



**Cumberland Council**  
**Cumbria House**  
**107-117 Botchergate**  
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**[cumberland.gov.uk](http://cumberland.gov.uk)**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

Calva Design Studio  
Waters Edge  
2A Church Road  
Harrington  
Workington  
CA14 5QP  
FAO: Mr Richard Lindsay

**APPLICATION No: 4/25/2206/0F1**

**PROPOSED CONVERSION OF VACANT STORE ADJOINING DWELLING INTO  
A KITCHEN/LIVING ROOM AND BEDROOM WITH SHOWER ROOM  
(EXTENSION OF EXISTING DWELLING)  
GRACE BARN, SANDWITH**

**Mr & Mrs N Regan**

The above application dated 09/06/2025 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:

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:

Application Form, received 9th June 2025

Location Plan, Drwg No: 01001 Rev: 01, scale 1:1250, received 9th June 2025

Block Plan, Drwg No: 01002 Rev: 02, scale 1:500, received 9th June 2025

Proposed Ground Floor Plan, Drwg No: 04001 Rev: 03, scale 1:50, received 12th August 2025

Proposed First Floor, Drwg No: 04002 Rev: 02, scale 1:50, received 14th August 2025

Proposed Elevations, Drwg No: 05001 Rev: 03, scale 1:100, received 12th August 2025

Existing and Proposed Sections, Drwg No: 03001 Rev: 01, scale 1:50, received 9th June 2025

Design and Access Statement, received 9th June 2025

Preliminary Building Assessment and Activity Survey – Bats, received 9th June 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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) no development falling within Classes A, AA, B, C, D and G of Part 1 of Schedule 2 of the said Order shall be carried out upon the converted accommodation hereby approved without the prior written permission of the Local Planning Authority upon an application submitted to it.

#### Reason

The Local Planning Authority wishes to retain control over any proposed alterations/extensions in the interests of the appearance of the site and safeguard the amenities of adjacent properties, in compliance with the National Planning Policy Framework and Policies DS4, H14 and H17 of the Copeland Local Plan.

4. The converted accommodation hereby permitted shall be used as ancillary residential accommodation to the existing dwellinghouse known as “Steel House”, and shall thereafter at no time be subdivided, occupied or sold as a separate, independent residential planning unit.

#### Reason

To ensure the development accords with the provisions of Planning Policies DS1, DS2 and H14 of the Copeland Local Plan and to safeguard the amenity of the locality, in compliance with the National Planning Policy Framework and Policy DS4 of the Copeland Local Plan.

5. The works shall be implemented solely in accordance with the recommendations outlined in Section 1.2 the Preliminary Building Assessment and Activity Survey dated 8th June 2025.

#### Reason

To safeguard the habitat of bats in compliance with the National Planning Policy Framework and Strategic Policy N1 of the Copeland Local Plan.

### **Informative Notes**

#### **Environmental Health**

The connection of foul effluent to a package treatment plant should comply with the 2020 General Binding Rules.

It is advised that rainwater from the property is not directed to the package treatment plant.

#### **Coal**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

#### **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: De Minimus

## **Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against, primarily, the development plan policies, any duties applicable and also all material considerations, including Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. In this context, having identified matters of concern with the application as originally submitted and, if applicable, following negotiations with the applicant, acceptable amendments and solutions to the proposal have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

Please read the accompanying notice

15th August 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](mailto: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.