



Cumberland Council
Cumbria House
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Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

CDT Hospitality Ltd
The Central Hotel
70 Main Street
Egremont
CA22 2DB
FAO: Mrs Amanda Hyland

APPLICATION No: 4/24/2370/0F1

EXTERNAL ALTERATIONS INCLUDING REPLACEMENT OF EXISTING WINDOWS AND DOORS TO THE FRONT AND REAR; REPLACEMENT OF TWO ROOF LIGHTS TO THE FRONT ELEVATION & REINSTATEMENT OF A THIRD ROOF LIGHT TO THE FRONT ELEVATION; REINSTATING & REPLACING WINDOWS TO FRONT ELEVATION AT STREET LEVEL; DEMOLITION OF A LEAN-TO PASSAGEWAY STRUCTURE TO REAR & REPLACEMENT WITH A NEW WIDER PORCH

THE CENTRAL HOTEL, 70 MAIN STREET, EGREMONT

CDT Hospitality Ltd

The above application dated 29/10/2024 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 received on the respective dates and development must be carried out in accordance with them:

- Site Map, scale 1:500, Plan Reference Number TQRQM24121213627472, received 29th October 2024
- As Proposed Plans, scale 1:100, Dwg No. 06 Rev D, received 20th December 2024
- Construction Works and Noise Management Plan, received 29th October 2024
- Design, Access and Heritage Statement, received 29th October 2024
- Appendix 1 details, received 29th October 2024
- UPVC Heritage Window Details, received 29th October 2024
- Materials Section of the Application Form, received 29th October 2024
- Email confirming Timber Basement Windows, received 24th November 2024
- Slate and Guttering Details, received 28th November 2024
- Replacement Slate Details, received 29th November 2024
- Front Window Specification, received 13th December 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.

3. The development hereby approved shall be undertaken in accordance with the submitted Construction Works and Noise Management Plan received 29th October 2024. The approved Plan shall be adhered to throughout the duration of the development.

Reason

In the interests of safeguarding the amenity of the occupiers of neighbouring properties during the construction works of the development hereby approved, in compliance with the National Planning Policy Framework and Policy DS4 of the Copeland Local Plan.

Informative Notes

1. Radon Map UK shows that the site is in a 1 km grid square in which some parts are of elevated radon potential. The maximum radon potential is 10 - 30%.

2. The development will require a Premises Licence under the Licensing Act 2003. Further information can be sought from the Licensing team at Cumberland Council.

3. The premises will need to register as a food business operator. This can be done from the following link - <https://register.food.gov.uk/new>

4. Advice on food hygiene and kitchen design can be sought from the Environmental Health team at Cumberland Council.

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

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

Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking

20th 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 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.