new community facilities will be supported in principle and developments must be located within a settlement boundary



## Cumberland Council

identified within the hierarchy unless the proposal is for a specific activity that required a location that cannot be accommodated within a settlement, be accessible by sustainable transport modes where possible, be of a scale appropriate to its surroundings, ensure adequate parking is provided, ensure the development does not cause unacceptable harm on residential amenity, and ensure that biodiversity conservation interests would not be harmed as a result. This policy also states that the loss of existing community facilities through change of use or new development requiring planning permission will only be permitted where it can be clearly demonstrated, to the satisfaction of the Council, that its continued use as a community or cultural facility is no longer feasible, having had regard to appropriate marketing, there is sufficient provision of such facilities in the area, and/or sufficient alternative provision has been, or will be made elsewhere which is equally accessible and of the same quality or better than the facility being lost.

The proposal seeks to convert, restore and extend the existing commercial property to create a multi-function space to serve the local community and Norman Nicholson enthusiasts. The development therefore complies with Policy SC5 of the Copeland Local Plan and the provisions of the NPPF.

### Tourism Development

Policy T1 of the Copeland Local Plan states that the creation, enhancement and expansion of tourist attractions, new build visitor accommodation and infrastructure in locations consistent with the settlement hierarchy will be supported. All tourism development must be of an appropriate scale, located where the environment and infrastructure can accommodate the visitor impact, and where it does not result in unacceptable harm to environmental assets (including landscapes, heritage assets and biodiversity) or the character of the area.

The proposed extension will accommodate a self-contained bedroom with ensuite bathroom which will function as a holiday let, providing accommodation for a write in residence. The creation of a single holiday let at an existing commercial property is considered to be of an appropriate scale within this key service centre, which will not result in unacceptable harm to environmental assets or the character of the area.

On this basis the proposal is considered to comply with Policy T1 of the Copeland Local Plan and provisions of the NPPF.

### Impact of the Development

Policy DS4 of the Copeland Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

The majority of the proposed conversion works are to be within the existing footprint of the

existing property, with a number of external alterations proposed to the existing building. The proposed alterations seek to enhance the dilapidated state of the existing site within a prominent location within the Millom town centre. Whilst a large rear extension is proposed to the property the development is not considered to have significant detrimental impact on neighbouring properties given the design of the extension and layout of the existing rear yards of the adjoining properties. The submitted plans have been amended to include obscure glazing in any side facing windows to prevent overlooking of neighbouring properties. This detail will be secured by an appropriately worded planning condition. The application is supported by a material schedule and details of the proposed timber windows. A condition will be utilised to also secure these details.

The Council's Environmental Health Officer have also offered no objections to the proposal, however comments were made with regard to potential noise disturbance during construction. A condition will therefore be included within any decision notice to limit construction hours at the site.

Based on the inclusion of conditions outlined above, the proposal is considered to comply with Policies DS4 of the Copeland Local Plan, and the provisions of the NPPF.

#### Impact on Heritage Assets

Strategic Policy BE1 and BE2 of the Copeland Local Plan seek to protect or enhance heritage assets and their setting. Proposals that better reveal the significance of heritage assets will be supported in principle.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, states that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area."

Paragraph 139 of the National Planning Policy Framework (NPPF) asserts that "Development that is not well designed should be refused".

NPPF para. 203 states that "In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation..."

NPPF para. 212 states, in the case of designated heritage assets, "great weight should be given to the asset's conservation", irrespective of whether potential harm is substantial, less-than-substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 208).

Paragraph 216 of the National Planning Policy Framework (NPPF) states the effect on the significance of a non-designated heritage asset should be taken into account when making decisions.

Opportunities should be sought for new development within conservation areas and the settings of heritage assets that enhances or better reveals their significance. (para. 219)





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Referring to assets in a conservation area, NPPF para. 220 states that loss of an element that makes a positive contribution to a conservation area should be treated as either substantial (under para. 214) or less-than-substantial harm (under paragraph 215).

The Council's Conservation Officer has reviewed this application and has offered no objections to the proposed development as the proposed is locally significant, has the potential to be an important part of the local heritage and cultural offering for Millom, and due to the current neglected state of the property. The Officer has stated that the refurbishment works will improve the appearance of the building and will safeguard the future of the building. The Officer has also offered support to the modern rear extension as whilst substantially different from the existing it is justified due to the benefit to the property in bringing it back to use. Furthermore, it is stated that the extension is well designed, well hidden and has little impact on local heritage assets.

The proposal seeks to redevelop a dilapidated building with a large modern extension situated on the edge of the Millom Conservation Area. The development is considered to enhance the heritage asset within the Conservation Area and is therefore considered to comply with Policies BE1 and BE2 of the Copeland Local Plan, and provisions of the NPPF.

### Highway Safety

Strategic Policy CO4 requires that proposals must include safe and direct connections to routes that promote active travel, such as cycling and walking routes where appropriate. Support in principle is outlined for developments which encourage the use of sustainable modes of transport, in particular: proposals that have safe and direct connections to cycling and walking routes where appropriate and those that provide access to regular public transport services; proposals that make provision for electric vehicles; and proposals for the integration of electric vehicle charging infrastructure into new developments. It is required that developments that are likely to generate a large amount of movement secure an appropriate Travel Plan and be supported by a Transport Assessment.

