



Cumberland Council
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PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

Aira
Unit 1-5 White Rose Business Park
Halfway
Sheffield
S20 3PJ
FAO: Mr Lewis Leversidge

APPLICATION REFERENCE: 4/25/2376/0L1

LISTED BUILDING CONSENT FOR INSTALLATION OF AN AIR SOURCE HEAT PUMP (ASHP) AIRA 6KW OUTDOOR UNIT AND INTERNAL 100 LITRE WATER TANK

THE TOWER COTTAGE, BANKSPRINGS BREWERY, KIRKSANTON

Mr Jonathon Patton

The above application dated 05/11/2025 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 development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

In order to comply with Section 18 (1) of the amended Planning (Listed building and Conservation Areas) Act 1990.

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 5th November 2025;
- Site Location Plan, scale 1:2500, received 5th November 2025;
- Site Block Plan scale 1:200, received 5th November 2025;
- Site Block Plan, scale 1:100, received 5th November 2025;
- Existing & Proposed Floor Plans, scale 1:50, received 5th November 2025;
- Design, Access & Heritage Statement, received 5th November 2025;
- Noise Assessment Calculations, received 5th November 2025;

Reason

In order to ensure the works are carried out in complete accordance with the approved plans to preserve the historic and architectural qualities of this heritage asset.

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 Listed Building Consent in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

14th January 2026


Nick Hayhurst
Head of Planning and Place
Thriving Places

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.