

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2032/0F1
2.	Proposed Development:	CONVERSION OF FORMER PUBLIC HOUSE TO A FLEXIBLE USE FOR USE CLASS C1 HOTEL AND FOR USE AS A SUI GENERIS HMO
3.	Location:	5-6 HIGH STREET, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Standing Advice - Data Subject To Change
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:	<p>SITE AND LOCATION</p> <p>This application relates to the former public house known as The Commercial Inn, situated at 5-6 High Street in Cleator Moor. The building occupies the corner between High Street and North Street. High Street has a mixed use of retail and residential properties.</p> <p>The building is situated opposite to several Grade II Listed Buildings and lies within the Cleator Moor Conservation Area.</p>

PROPOSAL

Planning permission is sought for the change of use of the building to a flexible use to include a hotel (Class C1) and an HMO (Sui Generis).

Details of the quantity of bedrooms and internal floor areas are included on the accompanying drawings and in the Design and Access Statement, but it is proposed to have 21 rooms. There will be kitchens on each of the three floors, with a shared amenity room on the second floor. The ground floor will feature bicycle storage and a refuse and recycling bin store.

RELEVANT PLANNING APPLICATION HISTORY

Refurbishment and structural alterations to combine two public houses into one, approved in July 1996 (application reference 4/96/0376/0 relates);

Conversion of public house to 2 no. semi-detached houses and 6 no. flats, approved in February 2014 (application reference 4/13/2470/0F1 relates);

Conversion of former public house to provide 9 flats, approved in March 2024 (application reference 4/24/2009/0F1 relates).

CONSULTATION RESPONSES

Cleator Moor Town Council

Councillors feel that the Planning dept should not agree to any further planning applications for this building until remedial work is done to waterproof the building ie 'put a roof on' at the very least. Members feel that this work that is badly needed would not infringe any future plans for the building and should be a condition that has to be met before any further application be accepted.

On the application itself for change of use to a sui generis HMO consisting of 21 bedrooms, members feel that this use is inappropriate for the area and position of the building, the building already has planning granted for conversion to flats and whilst members still feel that an element of ground floor 'commercial use' should have been retained the current granted application is more suitable for this Property and the proposed plan appears to be one of overdeveloping the building to increase the financial viability.

Conservation and Design Officer

1st response

Description: 5-6 High Street, formerly known as The Commercial public house, is a Victorian building situated on the corner of North Street and High Street.

Conclusion: Request further information



Cumberland Council

Assessment:

5-6 Cleator Moor is a non-designated heritage asset but has a minimal level of heritage value within that category. As such, impact on its significance should be taken into consideration in decision making.

It is also located within Cleator Moor conservation area, and within the settings of several listed buildings (13-20 High Street, Cleator Moor Library, Former Local Government Offices, Memorial Fountain, and 5 Jacktrees Road).

The building is in exceptionally poor condition externally and exerts a strong impression of dilapidation. Refurbishing it will bring about a significant enhancement to the appearance of this locale.

Externally, little change is proposed. To the east side, which is the “rear” of the building, hidden from surrounding public areas, it is proposed to remove a single-storey lean-to structure and form a single-storey volume with a terrace at first floor level, accessed from two doors where there are currently windows. Additionally, it is proposed to replace a window with a pair of doors at ground floor level and replace two windows with a single dormer window at first floor level.

These changes can be expected to have a negligible impact on the significance of the building, little to no impact on the conservation area and settings of the abovementioned heritage asset.

By contrast, conversion will have the potential to provide a long-term out-of-use building with a viable new use.

- Of note, the Conservation Area Design Guide urges use of timber for external doors and windows. In this location, sliding sash windows for the main frontage windows would have an appropriate appearance. I request information be included in the application on the external doors and windows.

2nd response

Description: 5-6 High Street, formerly known as The Commercial public house, is a Victorian building situated on the corner of North Street and High Street.

Conclusion: No objection

Assessment: Additional information has been received confirming that existing windows will be retained where they can be, and replacement windows specified to match existing. This can be expected to have a neutral impact on the significance of the building, and conservation area, and the settings of nearby grade II listed structures, while the works overall can be expected to have a positive impact.

