

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2428/DOC	
2.	Proposed Development:	DISCHARGE OF CONDITION 3 OF PLANNING APPPLICATION 4/22/2412/0F1	
3.	Location:	READING ROOM, BECKERMET	
4.	Parish:	Beckermest with Thornhill	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations & Policy	Neighbour Notification Letter Site Notice Press Notice Consultation Responses Relevant Policies	No No No See Report See Report
7.	Report: Site and Location	This application relates to a detached building, known as the Reading Room, located within the centre of Beckermest. The site is currently utilised as the Beckermest Village Hall, and is	

located within the Conservation Area. The site is a corner plot with the building fronting onto Sellafield Road.

Relevant Planning History

4/03/0411/0 – Disabled access to hall – Approved.

4/22/2412/0F1 – Replacement of roof finishes incorporating insulation & increase in exiting roof height; installation of photovoltaics on front roof slope; amendments to existing access including widening site access, installation of equal access platform lift, & alterations/extension of existing levels to create an external terrace seating area; reduction of front boundary wall & installation of wrought iron railing; and replacement of front window with folding door – Approved.

Proposal

In February 2023, planning permission (ref: 4/22/2412/0F1) was granted for the replacement of roof finishes incorporating insulation & increase in exiting roof height; installation of photovoltaics on front roof slope; amendments to existing access including widening site access, installation of equal access platform lift, & alterations/extension of existing levels to create an external terrace seating area; reduction of front boundary wall & installation of wrought iron railing; and replacement of front window with folding door.

This current application seeks to discharge condition 3 attached to planning permission 4/22/2412/0F1. This condition states:

Prior to Installation/Use Conditions:

3. Prior to their first installation within the development hereby approved full details of the proposed paving stones must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

The information submitted to support this application comprises of the following:

- Application form, received by the Local Planning Authority on the 30th December 2024.
- Images of Materials, received by the Local Planning Authority on the 30th December 2024.

Consultation Responses



Cumberland Council

Cumberland Council – Conservation Officer

Conclusion: No objection

Assessment:

A photo material sample has been provided for the external paving. This is an attractive natural sandstone, with an attractive pale brown or buff colour. This should provide a lasting and attractive surface, from which I anticipate benefit to the appearance of the conservation area.

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 Borough Council.

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

Planning approval 422/2412/0F1 was determined under the previous Local Plan, however this current discharge of conditions application is being considered under the Copeland Local Plan 2021-2016 as this now forms the development plan.

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 application seeks to discharge the requirements for the development to provide details of the proposed paving stones. The Council's Conservation Officer has reviewed the application and has confirmed that the proposed materials are acceptable and will benefit to the appearance of the conservation area.

Based on this, the Local Planning Authority is satisfied with the information provided and confirm that the proposed details are considered acceptable for the site. It is therefore confirmed that condition 3 can be discharged.



Cumberland Council

8.	Recommendation: Approve discharge of condition	
Case Officer: C. Burns		Date : 31.01.2025
Authorising Officer: N.J. Hayhurst		Date : 03/02/2025
Dedicated responses to:- N/A		