

Appeal 6003053

## Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	Scalegill Hall Farm, Scalegill Road, Moor Row, CA24 3JY
Agent contact details	<div></div>
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 Thompson Thompson Estates
Contact details	Simon Blacker SRE Associates
Phone number	<div></div>

<b>Site address</b>	Scalegill Hall Farm Scalegill Road Moor Row CA24 3JY
<b>What is the area of the appeal site?</b>	12800 m <sup>2</sup>
<b>Is the site in a green belt</b>	No
<b>Site fully owned</b>	Yes
<b>Will an inspector need to access the land or property?</b>	Yes Because not all of the planning application site is visible from the public road.
<b>Agricultural holding</b>	Yes
<b>Tenant on agricultural holding</b>	No
<b>Informed other agricultural holding tenants</b>	Yes
<b>Site health and safety issues</b>	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.
<b>Application reference</b>	4/25/2120/0F1
<b>Was your application for a major or minor development?</b>	Major
<b>Was your application about any of the following?</b>	Major dwellings
<b>Enter the description of development</b>	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.
<b>Did the local planning authority change the description of development?</b>	No
<b>Preferred procedure</b>	written
<b>Are there other appeals linked to your</b>	No

development?

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 assessm ent - 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 \(/published-document/c151bbe4-2aff-4dca-8b44-1bff9beba91d\)](#)  
[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 \(/published-document/819276ed-5225-46ca-9191-fc3dc203072a\)](#)

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**Separate ownership certificate in application**

No

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**Design and access statement in application**

[scalegill\\_das\\_1.pdf \(/published-document/37fbc2d1-2060-4197-9e4d-35e22ac2708c\)](#)

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**Decision letter**

No

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**Appeal statement**

[Planning Appeal Statement of Case - Scalegill Hall Farm Scalegill Road Moor Row v1.pdf \(/published-document/95473985-e6f4-4a90-91e4-ec72f420a932\)](#)

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**New plans or drawings**

No

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**Planning obligation**

No

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**New supporting documents**

No

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