Highways and LLFA

I note that the site is in a sustainable location in the town centre and the applicant intends to

provide a resident's pack of information detailing public transport facilities. So, although there is no dedicated parking for the site, there is public parking on and off-street nearby. This is considered appropriate in this instance. The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

We do however recommend this condition be included in any consent:

No part of the development hereby approved shall be first occupied until a Sustainable Transport Information Pack has been submitted to and approved in writing by the Local Planning Authority. The approved Pack shall thereafter be provided to all residents at the point of occupation and shall be kept up to date for the lifetime of the development.

The Sustainable Transport Information Pack shall include, but not be limited to:

- Details of the nearest bus stops and services, including route numbers, destinations and frequency;
- Walking and cycling routes linking the site to public transport facilities and key local services;
- Information on cycle storage provided on-site; and
- Links to real-time public transport information services and journey-planning tools.

Reason:

To promote sustainable modes of travel, reduce reliance on the private motor car and support the aims of Copeland Local Plan Strategic Policy CO4 (Sustainable Travel) and the National Planning Policy Framework's focus on sustainable transport.

Environmental Health

This empty property has experienced much ASB in recent years and its current poor condition is an eyesore to the town centre. In that regard, the proposal to bring the property back into use is welcomed.

Radon

The indicative Radon Map UK shows the site is within a 1 km grid square of elevated radon potential with a maximum radon potential of 10 – 30% unless a site-specific radon test showed otherwise. As such, full radon protection measures should be built in to the conversion.

Mandatory HMO Licensing

The HMO would need to be licensed with the Council, and its design should meet national and local guidance. Further information may be obtained from the Councils Private Housing Team.



Cumberland Council

Noise

The property is of Victorian age and design, and the proposed use is an intensive change to the building. Noise insulation to the occupants is a concern given the property's age and construction. Whilst the Building Regulations provide for a minimum standard of noise insulation, Environmental Health are of the opinion that an improved standard is required in this instance so that the amenity of the occupants is protected to a reasonable degree. A condition on this is given below. If the application were to be approved, a limit on the construction working hours is also requested.

In summary, therefore, Environmental Health do not object to this development and request that the following conditions are considered:

- Sound insulation – Submission of scheme and retention thereafter 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. The scheme shall demonstrate that the following criteria will be achieved: Minimum airborne sound insulation (walls and floors between each dwelling) – 56 dB DnT, w Impact Sound transmission (between floors) – 56 db L'nt, w

Reason

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

- Noise from construction works

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

Housing Team

1st response

1. Overall Provision

The application form indicates that this development will provide 21 rooms for use as either short-term hotel accommodation or longer-term HMO accommodation.

All properties must contribute to meeting Net Zero targets, including the use of sustainable

energy efficiency measures such as air source heat pumps.

All properties must meet the requirements of the Copeland Local Plan. Should a Cumberland Local Plan be adopted before work on this development begins, the standards and requirements in the new Local Plan will apply.

2. Affordable Housing

Without a defined usage split, it is difficult to understand if there are sufficient units to trigger the provision of affordable housing. Policy H8 in the Copeland Local Plan dictates that on site of 10 units or more, at least 10% should be affordable.

The General Housing Needs Study shows the following need for affordable one bed properties in the parish of Cleator Moor (shown as a % of the total affordable need).

Houses 20.8%

Flats 15.8%

Bungalows 8.9%

TOTAL 45.5%

The Cumbria Choice housing register shows that as at 11 February 2026, 202 households with an active Cumbria Choice application have given Cleator Moor as their area of preference for a housing association property. Of these, 14.76% (29 households) said they would prefer a one bedroom property.

S106 Agreement - Affordable housing provision delivered as a requirement of Council policy will be secured through a S106 Agreement, which will contain the following:

Nomination Rights

In the event that Social or Affordable Rented properties are provided, it is expected that Cumberland Council will, in the first instance, be given nomination rights to the properties. This will be secured through the Section 106 agreement, and the nomination process will be set out in a nominations agreement, which will be mutually agreed with the housing provider.

