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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Prospus Group Ltd t/a Greenfinch Ltd
14-18 Hill Street
Edinburgh
EH2 3JZ
FAO: Mr Tom Woof

APPLICATION No: 4/26/2101/0F1

**CHANGE OF USE FROM RESIDENTIAL (C3) TO A SELF-CATERING HOLIDAY
LET (SUI GENERIS) INCLUDING USE OF DETACHED STORE
(RETROSPECTIVE)**

2 GILL GROVE, GROVE ROAD, EGREMONT

Meridian Holiday Properties Ltd

The above application dated 26/03/2026 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Standard Conditions:

1. 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 (Amended), received by the Local Planning Authority on the 27th July 2026.
 - Location Plan (Amended), Scale 1:1250, Drawing No: 25/211-PA_01, Rev: 3, received by the Local Planning Authority on the 30th June 2026.
 - Site Plan (Amended), Scale 1:250, Drawing No: 25/211-PA_02, Rev: 5, received by the Local Planning Authority on the 29th June 2026.

- Short Term Rental Management Plan (Amended), Prepared by Greenfinch, Ref: 25/211, received by the Local Planning Authority on the 30th June 2026.
- Planning, Design and Access Report (Amended), Prepared by Greenfinch, Ref: 25/211, received by the Local Planning Authority on the 29th June 2026.
- Floor Plans, Drawing No: 25/211-PA_03, Rev: 1, received by the Local Planning Authority on the 14th April 2026.
- Noise Management Plan, Prepared by Greenfinch, Ref: 25/211, received by the Local Planning Authority on the 20th May 2026.

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.

Other Conditions:

2. Within three months of the date of this planning permission, the proposed two off-street parking spaces must be constructed and brought into use in accordance with the following approved plan:

- Site Plan (Amended), Scale 1:250, Drawing No: 25/211-PA_02, Rev: 5, received by the Local Planning Authority on the 29th June 2026.

The off-street parking spaces must be retained at all times in accordance with the approved details for the lifetime of the development and must not be altered within the prior consent of the Local Planning Authority.

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety in accordance with Policies CO4, CO5 and CO7 of the Copeland Local Plan.

3. The use of the site must be carried out in accordance with the following approved documents:

- Noise Management Plan, Prepared by Greenfinch, Ref: 25/211, received by the Local Planning Authority on the 20th May 2026.
- Short Term Rental Management Plan (Amended), Prepared by Greenfinch, Ref: 25/211, received by the Local Planning Authority on the 30th June 2026.

Reason

In order to safeguard the amenities of adjoining residential occupiers in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

4. When the use of the property as holiday let accommodation hereby approved ceases to operate, the property shall revert back use as a C3 Dwellinghouse as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended) without the need for any further planning permission.

Reason

In order to safeguard the future use of the site.

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: Development subject to the de minimis exemption.

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

A handwritten signature in black ink, appearing to read 'I. Fairlamb', written in a cursive style.

31st July 2026

Iain Fairlamb
Service Manager for Development and Implementation
Thriving Places

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

PART 2

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/appeal-planning-decision> . 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) 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.