

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2269/0F1
2.	Proposed Development:	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
3.	Location:	ARLECDON FARM, ARLECDON
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Bounds of Sensitive Area for Hen Harriers
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: Site and Location This application relates to a detached dwelling known as Arlecdon Farm. The farmhouse forms part of a small building group which includes an attached barn, The Farmhouse fronts onto a private road which provides access to the building group. Arlecdon Farm is located to the north western edge of the village of Arlecdon.	

Relevant Planning History

This dwelling has not been subject to any previous planning applications.

Proposal

This application seeks planning permission to alter and extend the existing farmhouse into the attached barn to provide additional residential accommodation. A new terrace is also proposed to the rear of the barn.

The proposal will provide a garage, utility and store room on the ground floor and living room on the first floor. These are to be used in connection with the existing Farmhouse

The roof will be replaced with matching slate and feature two roof lights on the front elevation and two on the rear roof slope.

The proposed terrace to the rear will be served by sandstone steps and will include a balustrade constructed from privacy glass. The gable will feature a barn owl box.

A porch is also to be added to the front of the Farmhouse to replace an existing structure.

Consultation Responses

Arlecdon and Frizington Parish Council

No response received.

Highways and Local Lead Flood Authority

As this falls under our Service Level Agreement (SLA), this application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement. The highway and drainage implications of this application can therefore be decided by the Local Planning Authority

Natural England

No objections.

Council Ecologist

The County Ecologist accepts that this development is exempt from Biodiversity Net Gain.

Suggested Planning Conditions

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



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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 these 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.

Barn Owls

The County Ecologist approves the nest box design submitted as part of the application. The following mitigation scheme must be implemented to reduce the risk of impact on the local barn owl population. In accordance with current guidance (Barn Owl Trust, 2015), these measures are required to offer satisfactory mitigation for the loss of a potential historical nest located within the barn conversion.

- Alternative nest provision in the form of a barn owl box to be erected on site before works commence (see Figure 3 of the bat report produced by Lakeland Ecology (June 2025)). This will offer nest / roost provision during works and reduce disturbance impact. This should be installed on site as soon as possible (at least 30 days prior to commencement of any potentially disturbing works on site). The nest box should be ideally placed within the interior of the long barn (which is not proposed for works under this scheme), with access for barn owls restored through the barn owl hole. Alternatively, the barn owl box should be positioned on a mature tree or pole in a sheltered, disturbance free location within close proximity to the barns.

- 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.
- To provide long-term compensation for the loss of the roost, a new and permanent nest feature should be provided on site. The proposed plans indicate that built-in barn owl nest boxes with the access through the existing owl holes will be provided along the southwest gable of the barn conversion (one box per converted barn).
- Contractors must be made aware of the presence of barn owls when works commence. The alternative nest provision should be protected from any disturbance during the works.

Bats

The County Ecologist approves the bat access slate design submitted as part of the application to comply with conditions previously set out for the application.

A bats-specific lighting scheme will be designed during construction and operation to minimise light impact. This should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023). This must be submitted to the council prior to the start of development.

As stated in Section 4.4 of the bat report produced by Lakeland Ecology (June 2025) the following 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



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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.

Additionally, 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.

If bats are seen or suspected while work is in progress, work must pause immediately, and a licenced bat ecologist contacted for further advice.

Enhancement Features

Two bat boxes to be installed within the barn conversion, such as:

- Vivara Pro WoodStone Bat Box
- Low Profile WoodStone Bat Box
- 2F Schwegler Bat Box Three bird boxes are to be integrated within the barn conversion to provide opportunities for breeding birds such as:
 - Schwegler No. 17 swift nest box
 - Schwegler 1SP sparrow terrace
 - WoodStone Swallow Nest Bowl

United Utilities

No response received.

Public Representation

This application has been advertised by way of a site notice and neighbour notification letters issued to 7 no. properties.

