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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Lewis Leversidge
r/o 165 Stoke Newington High Street
2 Monday Alley
London
N16 0NF

APPLICATION No: 4/24/2359/0F1

AIR SOURCE HEAT PUMP INSTALLATION (6kW)
THE TOWER COTTAGE, BANKSPRINGS BREWERY, KIRKSANTON

AiraHome

The above application dated 23/10/2024 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:

1. The development hereby permitted must commence 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. This permission relates 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 23/10/2024

Site Location Plan, scale 1:1250 received 23/10/2024;

Proposed Floor Plans and Elevations, scale 1:100 received 23/10/2024;

Air Source Heat Pump Details received 23/10/2024;

Noise Assessment Calculations received 23/10/2024;
Indoor Unit and Buffer Location, additional information received 03/12/2024;
Primaries Location, additional information received 03/12/2024;
Proposed Heat Pump Location, additional information received 03/12/2024;

Reason

To conform with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. The air source heat pump shall be installed in accordance with the approved documents 'The air source heat pump outdoor unit information' and 'noise assessment calculations' undertaken by Aira Home dated 17 September 2024 and maintained and retained as such for the lifetime of the development.

Reason

In the interest of safeguarding residential amenity in accordance with Policy H14 of the Copeland Local Plan.

Informative

The applicant should note that noise disturbance from the tonal and intermittent nature of the ASHP, particularly in an area with a quiet acoustic background, is possible. The ASHP should be kept in good order and maintenance also, as models can be subject to wear and tear over time and become noisier as a result. In such circumstances, the statutory nuisance provisions of s79 Environmental Protection Act 1990 can apply.

It is advisable to install the unit in the loft space on anti-vibration mounts. Air borne and structure-borne noise from the unit in the loft space to an adjoining dwelling is possible, particularly from tonal noise, and the statutory nuisance provision of s79 Environmental Protection Act 1990 would apply in such circumstances. The applicant should be aware of fire risk.

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. Hayhurst' with a stylized flourish at the end.

Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking

13th January 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 12 weeks 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.