

Appeal 6003053

Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	Scalegill Hall Farm, Scalegill Road, Moor Row, CA24 3JY
Agent contact details	[REDACTED] [REDACTED]
Application number	4/25/2120/0F1

Before you start

Which local planning authority (LPA) do you want to appeal against?	Cumberland
Have you received an enforcement notice?	No
What type of application is your appeal about?	Full planning
What date did you submit your application?	31 Mar 2025
Was your application granted or refused?	I have not received a decision
What date was your decision due from the local planning authority?	30 Jun 2025

Appellant's appeal

Was the application made in the appellant's name	No
Applicant's name	Niels Thomsen Thomsen Estates
Contact details	Simon Blacker SRE Associates
Phone number	[REDACTED]

Site address	Scalegill Hall Farm Scalegill Road Moor Row CA24 3JY
What is the area of the appeal site?	12800 m ²
Is the site in a green belt	No
Site fully owned	Yes
Will an inspector need to access the land or property?	Yes Because not all of the planning application site is visible from the public road.
Agricultural holding	Yes
Tenant on agricultural holding	No
Informed other agricultural holding tenants	Yes
Site health and safety issues	Yes The dwelling subject to the application (Scalegill Hall) is in very poor condition, hence the application proposing to renovate the property. However the property is currently boarded up to stop access, due to the health and safety risk of entering the property. It has many loose and uneven floors, and the roof and first floor have collapsed in, in places.
Application reference	4/25/2120/0F1
Was your application for a major or minor development?	Major
Was your application about any of the following?	Major dwellings
Enter the description of development	Hybrid planning application for the redevelopment of Scalegill Hall Farm including full planning permission for the demolition of redundant farm buildings, the refurbishment of Scalegill Hall, conversion of a barn to two dwellings and outline planning permission for residential development with all matters reserved except access.
Did the local planning authority change the description of development?	No
Preferred procedure	written
Are there other appeals linked to your	No

Did the appellant apply for
an award of appeal costs? No

Appellant's documents

Application form

[planning-listed_form_.pdf](#) (/published-document/94d25034-8fa4-47dc-aa54-e9f2ac4f9338)

Plans, drawings and supporting documents

[1247 - preliminary ecological appraisal and preliminary roost assessment - scalegill hall - esk ecology.pdf](#) (/published-document/dae58893-ba28-4602-aad8-06905c8e70c1)

[1895_rev_c-1002_materials.pdf](#) (/published-document/2e2b3b3b-f92f-417f-ab8c-095e8019ae9e)

[1895_rev_c-1001_site_layout.pdf](#) (/published-document/f502eaa3-2ec1-46bb-b404-09a534b20e84)

[1895_15_demolition_plan.pdf](#) (/published-document/db73839f-4cbf-406f-b853-09b410041c3f)

[1895_rev_c-1003_boundary_layout.pdf](#) (/published-document/e796d9df-e58a-493f-b4c5-0bdb9f5f1097)

[1895.001_barn_as_existing.pdf](#) (/published-document/f78384b2-300d-4ffb-be15-145390bab050)

[1895.011_existing_elevations_1.pdf](#) (/published-document/ed4a4782-097b-45b0-9b92-160da22581f5)

[planning statement - scalegill hall farm scalegill road moor row v4.pdf](#) (/published-document/c151bbe4-2aff-4dca-8b44-1bfff9beba91d)

[1895.010_existing_plans_1.pdf](#) (/published-document/68a6dd41-ec92-4e9c-80ac-20901b9bd219)

[scalegill hall structural inspection report pdf 1.pdf](#) (/published-document/809803d4-6ea7-4900-8ca7-4450ec3cd7c1)

[heritage statement - scalegill hall farm scalegill road moor row v3.pdf](#) (/published-document/8cb33b8d-7a51-44a8-8589-46a2c718722a)

[1895.012_proposed_plans_1.pdf](#) (/published-document/f1be7564-cc14-498b-8cc7-5771a690d818)

[appendix_b - scalegill hall pea and pra report rev a.pdf](#) (/published-document/07c8b4df-f35b-4d4f-b5cd-661b95a6ba4f)

[budget_cost_plan_rev_00.pdf](#) (/published-document/fce66100-52e1-4b29-bf34-77d76f5fbb47)

[fra_scalegill_hall_farm_scalegill_road_moor_row_v2.pdf](#) (/published-document/0eb69135-dfd8-4e69-a097-7c768fb46b95)

[appendix_a - red line boundary plan.pdf](#) (/published-document/49f4e05c-f7c4-476e-bcbb-84451bfbe262)

[2025-005_bng_assessment.pdf](#) (/published-document/b0872baf-43a7-47e1-992f-8ac18f35f9a2)

[LPA Validation Letter.pdf](#) (/published-document/11bc80d9-14f2-4ba0-8bf1-9a722b75df19)

[2023.03.18_viability_conclusion_scalegill_hall_farm_final_redacted.pdf](#) (/published-document/228368e5-91af-41a6-ab92-b173b6f7b7ed)

[1895_rev_c-1004_phasing_plan.pdf](#) (/published-document/ec68ca5a-2838-46df-b186-d0af1bf7da4c)

[1895.013_proposed_elevations_1.pdf](#) (/published-document/548babd7-)

025b-4b3f-a065-d6bf74d809ce)
[1895.1000_location_plan_1.pdf](#) (/published-document/6c590d6c-488f-4aa7-a02f-dd1c682731bd)
[1895.010_barn_as_proposed.pdf](#) (/published-document/fc370db8-ca01-4b11-89c9-f883dc8866fe)
[1895.014_spec_and_details_1.pdf](#) (/published-document/819276ed-5225-46ca-9191-fc3dc203072a)

Separate ownership certificate in application	No
Design and access statement in application	scalegill_das_1.pdf (/published-document/37fbc2d1-2060-4197-9e4d-35e22ac2708c)
Decision letter	No
Appeal statement	Planning_Appeal Statement of Case - Scalegill Hall Farm Scalegill Road Moor Row v1.pdf (/published-document/95473985-e6f4-4a90-91e4-ec72f420a932)
New plans or drawings	No
Planning obligation	No
New supporting documents	No