Older Person Provision

Allocation of accessible rented properties will be to those aged 55 years or over who are in greatest housing need and would be deemed eligible for housing in line with the Council's Allocations Policy, and who may also have a care and/or support social care package, and have been agreed by the Council.

Those below the age of 55 years may be considered where they are in greatest housing need and would be deemed eligible for housing in line with the Council's Allocations Policy, and may have a care and/or support social care package, and have been agreed by the Council.

The above will be secured through the Section 106 agreement, and the nomination process will be set out in a nominations agreement, which will be mutually agreed with the housing



Cumberland Council

provider.

Occupancy

All affordable properties covered by the S106 agreement should be occupied as a principal home, e.g. they will not be used as a second home, holiday let, or buy-to-let investment.

Local Connection

Local connection criteria will be determined on a case-by-case basis, and will be agreed before the drafting of the S106.

Proposed Local Connection Cascade

1. Households with a local connection to the parish the development is in (Cleator Moor)
2. Households with a connection to the adjoining parishes (Arlecdon & Frizington, Egremont, Ennerdale & Kinniside, Haile and Weddicar)
3. Households with a local connection to the Wider Locality (the parishes of Beckermeth, Bootle, Distington, Drigg & Carleton, Eskdale, Gosforth, Irton & Santon, Lamplugh, Lowca, Lowside Quarter, Millom, Millom Without, Moresby, Muncaster, Parton, Ponsonby, Seascale, St Bees, Ulpha, Waberthwaite & Corney, Wasdale, Whicham, Whitehaven)
4. Households with a connection to the District of Cumberland

Timescales for the Cascade will be determined before the drafting of the S106, and will form part of a nominations agreement, which will be mutually agreed with the housing provider.

Eligibility and Allocation of Rented Housing

Allocation of Rented Housing should be in line with the Council's Housing Allocations Policy criteria and the process for nominations will be set out in a nominations agreement.

It is recommended that applicants contact the Housing team on housing.developmentteam@cumberland.gov.uk to discuss the terms of the S106 and the nominations agreement prior to planning approval being granted.

Tenure

The tenure split recommended in the GHNS is 50% Social Rented, 25% Affordable Rent and 25% Affordable Home Ownership, and we are looking to implement this on all developments.

However, we will not seek Affordable Home Ownership in this development and accept the provision of rented properties in the HMO rooms.

Affordability

All affordable properties for Social or Affordable Rent should be let at rents that are in-line with current Registered Provider guidelines.

It is recommended that the applicant contacts the Housing team to discuss the tenure and property type mix of this application.

3. Supported Housing

Parish Need 23 units of retirement / sheltered housing for older people by 2029

7 units of fully wheelchair adapted housing (M4(3)) by 2029 and 112 units of accessible/adapted housing (M4(2)) by 2029.

District Need

54 units of supported housing accommodation for people with a learning disability and / or people with autism by 2029.

35 units of accommodation for people with mental health conditions by 2029.

36 units of general needs move-on accommodation per annum for care experienced young people leaving supported housing.

70 units of supported housing for care experienced young people by 2029.

Adult Social Care commissioners identified that this development would be suitable to meet the Supported Housing needs of people with learning disabilities and/or people with autism and people with mental health conditions.

The Housing Team request that a percentage of the rented properties be allocated as Supported Housing. A percentage of these properties should be accessible.

In the event that supported housing properties are provided, it is expected that Cumberland Council will, in the first instance, be given nomination rights to the properties. This will be secured through the Section 106 agreement, and the nomination process will be set out in a nominations agreement, which will be mutually agreed with the housing provider.

The Occupancy, Local Connection, Local Connection Cascade and Eligibility criteria outlined for the general needs affordable properties will also apply to these properties.

It is recommended that applicants contact the Housing team on housing.developmentteam@cumberland.gov.uk to discuss the terms of the S106 and the nominations agreement prior to planning approval being granted.

4. Design & Development Standards

Any affordable provision must meet the expected space standards set out in current national guidance.

Where affordable housing is being delivered for rent there is an expectation that these homes would need to be of an acceptable house sized standard for a registered housing provider.

5. Design Standards

It is expected that all affordable properties will be compliant with M4(2) building standards, with a % of these compliant to M4(3) in line with the Council's Local Plan.



