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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Geoffrey Wallace Limited
11 St Bridgets Close
Brigham
Cockermouth
CA13 0DJ
FAO: Mr Geoffrey Wallace

APPLICATION No: 4/25/2269/0F1

**PROPOSED ALTERATION AND EXTENSION OF FARMHOUSE INTO
ATTACHED BANK BARN WITH NEW TERRACE - EXTENSION TO INCLUDE
GARAGE AND LIVING ROOM AND A NEW FRONT PORCH
ARLECDON FARM, ARLECDON**

Mr & Mrs Barry Parsons

The above application dated 28/07/2025 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:

1. The development hereby permitted shall 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. Permission shall relate 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 28th July 2025;
Site Location Plan and Block Plan, scales 1:2500 and 1:500, drawing number 08/0411/01, received 28th July 2025;
Proposed Block Plan, scale 1:500, drawing number 08/0411/13, received 12th August 2025;
Proposed Ground Floor Plan, scale 1:50, drawing number 08/0411/06, received 12th August 2025;
Proposed First Floor Plan, scale 1:50, drawing number 08/0411/07, received 12th August 2025;
Proposed Front Elevation, scale 1:50, drawing number 08/0411/08, received 12th August 2025;
Proposed Rear Elevation, scale 1:50, drawing number 08/0411/09, received 12th August 2025;
Proposed End Elevation, scale 1:50, drawing number 08/0411/10, received 12th August 2025;
Owl Box Details, received 28th July 2025;
Design and Access Statement, written by Geoffrey Wallace, received 28th July 2025;
Preliminary Daytime Roost Inspection and Emergence/Re-Entry Surveys for Bats, written by Open Space, received 28th July 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.

Prior to Commencement Conditions

3. Prior to the commencement of any works on the conversion of the building, the owl nesting box must be built into the gable of the barn in accordance with the owl box details received on 28th July 2025 as part of the planning application. The owl box must remain in situ and working order for the lifetime of the development.

Reason

In order to protect the species on site and in accordance with Policies N1, N2 and N3 of the Copeland Local Plan.

4. Before development commences details of a sensitive construction and operational lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. This lighting scheme shall be in line with the Bat Conservation Trust's Guidance Note 8 for Bats and Artificial Lighting:
<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting>

Reason

In order to ensure that sensitive species on site are protected and in accordance with Policies N1, N2 and N3 of the Copeland Local Plan.

Prior to Occupation Conditions

5. Prior to the first occupation of the development hereby approved, full details of the surface water drainage scheme, including attenuation measures, must be submitted to and approved in writing by the Local Planning Authority. The approved scheme must become operational before the development is brought into use and must be so maintained thereafter.

Reason

To ensure a satisfactory scheme of surface water disposal from the site in accordance with Policies DS6 and DS7 of the Copeland Local Plan.

6. Prior to the first occupation of the development hereby approved, two bat boxes must be installed within the barn conversion and three bird boxes must be integrated within the barn conversion to provide opportunities for breeding birds.

Reason

To ensure the provision of a satisfactory provision for bats and breeding birds and in accordance with Policies N1, N2 and N3 of the Copeland Local Plan.

Other Conditions

7. Development must be carried out in accordance with the conclusions and mitigation measures set out within the Preliminary Daytime Roost Inspection and Emergence/Re-Entry Survey for Bats, received on 28th July 2025 as part of the planning application and retained as such at all times thereafter.

Reason

To ensure that the development is undertaken whilst ensuring no harm to protected species, in accordance with Policies N1, N2 and N3 of the Copeland Local Plan.

8. All of the windows and doors to be installed as part of the proposed

conversion shall be of a timber construction.

Once installed all windows and doors shall be maintained as timber at all times thereafter.

Reason

To safeguard the traditional appearance of the barn in the interests of visual amenity and protect residential amenity in accordance with Policy H13 of the Copeland Local Plan.

Informative Notes

Coal Mining Legacy

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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Ecology and Biodiversity

Breeding Birds

Works should 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.

Small Mammals

All development work should be carried out with care to avoid small mammals such as hedgehogs. Contractors should 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.

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.

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.

Stored materials should be raised (i.e. stored on pallets) in order to ensure that wildlife such as hedgehogs do not shelter in the piles.

To ensure that nesting barn owls are not disturbed by the works and no offence is incidentally committed there must be a survey of the barns conducted pre-works to confirm 'current use'. The survey must be conducted by a suitably qualified person, no more than 3 days before the start of the conversion works.

The conversion works must not commence between 1st March and 31st August or at any time while barn owls are nesting and until temporary alternative nesting provision has been made.

Contractors must be made aware of the presence of barn owls when works commence.

Bats

As stated in Section 4.4 of the bat report produced by Lakeland Ecology (June 2025) the specified methodology and timing for works must be followed to ensure that no bats are harmed and that the identified roosts are not damaged, destroyed or obstructed. If this cannot be followed, then a European Protected Species Licence from Natural England will be required.

- An Ecological Clerk of Works to be employed to oversee the commencement of the development.
- The roosts R1, R2 and RH must be retained, and no pointing or any structural works must be conducted to the gaps within building B2 where the roosts were identified.
- The access to the identified roosts must not be obscured by scaffolding, building materials or any other temporary structures / features used during the conversion works.
- Any works located within a 2m radius from the identified roosts should proceed with care; use of power tools that can create excessive noise or vibration should be reduced wherever possible within the section of the stone wall directly adjacent to the identified roosts (within 2m radius).
- The external walls of the building continue to provide roosting suitability for bats once the conversion works have been completed. External crevices requiring pointing can be retained by placing a pipe or tube (25mm diameter) in the gap and pointing around this (remove the tube immediately after the mortar has set). See Appendix IV for the additional guidance on the retention of the gaps in the external stonework.
- Contractors must be made aware of the identified roosts and the potential for bats to be present. Contractors must be provided with this methodology.

- External works must avoid the period around dusk/dawn, and no artificial light should be directed at the roof area or identified roosts.
- 9) The conversion works to the barn should avoid commencing in the peak bat hibernation season (November – February). Although the risk of hibernating bats using the buildings is considered low, this precautionary recommendation is made due to the extreme vulnerability of hibernating bats to disturbance.
- 10) If bats are seen or suspected while work is in progress, work must pause immediately, and a licenced bat ecologist contacted for further advice.

Biodiversity Net Gain – Not Applicable

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 as the proposals comprises development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat; and,
- 5 metres of on-site linear habitats such as hedgerows

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

10th October 2025

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