3 objections have been received as a result of these advertisements raising the following concerns:

- The owners of Arlecdon Farm have planted trees which obstruct their view;
- It should be a condition on the planning application that the trees are removed;
- The development will create dust, noise and traffic issues;

- The proposed log burner will create pollution;
- Concerns that the Applicant will comply with conditions within any decision notice.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

The following policies are relevant to this proposal:-

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Strategic Policy H1: Improving the Housing Offer

Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Policy H13: Conversion and Sub-Division of Buildings to Residential Uses including Large HMOs



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Policy H14: Domestic Extensions and Alterations
Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity
Strategic Policy N2: Local Nature Recovery Networks
Strategic Policy N3: Biodiversity Net Gain
Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework
National Planning Practice Guidance (NPPG)
Cumbria Development Design Guide
Cumbria Landscape Character Guidance and Toolkit (CLCGT)
The Conservation of Habitats and Species Regulations 2017 (CHSR)

Assessment

Principle of Development

Policy DS1 of the Copeland Local Plan sets out a settlement hierarchy which defines where development will be supported. Arlecdon is defined as a Local Service Centre where windfall and infill development is supported.

Strategic Policy DS2 of the Copeland Local Plan identifies settlement boundaries for all the settlements included under the settlement hierarchy. This policy states that development within the designated settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise.

The Application Site falls within the designated settlement boundary for Arlecdon.

Policy H13 of the Copeland Local Plan supports domestic extensions and alterations provided that the following criteria are met:

- a) The scale, design and materials of the proposed development would not adversely alter the character or appearance of the existing building, street scene or wider surrounding area;
- b) The extension or outbuilding would be subservient to the dwelling and would retain an adequate provision of outdoor amenity space to serve the property
- c) The extension or outbuilding would not materially harm the amenity of the occupiers of the parent property or adjacent dwellings through loss of natural light, overlooking, privacy, potential noise nuisance or the overbearing nature of the proposal, and;
- d) The operational car parking needs of the property would continue to be met as a result of the proposal.

As the dwelling is situated within the settlement boundary for Arlecdon, the proposal is

considered to be acceptable in principle.

The application has been supported by a visual structural inspection of the attached barn. This concludes that the barn is generally structurally sound but will require the following:

- A refurbished roof structure to enhance the lateral rigidity of the barn;
- The replacement of the timber inserts and lintels with precast concrete elements;
- The roof structure should be inspected for rot and treated accordingly;
- The access wall to the rear may require strengthening;
- A trial hole should be excavated at each corner of the barn to expose the base level and ensure that undermining of the wall does not occur during construction.

Consequently, the recommendation is that the barn requires minimal remedial works and it is structurally suitable for conversion to a domestic property.

On this basis, it is considered that the principle of development is considered to be acceptable subject to the consideration of the criteria set out in Policy H13. These are assessed below.

Scale, Design and Impact on Amenity

Policy DS4 of the Copeland Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

Policy H13 allows for the conversion and re-use of buildings for housing within the settlement boundaries where certain criteria are achieved.

The main change proposed to the barn is the installation of an arched headed large opening to provide access to the proposed garage. Other than this opening the remainder of the external alterations have been kept to a minimum with the addition of some window openings to allow natural light into habitable rooms. These changes are considered to be acceptable and conserve the traditional appearance of the barn.

The proposed barn conversion will accommodate the residential use within the existing footprint of the existing barn, however a terraced area will be created to the rear facing north west. This is considered to be acceptable as it will be sited to the rear of the dwelling and not be viewed from the surrounding area.

The application form states that UPVC will be utilised within the openings of the barn, which will match the existing dwelling. . This is not considered to be appropriate and would detract



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from the traditional character and appearance of this traditional building. A planning condition is proposed to secure the use of timber windows and doors as part of the conversion.

There are no facing elevations to habitable rooms in the property, therefore ensuring that there will not be an issue with overlooking or loss of privacy. As the building is existing, there will be no loss of light affects on the neighbouring dwellings. The amenity space will remain the same, as will access to the paved yard to the rear.

The porch will replace the existing structure and is modest in scale and is considered to be of an acceptable design.

Based on the above and the inclusion of appropriately wording conditions, it is considered that the development conserves the traditional appearance and character of the building and will respect the neighbouring amenity. It is considered to comply with the requirements of Policy DM13 of the Copeland Local Plan.

Access & Highway Safety

Policy CO7 of the Copeland Local Plan states that proposals for new development will be required to provide adequate parking provision, including cycle parking and accessible parking bays, in accordance with the Cumbria Development Design Guide (or any document that replaces it) where appropriate.

