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TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
(ENGLAND) ORDER 2015 (As Amended)

Architecture Unknown  
The Courtyard  
Royal Mill  
17 Redhill Street  
Manchester  
M4 5BA  
FAO: Mr Daniel Kelso

**APPLICATION No: 4/25/2395/0F1**

**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR THE  
CONVERSION OF THE FIRST AND SECOND FLOOR OF THE EXISTING  
BUILDING TO FORM 8 RESIDENTIAL UNITS  
TANGIER BUILDINGS, TANGIER STREET, WHITEHAVEN**

**Mr Vlatko Mahovic**

In pursuant of the powers under the above Act and Order the Council hereby gives notice that **PRIOR APPROVAL IS NOT REQUIRED and the application is PERMITTED** for the proposed development at the address as shown above, subject to the following conditions and reasons:

**Conditions and Reasons**

1. It is a requirement of condition MA.2(5) of the GPDO that the Development under Class MA is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

Reason

To ensure that all works are properly implemented and retained.

2. It is a requirement of condition MA.2(6) of the GPDO that the Development under Class MA is permitted subject to the condition that the building permitted to be used as a dwellinghouse is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Reason

To ensure that all works are properly implemented and retained.

3. It is a requirement under the procedure for prior approval under Part 3, condition W.12 of the GPDO where prior approval is not required, development must be carried out in accordance with the information that the developer provided to the Local planning authority, unless the Local Planning Authority and the developer agree otherwise in writing. For the avoidance of doubt, the details reviewed by the Local Planning Authority are as follows:

- Application form, received 24th November 2025;
- Site Location Plan, scale 1:1250, drawing number 25.186.201 P1, received 24th November 2025;
- Existing and Proposed Site Plan, scale 1:200, drawing number 25.186.202 P1, received 24th November 2025;
- Proposed Floor Plans, scale 1:100, drawing number 25.186.302 P1, received 24th November 2025;
- Proposed Elevations, scale 1:100, drawing number 25.186.402 P1, received 24th November 2025;
- Planning Statement, written by Architecture Unknown?, received 24th November 2025;
- Preliminary Flood Risk Assessment, written by Oakshire Environmental, received 28th January 2026.

Reason

To ensure that all works are properly implemented and retained.

4. The development as currently proposed must proceed in strict accordance with the Preliminary Flood Risk Assessment, written by Oakshire Environmental, dated 28<sup>th</sup> January 2026, and the mitigation measures identified as it will form part of any

subsequent planning approval. Any proposed changes to the approved Preliminary Flood Risk Assessment and / or the mitigation measures identified will require the submission of a revised Flood Risk Assessment.

#### Reason

To ensure that the risk of flooding is not increased on site or elsewhere.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of noise insulation measures for all residential accommodation, this scheme shall also include ventilation if necessary. The scheme of noise insulation measures shall demonstrate that the following criteria will be achieved:

- Noise rating curve NR20 in bedrooms (23.00 to 07.00 hours)
- Noise rating curve NR25 in all habitable rooms (07.00 to 23.00 hours)
- Noise rating curves should be measured and assessed against a 15 minute linear Leq at the octave band frequencies 31.5 to 8 KHz. 2

#### Reason

In order to safeguard the amenities of the residential occupiers and the details are needed prior to the start of work so that measures can be incorporated in to the build.

6. 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 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holiday. 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.

#### **Informative**

A separate planning application is required for all external alterations to the building. External alterations do not form part of the prior approval application.

**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

04th March 2026

## 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/planning-inspectorate>. 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](mailto: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.