Cumberland Council

We request that a % of the affordable properties meet the requirements of the Centre for Ageing Better recommendations, and provide the following:

- A toilet on entrance level
- Level thresholds
- Sufficiently wide doors
- A flush threshold Design Standards requirements will be agreed on a case-by-case basis. If these requirements cannot be met, the developer is encouraged to contact the Housing team.

2nd response

The proposal does not trigger the need for affordable provision as it is providing rooms as opposed to dwellings.

Public Representations

The application has been advertised by way of a site notice and notification letters issued to 4 no. neighbouring properties.

No comments have been received as a result of these advertisements.

PLANNING POLICIES

Planning law requires 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

The following policies are relevant to this proposal:

- Strategic Policy DS1 - Settlement Hierarchy
- Strategic Policy DS2 - Settlement Boundaries
- Policy DS4 - Design and Development Standards
- Strategic Policy R4 - The Key Service Centres

- Strategic Policy H1 - Improving the Housing Offer
- Strategic Policy H2 - Housing Requirement
- Strategic Policy H3 - Housing delivery
- Strategic Policy H4 - Distribution of Housing
- Strategic Policy H5 - Housing Allocations
- Policy H6 - New Housing Development
- Policy H7 - Housing Density and Mix Strategic
- Policy H13 - Conversion and sub-division of buildings to residential uses including large HMO's
- Policy SC5 - Community and Cultural Facilities
- Strategic Policy T1 - Tourism Development
- Strategic Policy BE1 – Heritage Assts
- Policy BE2 – Designated Heritage Assets
- Policy CO7 – Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Conservation Area Design Guide SPD

Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA)

ASSESSMENT

Principle of Development

The existing building is located within the development boundary for Cleator Moor as defined in Policy DS2 of the Local Plan. Cleator Moor is classed under Policy DS1 as one of Copeland's Key Service Centres where the conversion of existing buildings to houses of multiple occupation (HMO) residential use and hotel use is acceptable within the confines of the settlement boundary.

The principle of new housing is supported in the Copeland Local Plan through policies H1 and H13. These policies seek to promote sustainable development to meet the needs and aspirations of the boroughs housing market, as well as having consideration for the requirements of smaller settlements within the borough which respect their scale and



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function.

Policy T1 supports the provision of tourism development, allowing for the creation of tourist accommodation of an appropriate scale, located where the impact can be managed and where there is not an unacceptable harm to environmental assets of the character of the local area.

The building is located within the centre of Cleator Moor and is surrounded by a mix of uses including other residential units. It lies within walking distance of services required for day to day living and therefore a mixed use of hotel and HMO is considered to be an appropriate use in this location.

Design

Policy DS4 of the LP promotes good design and the aspiration that new development will respond positively to their surroundings.

The proposed alterations deemed necessary to convert the building to accommodate the proposed living accommodation is limited to mainly internal works with the renovation of the external features of the building including the refurbishment of the existing windows and their like for like replacement where required.

The proposed units are of a suitable size, and some communal facilities are provided. Each habitable room will have access to adequate natural light. Amenity space will be provided internally.

The development will lead to an acceptable standard of living for future occupiers and is considered to comply with Policies DS4 and H13.

Housing Need

The principle of new housing is supported in the Copeland Local Plan through policy H1. This policy seeks to promote sustainable development to meet the needs and aspirations of the boroughs housing market, as well as having consideration for the requirements of smaller settlements within the borough which respect their scale and function.

Policy H13 of the LP relates specifically to the conversion of buildings to HMO's.

The following criteria are required to be met for the development to be considered to be acceptable:

- a) The development does not result in unacceptable levels of harm to residential amenity (noise and disturbance) for occupiers of the converted property and/or those occupying neighbouring properties;
- b) Future residents have adequate levels of natural lighting and privacy;
- c) The development does not have an adverse impact upon the privacy of neighbouring residents through direct overlooking;
- d) Off street parking is provided or sufficient parking is available within close proximity of the

site;

e) Adequate external amenity space is provided, including for waste and recycling bin storage without harming the visual amenity of the area where possible;

f) Cycle space is provided, where possible;

g) Safe access is available from both the front and rear of the property, where possible; and

h) The development does not result in an over-concentration of HMOs, taking into account the cumulative impacts of HMOs and subdivided properties within the vicinity of the site.

