

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/25/2142/0F1	
2.	<b>Proposed Development:</b>	PRIOR APPROVAL APPLICATION FOR DEMOLITION OF OUTBUILDING	
3.	<b>Location:</b>	5 ST GEORGES ROAD, 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	No
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	<b>Report:</b> <b>Site and Location</b>	This application relates to the former National Westminster Bank, located on George Road within the centre of Millom. The property has been vacant for several years and is falling into a dilapidated state, with the ground floor previously occupied by the former bank and the	

upper floors as residential use.

The property is located within the centre of the Millom Conservation Area, and fronts onto Market Square.

### **Relevant Planning History**

4/23/2246/0F1 – Change of use of property from former commercial (bank) & residential use to proposed Millom arts & enterprise centre including demolition of existing outrigger extensions & bank vault, refurbishment & landscaping and proposed extension to accommodate a ground floor café – Approved.

4/24/2427/0B1 – Variation of condition 2 (plans) to amend external materials and layout to create fire escape of planning approval 4/23/2246/0F1 - Change of use of property from former commercial (bank) & residential use to proposed Millom arts & enterprise centre including demolition of existing outrigger extensions & bank vault, refurbishment & landscaping and proposed extension to accommodate a ground floor café – Approved.

### **Proposal**

This application gives prior notification of the demolition of an outbuilding at this site.

In 2024, planning permission (ref: 4/23/2246/0F1) was granted for the change of use of the property from the former commercial (bank) & residential use to a proposed Millom arts & enterprise centre including demolition of existing outrigger extensions & bank vault, refurbishment & landscaping and proposed extension to accommodate a ground floor café. A further application (4/24/2427/0B1) was approved in February 2025 to amend the external materials and to create a fire escape.

As part of these approved works it was proposed to convert the outbuilding to a garden studio space. It has however now been determined that, due to the orientation of the building, the studio space would have no commercial appeal and would therefore not be commercially viable. The boundary wall will however be retained.

In terms of the method of demolition, it is proposed that the building will be demolished by hand. The removed slates will be reused within the redevelopment of the main building and bricks will be taken to a licenced tip. The area will be landscaped with a mix of shrubs to provide a useful and more attractive space for the building occupants.

### **Consultation Responses**

Subject to Part 11 Class B paragraph (b)(v) of the Town and County Planning (General Permitted Development) Order 2015, the applicant must display a site notice on or near the land on which the building to be demolished is sited, and must leave the notice in place for



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not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority. The applicant has confirmed that this site notice has been erected.

### Millom Town Council

No objections in principle to this application.

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

The Local Highway Authority and Lead Local Flood Authority can confirm that we have no objection to the proposed demolition 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

There are no objections to this proposal from Environmental Health.

### **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 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

	<p>Policy DS4: Design and Development Standards</p> <p>Strategic Policy BE1: Heritage Assets</p> <p>Policy BE2: Designated Heritage Assets</p> <p>Policy BE4: Non-Designated Heritage Assets</p> <p><b>Other Material Planning Considerations</b></p> <p>National Planning Policy Framework (2024)</p> <p>The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)</p> <p><b>Assessment</b></p> <p>Demolition is classed as permitted development under Schedule 2 Part 11 Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015. This order sets out certain conditions for the prior approval of demolition, which requires the submission of a method of demolition and details of the proposed restoration of the site.</p> <p><u>Method of Demolition</u></p> <p>Due to the scale of the building demolition will be undertaken by hand. Materials will then either be reused within the redevelopment of the site or taken to a licenced tip. The measures are appropriate and proportionate to the scale and location of the proposed demolition.</p> <p><u>Proposed Restoration of the Application Site</u></p> <p>Following demolition of the building the area will landscaped with a mix of shrubs to provide a useful and more attractive space for the building occupants. The proposed finish is acceptable given the location of the application site and the context of the wider redevelopment of the site.</p> <p><u>Conclusion</u></p> <p>The method of demolition and proposed restoration of the application site as submitted are appropriate. It is therefore recommended that prior approval is not required and will be approved subject to the imposition of planning conditions securing completion of the works in accordance with the submitted details and specifications.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve</p>



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### 9. **Conditions:**

#### Standard Conditions:

1. The demolition/works must be carried out within a period of 5 years from the date of this decision.

#### Reason

To comply with the requirements of Part 11 Class B.2 (b) (ix) (aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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 16<sup>th</sup> April 2025.
  - Site Location Plan, Scale 1:1250, Drawing Number: 14, Rev: A, received by the Local Planning Authority on the 16<sup>th</sup> April 2025.
  - Site Notice, received by the Local Planning Authority on the 16<sup>th</sup> April 2025.
  - Existing Floor Plans & Elevations – GA, Scale 1:125, Drawing No: 1, Rev: -, received by the Local Planning Authority on the 16<sup>th</sup> April 2025.
  - Landscape Plan/Details, Scale 1:100, Drawing No: 25, Rev: A, received by the Local Planning Authority on the 16<sup>th</sup> April 2025.
  - Design Statement, received by the Local Planning Authority on the 16<sup>th</sup> April 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.

#### **Informatives:**

1. Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>.

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

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.

**Case Officer:** C. Burns

**Date :** 29.05.2025

**Authorising Officer:** N.J. Hayhurst

**Date :** 30.05.2025

**Dedicated responses to:-** N/A