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PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

Mr Scott Gelsthorpe
8 Scotch Street
Whitehaven
CA28 7BJ

APPLICATION REFERENCE: 4/25/2310/0L1

**VARIOUS ALTERATIONS TO REFURBISH A LISTED BUILDING AND THE
DEMOLITION OF AN EXISTING GARAGE BUILDING WITHIN THE CURTILAGE**

8 SCOTCH STREET, WHITEHAVEN

Mr Scott Gelsthorpe

The above application dated 15/09/2025 has been considered by the Council in pursuance of its powers under the above Act and LISTED BUILDING CONSENT HAS BEEN GRANTED subject to the following conditions:

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason

To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) 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 on 11th September 2025

- Site Location Plan, received on 11th September 2025
- Existing and Proposed floor plans, drawing 05-9450 mod A, received on 16th September 2025
- Proposed alterations, received on 11th September 2015
- Design and Access and Heritage Statement, received on 11th September 2025
- Structural Report, reference WDS/05/9450/LETT001, received on 16th September 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. Prior to the various works being carried out, the following information should be submitted to and approved in writing by the local planning authority –

- Internal elevation drawing of the panelling to be added into the front vestibule
- Internal elevation drawing of the new panelling and shutters to be installed to the front wall of the house
- Detail drawing, photo, illustration or description of the design of new cornicing to be installed, and its locations indicated on a plan
- Detail drawing, photo, illustration or description of design of new skirting boards to be installed, and its locations indicated e.g. on a plan, should be submitted to approved prior to the installation of new skirting boards.

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.

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



Nick Hayhurst
Head of Planning and Place
Thriving Places

22nd January 2026

LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT

NOTICE

IMPORTANT: This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations.

These Notes do not apply when consent is granted unconditionally.

Appeals to the Secretary of State

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/planning-inspectorate or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

If Listed Building consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Authority a Listed Building purchase notice requiring the Authority to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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.