



Cumberland Council
Cumbria House
107-117 Botchergate
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

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

APPLICATION No: 4/25/2169/0F1

**CONVERSION OF EXISTING STONE BARNs INTO TWO DWELLINGS
INCLUDING THE SUB-DIVISION OF EXISTING GARDEN AND CAR PARKING
AREAS WITH ASSOCIATED INFRASTRUCTURE AND ANCILLARY FACILITIES
INCLUDING INSTALLATION OF A WASTEWATER TREATMENT PLANT**

PETERSBURGH FARM, BECKERMET

Mr Stephen Sherwen

The above application dated 14/05/2025 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:

- 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 14th May 2025.
- Covering Letter, Prepared by Adams Planning + Development, Our Ref: 2023-60, received by the Local Planning Authority on the 14th May 2025.
- Location & Block Plan (Amended), Scale 1:500 & 1:2500, Drawing Number: PF-2493-04, Revision: E, received by the Local Planning Authority on the 13th November 2025.
- Existing Floor Layouts, Scale 1:200, Dwg No: 12.03.01, received by the Local Planning Authority on the 14th May 2025.
- Existing Elevations, Scale 1:100, Dwg No: 12.03.02, received by the Local Planning Authority on the 14th May 2025.
- Unit 1 & 2 Proposed Ground Floor Plan, Scale 1:100, Drawing Number: PF-2493-05, received by the Local Planning Authority on the 14th May 2025.
- Unit 1 & 2 Proposed First Floor Plan (Amended), Scale 1:100, Drawing Number: PF-2493-06, Revision: A, received by the Local Planning Authority on the 9th July 2025.
- Unit 1 & 2 Proposed Elevation (Amended), Scale 1:100, Drawing Number: PF-2493-07, Revision: C, received by the Local Planning Authority on the 1st November 2025.
- Visual Structural Inspection, Prepared by WDS Ltd October 2024, Reference: WDS/05/8935/REP01, received by the Local Planning Authority on the 14th May 2025.
- Bat, Barn Owl & Nesting Bird Survey, Prepared by Envirotech October 2023, received by the Local Planning Authority on the 14th May 2025.
- Bat Activity Survey Report (Amended), Prepared by Natural Ecology November 2025, Reference: J033, received by the Local Planning Authority on the 19th November 2025.
- Supporting Statement (Amended), Prepared by Adams Planning + Development May 2025, received by the Local Planning Authority on the 23rd July 2025.
- Response to Ecology Consultant, Prepared by Natural Ecology July 2025, received by the Local Planning Authority on the 9th July 2025.

- Precautionary Working Method Statement, Prepared by Natural Ecology November 2025, received by the Local Planning Authority on the 19th November 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.

4. Details of measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and must be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management in accordance with Policy CO4 and CO7 of the Copeland Local Plan.

5. No development must take place until a site-specific Construction Ecology Management Plan (CEcMP or equivalent) has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate how the development will prevent impacts from pollution (noise,

water, air, light, visual impact) to designated sites. The development must be carried out in accordance with the approved details at all times thereafter.

Reason

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

6. Full details of the replacement barn owl nesting box in building 5 must be submitted to and approved in writing by the Local Planning Authority. The details must include specification of the replacement nesting box, the replacement location, and timescales for installation. The replacement nesting box must be installed and retained in accordance with the approved details at all times thereafter.

Reason

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

Prior to First Use/Occupation Conditions:

7. The foul drainage for the development hereby approved, must be carried out in accordance with principles set out in the following approved documents:
 - Location & Block Plan (Amended), Scale 1:500 & 1:2500, Drawing Number: PF-2493-04, Revision: E, received by the Local Planning Authority on the 13th November 2025.
 - Supporting Statement (Amended), Prepared by Adams Planning + Development May 2025, received by the Local Planning Authority on the 23rd July 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.

8. Prior to the first occupation of any dwelling hereby approved the windows of the occupied dwelling must be fitted with obscure glazing and must be non-opening in line with the following approved documents:
- Unit 1 & 2 Proposed Elevation (Amended), Scale 1:100, Drawing Number: PF-2493-07, Revision: C, received by the Local Planning Authority on the 1st November 2025.

The openings must be retained as detailed within this approved plan for the lifetime of the development.

Reason

To safeguard the amenities of occupiers of adjoining properties in accordance with DS4 of the Copeland Local Plan.

9. Prior to the first occupation of each dwelling hereby approved, the boundary treatment and landscaping on that occupied plot must be installed in accordance with the following approved plans:
- Location & Block Plan (Amended), Scale 1:500 & 1:2500, Drawing Number: PF-2493-04, Revision: E, received by the Local Planning Authority on the 13th November 2025.

The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with DS4 of the Copeland Local Plan.

10. Prior to the first occupation of any dwelling hereby approved the existing highway fence/wall boundary must be reduced in height to 1.05m above the carriageway level of the adjacent highway in accordance with the following approved plan:
- Location & Block Plan (Amended), Scale 1:500 & 1:2500, Drawing Number: PF-2493-04, Revision: E, received by the Local Planning Authority on the 13th November 2025.

The highway boundary must be retained in accordance with these approved details for the lifetime of the development.

Reason

In the interests of highway safety in accordance with Policy CO4 and CO7 of the Copeland Local Plan.

11. The accesses shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least five metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety in accordance with Policy CO4 and CO7 of the Copeland Local Plan.

Other Conditions:

12. 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 October 2023, received by the Local Planning Authority on the 14th May 2025.
 - Bat Activity Survey Report (Amended), Prepared by Natural Ecology November 2025, Reference: J033, received by the Local Planning Authority on the 19th November 2025.
 - Response to Ecology Consultant, Prepared by Natural Ecology July 2025, received by the Local Planning Authority on the 9th July 2025.
 - Precautionary Working Method Statement, Prepared by Natural Ecology November 2025, received by the Local Planning Authority on the 19th November 2025.

Reason

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

13. 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.

- 14 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.

- 15 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.

- 16 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.

- 17 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared and be submitted and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

- 18 Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours:

- Monday to Friday 08.00 – 18.00 and
- Saturday 08.00 – 13.00

There shall be no construction activities at any time on a Sunday or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development in accordance with Policy DS4 of the Copeland Local Plan.

Informative Notes:

Safety

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.

Bats

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.

Highway Permit

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. The road widening/creation of passing places will need a S184 permit or S278 or similar. The LHA will advise on the necessary Permit or Legal Agreement.

<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.

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 exemptions: Development subject to the de minimis exemption.

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

24th November 2025



Nick Hayhurst
Head of Planning and Place
Thriving Places

**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.