The Housing Manager has confirmed that there is a demonstrable need for affordable accommodation within Cleator Moor.

Initially, the Housing team requested that a S106 agreement be drawn up to provide affordable housing on the site, however, further to clarification from the Applicant, it was considered that an HMO does not constitute more than 10 separate planning units in order to trigger the affordable housing requirement. This is therefore not required.

Overall, the repurposing of the building to provide this type of accommodation is considered to be acceptable in this location.

Loss of the Community Facility

Policy SC5 of the LP seeks to resist the change of use of a community facility where there is evidence that there is a demand for that facility that is unlikely to be met elsewhere. The Commercial has been closed as a Public House since 2016 and Cleator Moor has the provision of further drinking establishments including The Crown, Moffats and Little Arms. This alternative provision is likely to fulfill the needs of local residents, therefore the permanent loss of The Commercial is considered to be acceptable.

The outbreak of Covid in the UK in 2020 has made the retention of public houses very difficult and it is understood that many are no longer sustainable.

On this basis, the loss of the community facility is acceptable, and the proposal complies with policy SC5 of the LP.

Effect on the Conservation Area

Policies BE1 and BE2 of the LP relate to the protection and enhancement of the Conservation Area and seek to ensure that any alterations are in keeping and respect the existing character of the area. Policy DS4 requires good design.

The LBCA sets out a clear presumption that gives considerable importance and weight to the desirability of preserving a heritage asset and its setting.

Section 66.1 requires that: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest



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which it possesses’.

Section 72 requires that: ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance’ of a conservation area.

The exterior of the building will not materially change. Additional information has been received confirming that the existing windows will be retained where they can be, and replacement windows specified to match existing. The Conservation Officer has confirmed that this can be expected to have a neutral impact on the significance of the building, and conservation area, and the settings of nearby grade II listed structures, while the works overall can be expected to have a positive impact to this part of the Conservation Area.

Overall, the proposed alterations will comply with policies BE1 and BE2 of the local plan, preserving and enhancing the character of the Cleator Moor Conservation Area.

Residential Amenity

The property is located within the centre of Cleator Moor where higher levels of general noise and activity exist. The building is surrounded by other residential and commercial properties.

The Environmental Health Officer has stated that they have no objections to the scheme, requesting conditions relating to reducing noise from construction works and requesting a scheme of sound insulation.

The scheme would not lead to any loss of privacy or noise and disturbance for neighbouring land users over and above what is already experienced, and it is likely that the usage would be less intensive than the previous use as a Public House.

Highways and Parking

The scheme has been assessed by the Highway Authority and no objections have been raised. The scheme is in a highly sustainable location, and the development would not have an adverse impact on highway safety or the highway network.

Drainage

It is proposed to dispose of foul and surface water as per the existing situation. Given the existing drainage discharge and as additional surface water flows will not result, this arrangement is acceptable.

Biodiversity Net Gain

Biodiversity Net Gain is mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

The statutory framework for biodiversity net gain involves discharge of the biodiversity net gain condition following the grant of planning permission to ensure the objective of at least 10% net gain will be met for a development.

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.

Comments received from The Cleator Moor Town Council

The Town Council raised the following concerns:

Remedial works should be undertaken prior to the approval of any further planning applications. Unfortunately this is beyond the power of the Planning Department. Each application must be considered on its own merits and this concern is not considered to be a material planning consideration. It is hoped that the approval of this application will allow the change of use and refurbishment of the building, therefore meeting the aims of the Cleator Moor Town Council.

The previously approved flats are preferable.

The Agent for the application has confirmed that the previously approved scheme is not viable and that this proposal is considered to be the best solution to bring the building back to use.

The Cleator Moor Town Council were reconsulted with this information, and no further comments were received.

Planning Balance and Conclusion

The building is located within Cleator Moor, which is designated as a Key Service Centre within the Borough where residential and tourism development is encouraged. The provision of an HMO within a sustainable location would provide a positive benefit in terms of housing provision and would secure a viable use for the building, running coherently alongside the hotel.

