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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

John Coward Architects Ltd
3 Unsworth's Yard
Ford Road
Cartmel
Grange over Sands
LA11 6PG
FAO: Miss Alex McClellan

APPLICATION No: 4/25/2262/0F1

**DEMOLITION OF EXISTING DWELLING AND OUTBUILDING FOR A SELF
BUILD & CUSTOM BUILD REPLACEMENT DWELLING, DETACHED GARAGE
AND NEW PACKAGE SEWAGE TREATMENT PLANT
ELF HALL, LADY HALL, MILLOM**

Mr & Mrs Pike

The above application dated 25/07/2025 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 shall be carried out in accordance with them:-

- Application Form, received by the Local Planning Authority on the 25th July 2025.
- Location Plan, Scale 1:1250, received by the Local Planning Authority on the 25th July 2025.
- Existing Survey, Scale 1:100, received by the Local Planning Authority on the 25th July 2025.
- Developed Design Site Plan (Amended), Scale 1:100, Drawing No: 02, received by the Local Planning Authority on the 4th September 2025.
- Developed Design Plans and Elevations, Scale 1:50, Drawing No: 01, Revision: D, received by the Local Planning Authority on the 25th July 2025.
- Developed Design Proposed Elevations, Scale 1:50, Drawing No: 03, Revision: D, received by the Local Planning Authority on the 25th July 2025.
- Developed Design Garage – Roof Plan and Elevations (Amended), Scale 1:50, Drawing No: 04, Revision: B, received by the Local Planning Authority on the 2nd October 2025.
- Preliminary Roost Assessment, Prepared by Arbtech May 2025, received by the Local Planning Authority on the 25th July 2025.
- Wastewater Treatment Tricel Nova, received by the Local Planning Authority on the 25th July 2025.
- Foul Drainage Assessment Form (FDA), received by the Local Planning Authority on the 25th July 2025.
- Design & Access Statement, Prepared by John Coward Architects Limited July 2025, Rev: 00, received by the Local Planning Authority on the 25th July 2025.
- Bat Survey, Prepared by South Lakes Ecology August 2025, Report No: 0825/1, received by the Local Planning Authority on the 8th August 2025.
- Existing Floor Plans, received by the Local Planning Authority on the 13th August 2025.
- Existing Elevations, Scale 1:50, Drawing No: 05, Revision: A, received by the Local Planning Authority on the 3rd September 2025.
- Proposed Elevations with Existing Elevations Overlay, Scale 1:50, Drawing No: 06, Revision: -, received by the Local Planning Authority on the 3rd September 2025.
- Design Rationale, Prepared by John Coward Architects Limited July 2025, Rev: 00, received by the Local Planning Authority on the 3rd September 2025.

- Demolition Method Statement, Prepared by John Coward Architects October 205, Rev: 00, received by the Local Planning Authority on the 2nd October 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. Within 14 days of obtaining the required European Protect Species Mitigation (EPSM) Licence from Natural England, a copy of the approved Licence must be submitted to the Local Planning Authority. The development must be carried out in accordance with and implement all of the mitigation and compensation measures set out within the approved Licence and retained thereafter.

Reason

To protect the ecological interests evident on the site in accordance with N1 and N3 of the Copeland Local Plan.

4. 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 (excluding demolition). 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.

5. Details of all 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

(excluding demolition). Any approved works must 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 Policies CO4 and CO7 of the Copeland Local Plan.

6. Development must not commence until a Construction Traffic Management Plan (excluding demolition) has been submitted to and approved in writing by the local planning authority. The CTMP must include details of:

- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- Cleaning of site entrances and the adjacent public highway;
- Details of proposed wheel washing facilities;
- The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- Construction vehicle routing;
- Details of any proposed temporary access points (vehicular / pedestrian)
- Surface water management proposals during the construction phase.

The development must be carried out in accordance with the approved details at all times thereafter.

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety in accordance with Policies CO4 and CO7 of the Copeland Local Plan.

Prior to Erection of External Walling Conditions:

7. No superstructure must be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan.

Prior to First Use/Installation/Occupation Conditions:

8. The foul drainage for the development hereby approved, must be carried out in accordance with principles set out in the following approved documents:
 - Developed Design Site Plan (Amended), Scale 1:100, Drawing No: 02, received by the Local Planning Authority on the 4th September 2025.
 - Wastewater Treatment Tricel Nova, received by the Local Planning Authority on the 25th July 2025.
 - Foul Drainage Assessment Form (FDA), received by the Local Planning Authority on the 25th 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.

9. Prior to the first installation within the development hereby approved, details of the proposed solar panels will be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details at all times thereafter and must not be altered without the prior consent of the Local Planning Authority.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan.

10. The dwelling hereby approved must be constructed as a self-build and custom housebuilding dwelling within the definitions of self-build and custom housebuilding as contained in the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

The first occupation of the dwelling hereby permitted must be as the sole or main residence of a person or persons who had primary input into the design and layout of the dwelling.

Reason

To ensure the development complies with the self-build and custom house building definition and help meet the Districts self-build requirement, in accordance with National Policy.

11. At least two months prior to the first occupation of the dwelling hereby approved, details of the person or persons who are to be the first occupants of the dwelling and confirmation that the dwelling is to comprise their sole or main residence shall be submitted to and approved in writing by the local planning authority.

Reason

To ensure the development complies with the self-build and custom house building definition and help meet the Districts self-build requirement, in accordance with National Policy.

Other Conditions:

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwellings/buildings, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan.

13. 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
- Saturday 08.00 – 13.00

No construction works shall take place at any time on Sundays 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.

14. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

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

15. Artificial Lighting (External) Artificial light to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E2 contained within the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01:2021.

Reason

To safeguard the amenities of nearby residential occupiers and reduce light pollution in accordance with Policy DS4 of the Copeland Local Plan.

Informative Notes:

1. Works must be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged;

2. All development work must be carried out with care to avoid small mammals such as hedgehogs. Contractors must be briefed about the potential presence of hedgehogs and works should be supervised during initial clearance of the site to avoid injury to any disturbed individuals.
3. Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure badgers are not trapped during work.
4. All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.

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 – The development comprises a self-build dwelling.

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

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

Nick Hayhurst
Head of Planning and Place
Thriving Places

24th October 2025

**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.