Furthermore, Policy H13 of the CLP requires that the operational car parking needs of the property must continue to be met.

The access road to the dwelling is existing, routing from the main road running through Arlecdon. This provides direct access to the site and will be unaffected by the proposal. The access road currently serves other properties within the vicinity and it is considered that the local highway network will be unaffected by the proposal.

The Highway Authority have reviewed the application and raised no objections.

On this basis the proposal is considered to be compliant with the Policies CO7 and H13 of the Copeland Local Plan, and provisions of the NPPF.

Flood Risk & Drainage

Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

Policy DS7 requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.

The application site is located within Flood Zone 1.

Surface water for the development will be disposed of to a soakaway.

There will be no new foul drainage connections.

A condition is proposed to ensure the development is drained and managed correctly.

The LLFA have offered no objections to the development as it is not considered to increase the flood risk on the site or elsewhere.

On this basis the proposal is considered to be compliant with the Policy DS6 and DS7 of the Copeland Local Plan, and provisions of the NPPF.

Impact on Biodiversity and Ecology

Policy N1 of the ELP seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

Policy N3 requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however exempt from these BNG requirements.

The development will 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; therefore, the development falls below the biodiversity net gain threshold and a ten percent biodiversity net gain is not required to be delivered.

The building to which this application relates falls within the planning and development trigger list for bat surveys contained within the Bat Conservation Trust Bat Surveys Good Practice Guidelines. The application is supported by a Preliminary Daytime Roost Inspection and Emergence/Re-entry Survey.

This concluded and recommended the following mitigation:

- The adjacent building is considered to be of value to the local bat population and all future works to any building should consider that bats may be present;
- If bats are seen, works must pause and further advice sought;
- There is evidence of a barn owl on site. Pre-works checks should be undertaken to ensure that there is no risk of disturbing the nesting barn owl;

- The proposed site design should secure long term roosting provision for the barn owl;
- There is evidence of breeding birds on site so any works during the bird breeding season must consider the protection laws.

Based on the recommendation so the report, the Applicants Agent has provided details of a proposed owl box. The installation of this box can be secured by a planning condition. Conditions are also proposed to ensure that the development is completed in accordance with the proposed mitigation measures set out. An informative will also be included within the decision notice to ensure that if any bats, or evidence of this species, are found during construction works the applicant informs the relevant bodies.

Subject to the planning conditions set out above the proposal is considered to achieve the requirement of Policies N1 and N3 of the Copeland Local Plan, and the provisions of the NPPF.

Objections Received

Local objection to the proposal was received raising concerns relating to the planting of trees by the Applicant at a neighbouring grass verge. Objectors also felt that the Applicant should not be allowed a view, as theirs had been affected by these trees. This is not a matter that is related to this planning application and therefore cannot be taken into consideration. The planting of trees does not require planning consent.

Further comments were received with regards to noise and dust from construction. This is a temporary issue and not a material planning consideration. The proposed development is of a modest scale and there is a reasonable distance between the Application Site and the nearest residential property.

Concerns with pollution from the log burner are also not a material planning consideration. If any issues with air quality are noted, these should be reported to Environmental Health for investigation.

Planning Balance & Conclusion

This application seeks to convert a redundant barn into residential accommodation to extend the existing farmhouse. This is within the curtilage of an existing farmstead. The site lies within the settlement limits of Arlecdon which is designated as a Local Service Centre within the Copeland Local Plan.

Amendments to the external appearance of the building, in relation to the proposed new openings, are considered to safeguard the traditional character of the building. It is considered that there is unlikely to be a demonstrable issue with overlooking, loss of light or any other loss of amenity. This is considered to carry significant weight within the planning balance.

The development utilises an existing access to create off street parking which is not

	considered to have a significant detrimental impact on highway safety. No objections have been received from the Highway Authority. Conditions will be utilised to secure biodiversity and ecology. The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.
8.	Recommendation: Approve (commence within 3 years)
9.	Conditions 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. 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.



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- 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.	
Case Officer: Sarah Papaleo		Date : 18/09/2025
Authorising Officer: N.J. Hayhurst		Date : 10/10/2025
Dedicated responses to:- N/A		