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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Adams Planning + Development Ltd
The Oaks
Oaks Drive
Crook Road
Bowness-on-Windermere
LA23 3JA
FAO: Mr Russell Adams

APPLICATION No: 4/24/2392/0F1

**DEMOLITION OF EXISTING OUTBUILDING & CONVERSION OF EXISTING
STONE BARN INTO A SINGLE SELF-BUILD BUNGALOW WITH ASSOCIATED
INFRASTRUCTURE AND ANCILLARY FACILITIES INCLUDING NEW ACCESS
AND INSTALLATION OF A WASTEWATER TREATMENT PLANT
PETERSBURGH FARM, BECKERMET**

Mr Stephen Sherwen

The above application dated 25/11/2024 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. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

- Application Form, received by the Local Planning Authority on the 25th November 2024.
- Covering Letter, Prepared by Adams Planning + Development, Our Ref: 2023-60, received by the Local Planning Authority on the 25th November 2024.
- Location Plan (Amended), Scale 1:500 & 1:2500, Drawing Number: PF-2493-01, Revision: B, received by the Local Planning Authority on the 15th January 2025.
- Existing & Proposed Plans (Amended), Scale 1:100, Drawing Number: PF-2493-02, Revision: A, received by the Local Planning Authority on the 7th January 2025.
- Existing & Proposed Elevations (Amended), Scale 1:100, Drawing Number: PF-2493-02, Revision: A, received by the Local Planning Authority on the 7th January 2025.
- Visual Structural Inspection, Prepared by WDS Ltd October 2024, received by the Local Planning Authority on the 25th November 2024.
- Bat, Barn Owl & Nesting Bird Survey, Prepared by Envirotech Ecological Consultants October 2023, received by the Local Planning Authority on the 25th November 2024.
- Bat Activity Survey Report, Prepared by Natural Ecology July 2024, received by the Local Planning Authority on the 25th November 2024.
- Supporting Statement, Prepared by Adams Planning + Development November 2024, received by the Local Planning Authority on the 25th November 2024.
- Existing & Proposed Garage Elevations, Scale 1:100, Drawing Number: PF-2493-08, Revision: -, received by the Local Planning Authority on the 7th January 2025.
- Wastewater Treatment: Tricel Novo, received by the Local Planning Authority on the 7th January 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.

Pre Commencement Conditions:

3. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere in accordance with Policies DS6 and Policy DS7 of the Copeland Local Plan 2021 – 2039.

Prior to First Use/Installation/Occupation Conditions:

4. The foul drainage for the development hereby approved, must be carried out in accordance with principles set out in the following approved documents:
 - Location Plan (Amended), Scale 1:500 & 1:2500, Drawing Number: PF-2493-01, Revision: B, received by the Local Planning Authority on the 15th January 2025.
 - Wastewater Treatment: Tricel Novo, received by the Local Planning Authority on the 7th January 2025.

Prior to the first occupation of the proposed development, the foul drainage schemes must be installed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policies DS6 and Policy DS7 of the Copeland Local Plan 2021 – 2039.

5. The dwelling hereby approved must be constructed as a self-build and custom housebuilding dwelling within the definitions of self-build and custom housebuilding as contained in the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

The first occupation of the dwelling hereby permitted must be as the sole or main residence of a person or persons who had primary input into the design and layout of the dwelling.

Reason

To ensure the development complies with the self-build and custom house building definition and help meet the Districts self-build requirement, in accordance with National Policy.

6. At least two months prior to the first occupation of the dwelling hereby approved, details of the person or persons who are to be the first occupants of the dwelling and confirmation that the dwelling is to comprise their sole or main residence shall be submitted to and approved in writing by the local planning authority.

Reason

To ensure the development complies with the self-build and custom house building definition and help meet the Districts self-build requirement, in accordance with National Policy.

Other Conditions:

7. The development hereby approved must implement all of the mitigation and compensation measures set out in the approved documents:
 - Bat, Barn Owl & Nesting Bird Survey, Prepared by Envirotech Ecological Consultants October 2023, received by the Local Planning Authority on the 25th November 2024.
 - Bat Activity Survey Report, Prepared by Natural Ecology July 2024, received by the Local Planning Authority on the 25th November 2024.

Reason

To protect the ecological interests evident on the site, in accordance with policies N1 and N3 of the Copeland Local Plan 2021 – 2039.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order with or without modification) no external alterations, including replacement windows, doors or skylights and roof coverings, or painting or

rendering shall be carried out to the property, nor shall any building, enclosure, extension, porch, domestic fuel container, pool or hardstanding be constructed within the curtilage without the prior written consent of the Local Planning Authority.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with Policy DM17 of the Copeland Local Plan 2021 – 2039.

9. All rooflights to be installed in the building hereby approved must be of a conservation design and, fitted flush with the slated roof surface and must remain as such at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with Policy DM17 of the Copeland Local Plan 2021 – 2039.

10. The proposed windows and doors permitted within this development must be of a timber construction and a painted finished, and must be maintained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with Policy DM17 of the Copeland Local Plan 2021 – 2039.

11. The roof of the converted building must be finished with natural slates to match the existing barn and must be maintained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with Policy DM17 of the Copeland Local Plan 2021 – 2039.

Informatives:

1. In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) the applicant should liaise with the resilience unit office via emergency.planning@westmorlandandfurness.gov.uk to allow for further discussion to confirm the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.
2. During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

3. 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 – The development comprises a self-build dwelling.

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. S. Hayhurst'.

Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking

14th February 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.