



**Cumberland Council
Cumbria House
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Carlisle
Cumbria CA1 1RD
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cumberland.gov.uk**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Coniston Consultants Ltd
2 Coniston Close
Workington
CA14 3PL
FAO: Mr Ken Thompson

APPLICATION No: 4/25/2245/0F1

**PROPOSED CHANGE OF USE FROM FORMER LICENCED PREMISES TO
OFFICES
PARK HEAD INN, EGREMONT**

G & A M Lawson Ltd

The above application dated 11/07/2025 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:

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 must be carried out in accordance with them:-

- Application Form, received by the Local Planning Authority on the 11th July 2025.
- Application Form – Q9/Q10, received by the Local Planning Authority on the 11th July 2025.
- Covering Letter, received by the Local Planning Authority on the 11th July 2025.
- Block and Locations Plans (Amended), Scale 1:500 and 1:250, Drawing No: G&AML/KT/25/05, received by the Local Planning Authority on the 10th December 2025.
- Existing Survey (Floor Plans), Scale 1:100, Drawing No: G&AML/KT/24/02, received by the Local Planning Authority on the 11th July 2025.
- Proposed Floor Plans, Scale 1:100, Drawing No: G&AML/KT/25/04, received by the Local Planning Authority on the 11th July 2025.
- Existing Survey (Elevations), Scale 1:100, Drawing No: G&AML/KT/24/01, received by the Local Planning Authority on the 11th July 2025.
- Proposed Elevations, Scale 1:100, Drawing No: G&AML/KT/25/03, received by the Local Planning Authority on the 11th July 2025.
- Sales Particulars, received by the Local Planning Authority on the 11th July 2025.
- Biodiversity Net Gain Baseline and Feasibility Report (Amended), Prepared by Hesketh Ecology July 2025, received by the Local Planning Authority on the 17th December 2025.
- Design and Access Statement (Amended), Ref: G&AML/KT/25/DAS, received by the Local Planning Authority on the 10th December 2025.
- Preliminary Roost Assessment, Prepared by John Temple Licenced Bat Surveyor August 2025, Version 1, received by the Local Planning Authority on the 16th October 2025.
- Marketing Statement, received by the Local Planning Authority on the 7th 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.

Other Conditions:

3. The development hereby approved must implement all of the mitigation and compensation measures set out in the approved documents:
 - Preliminary Roost Assessment, Prepared by John Temple Licenced Bat Surveyor August 2025, Version 1, received by the Local Planning Authority on the 16th October 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.

4. The use of the building hereby approved must only be permitted between the following hours:
 - Monday to Friday – 07:30am – 18:00pm;
 - Saturday – 07:30 – 16:00pm.

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with Policy DS4 of the Copeland Local Plan 2021 – 2039.

5. Following approval of the development, construction activities that are audible at the site boundary must be carried out only between the following hours:
 - Monday to Friday 08.00 – 18.00 and
 - Saturday 08.00 – 13.00

There should be no construction activities on the site at any time on 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 neighbouring occupiers during the construction of the development in accordance with DS4 of the Copeland Local Plan.

Informative Notes:

1. 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.

2. 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.

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

23rd January 2026

A handwritten signature in black ink, appearing to read 'N. J. Hayhurst'.

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.