No objections have been raised from the Highways Officer.

The building is currently in a poor condition. The re-use and refurbishment of the building would result in a positive benefit and would help to preserve and enhance the character and appearance of the Cleator Moor Conservation Area.

Given the nature and location of the development, impacts upon the residential amenity of occupants are unlikely to result, subject to the imposition of appropriate planning conditions.

Overall, on balance this is considered to be an acceptable form of development which will be consistent with the details set out in national and local policy with the benefits of the proposal outweighing any adverse impacts.

8. **Recommendation:**
Approve (commence within 3 years)



**Cumberland
Council**

<p>9. Conditions:</p> <p>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>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: -</p> <p>Application form, received 29th January 2026; Site Location Plan, scale 1:1250, drawing number SNG-TC-P-SLP, received 29th January 2026; Proposed Site Block Plan, scale 1:200, drawing number SNG-TC-P-PSP, received 29th January 2026; Proposed Floor Plans, scale 1:100, drawing number SNG-TC-P-PP, received 29th January 2026; Proposed Elevations (sheet 1 of 2), scale 1:100, drawing number SNG-TC-P-PE1, received 29th January 2026; Proposed Elevations (sheet 2 of 2), scale 1:100, drawing number SNG-TC-P-PE2, received 29th January 2026; Design, Access and Heritage Statement, written by SNG Architecture, received 29th January 2026.</p> <p>Reason</p> <p>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.</p> <p>3. Prior to their first use on the development hereby approved, full details of the materials to be used on the external surfaces of the building must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and retained as such at all times thereafter.</p> <p>Reason</p> <p>In order to maintain the character of the building within the Conservation Area in accordance with Policies BE1 and BE2 of the Copeland Local Plan.</p>
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4. No part of the development hereby approved must be first occupied until a Sustainable Transport Information Pack has been submitted to and approved in writing by the Local Planning Authority. The approved Pack must thereafter be provided to all residents at the point of occupation and must be kept up to date for the lifetime of the development.

The Sustainable Transport Information Pack must include, but not be limited to:

- Details of the nearest bus stops and services, including route numbers, destinations and frequency;
- Walking and cycling routes linking the site to public transport facilities and key local services;
- Information on cycle storage provided on-site; and
- Links to real-time public transport information services and journey-planning tools.

Reason

To promote sustainable modes of travel, reduce reliance on the private motor car and support the aims of Copeland Local Plan Strategic Policy CO4 (Sustainable Travel) and the National Planning Policy Framework's focus on sustainable transport.

5. No occupation of the development hereby approved must 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. The scheme must demonstrate that the following criteria will be achieved:

Minimum airborne sound insulation (walls and floors between each dwelling) – 56 dB DnT, w Impact Sound transmission (between floors) – 56 db L'nt,

Reason

In order to safeguard the amenities of the occupiers and the details are needed prior to the start of work so that measures can be incorporated in to the build and in accordance with Policy DS4 of the Copeland Local Plan.

6. Following approval of the development, construction activities that are audible at the site boundary must 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 Holidays.

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



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the Local Planning Authority.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development and in accordance with Policy DS4 of the Copeland Local Plan.

7. Full details of the specification all replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Development shall be carried out and retained in accordance with the approved details at all times thereafter.

Reason

In order to maintain the character of the building within the Conservation Area in accordance with Policies BE1 and BE2 of the Copeland Local Plan.

Informative Notes

Biodiversity Net Gain – Exemption Applies

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 because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemptions: De Minimis

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.

Radon

The indicative Radon Map UK shows the site is within a 1 km grid square of elevated radon potential with a maximum radon potential of 10 – 30% unless a site-specific radon test showed otherwise. As such, full radon protection measures should be built in to the conversion.

Mandatory HMO Licensing

The HMO would need to be licensed with the Council and its design should meet national and local guidance. Further information may be obtained from the Councils Private Housing Team.

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

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 : 21/04/2026

Authorising Officer: N.J. Hayhurst

Date : 24/04/2026

Dedicated responses to:- N/A