Policy CO7 of the Copeland Local Plan states that proposals for new development will be required to provide adequate parking provision, including cycle parking and accessible parking bays, in accordance with the Cumbria Development Design Guide (or any document that replaces it) where appropriate.

The application site currently has no off-street parking, this will not be altered as part of this application. However the site is located within the town centre which benefits from existing on-street parking, nearby car parks, and other sustainable transport links.

The Highway Authority have offered no objections to the proposal as it is considered that it will not have a material effect on existing highway conditions

On this basis the proposal is considered to be compliant with the Policy CO4 of the Copeland Local Plan, and provisions of the NPPF.

### Flood Risk & Drainage

Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

Policy DS7 requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.

The application site is located within Flood Zone 1.

Drainage from the development will remain as existing, with surface and foul water from the development discharging to the main sewer. The extension to the property will be constructed on the existing hard standing of the rear yard, therefore the impermeable area for the development will not be increased.

The LLFA have offered no objections to the development as it is considered that it will not increase the flood risk on the site or elsewhere.

On the basis the proposal is therefore considered to achieve the requirement of Policies DS6 and DS7 of the Copeland Local Plan, and the NPPF.

#### Impact on Biodiversity and Ecology

Policy N1 of the ELP seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

Policy N3 requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however exempt from these BNG requirements. In this instance the development is considered exempt from BNG as the development is for a change of use with a rear extension accommodated on an existing hardstanding so there will be no or only a de minimis impact on onsite habitat.

The application site is identified as a potential area for natterjack toads. As the application site is not located within 200m of a watercourse (as indicated within the ALGE trigger list), and is within an existing built up area on a previously developed site, the development is not considered to disturb any habitats. On the basis of the above it is considered that this is not a habitat that is likely to contain natterjack toads.

On this basis, it is considered that the development complies with the requirements of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies N1 and N3 of the Copeland Local Plan and the provisions of the NPPF.



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	<p><u>Planning Balance and Conclusions</u></p> <p>The application site is located within the defined settlement boundary for Millom, which is identified as a Key Service Centre under Policy DS1 of the Local Plan.</p> <p>The application site relates to an existing commercial premises located within the town centre boundary for Millom. The proposal seeks to convert, restore and extend the existing property to create a multi-function space to serve the local community and Norman Nicholson enthusiasts. The proposal will diversify and enhance the offer within the Key Service Centre and will regenerate a dilapidated building within a key location.</p> <p>The conversion will be within the existing footprint of the building, with a number of external alterations proposed to the existing building. The proposed alterations seek to enhance the dilapidated state of the town centre building. Whilst a large rear extension is proposed it is not considered to have significant detrimental impact on neighbouring properties given the design of the extension and layout of the existing rear yards of the adjoining properties. Conditions will be utilised to secure and retain the proposed obscure glazing, materials, and window details.</p> <p>The Council's Conservation Officer has offered no objections to the development and has confirmed that the proposal is justified due to the benefit to the property in bringing it back to use.</p> <p>No objections have been received in relation to drainage, highway safety or impact on ecology.</p> <p>On balance the positive benefits that would result from this proposal, including the reuse of a vacant and dilapidated buildings, outweigh any potential harm and the proposal represents a sustainable form of development which complies with the Policies set out in the Copeland Local Plan and the guidance within the NPPF.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <p><u>Standard Conditions</u></p> <ol style="list-style-type: none"><li>1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.</li></ol> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p>

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 19<sup>th</sup> 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 19<sup>th</sup> September 2024.
- Floor Plans, Scale 1:50, Drawing Number: SGT-FLOOR-001, Rev: A, received by the Local Planning Authority on the 19<sup>th</sup> September 2024.
- Elevation Plan, Scale 1:50, Drawing Number: SGT-ELEV-001, Rev: A, received by the Local Planning Authority on the 19<sup>th</sup> September 2024.
- Elevation Plan, Scale 1:50, Drawing Number: SGT-ELEV-001, Rev: A, received by the Local Planning Authority on the 19<sup>th</sup> September 2024.
- Final Proposal Plans, Scale 1:100, Drawing No: 07, Revision: C, received by the Local Planning Authority on the 19<sup>th</sup> September 2024.
- Final Proposal Section & Elevations (Amended), Scale 1:100, Drawing No: 08, Revision: B, received by the Local Planning Authority on the 4<sup>th</sup> December 2024.
- Material Schedule, September 2024, Job no: 20108, received by the Local Planning Authority on the 19<sup>th</sup> September 2024.
- Final Proposal Replacement Window Schedule, Scale 1:20, Drawing No: 09, Revision: -, received by the Local Planning Authority on the 19<sup>th</sup> September 2024.
- Heritage Statement, Prepared by Marion Barter Associates Ltd January 2018, received by the Local Planning Authority on the 19<sup>th</sup> 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 19<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.

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 4<sup>th</sup> 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 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 19<sup>th</sup> 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 19<sup>th</sup> 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.



**Cumberland  
Council**

<b>Case Officer:</b> C. Burns	<b>Date :</b> 23.12.2024
<b>Authorising Officer:</b> N.J. Hayhurst	<b>Date :</b> 23.12.2024
<b>Dedicated responses to:-</b> N.A	