



The Market Hall
Market Place
Whitehaven
Cumbria CA28 7JG
Telephone 0300 373 3730
cumberland.gov.uk

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

LAND TO THE NORTH EAST OF LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Johnson

Company Name

Avison Young

Address

Address line 1

Central Square

Address line 2

Forth Street

Address line 3

Town/City

Newcastle upon Tyne

County

Country

United Kingdom

Postcode

NE1 3PJ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Chris

Surname

Johnson

Company Name

Avison Young

Address

Address line 1

Central Square

Address line 2

Forth Street

Address line 3

Town/City

Sunderland

County

United Kingdom

Country

United Kingdom

Postcode

NE1 3PJ

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

OUTLINE APPLICATION FOR THE ERECTION OF A NEW BUILDING UP TO 4000 SQUARE METRES IN FLOORSPACE, FOR VARIOUS USES WITH ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND ENGINEERING WORKS WITH FULL DETAILS OF SCALE AND ACCESS.

Reference number

4/22/2184/001

Date of decision (date must be pre-application submission)

22/09/2023

Please state the condition number(s) to which this application relates

Condition number(s)

3 and 23

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

To allow for office use in addition to the approved uses

If you wish the existing condition to be changed, please state how you wish the condition to be varied

3. It is proposed that the following drawing is referenced in condition 3 in place of the parameter use plan currently listed in the condition:

Parameter Plan – Proposed Use prepared by Norr Architects

Drawing Reference: CMIQ-NOR-HUB-ZZ-DR-A-90005

Revision: P5

Date: 15/08/2024

In addition to swapping the approved drawing, it is proposed that the wording of condition 23 is varied, to include office use in the list of approved uses (addition capitalised below and bold and underlined in supporting cover letter, for emphasis):

23. This permission authorises the use of the building hereby approved for the following uses; **OFFICE (USE CLASS E(G(I)))** mixed research and development (use class E(g(ii))), light industrial (use class E(g(iii))) use and education and community facility uses (class F1(a & e) only. Any ancillary use to the main use of the building should be limited to ancillary food/beverage (use class E(b)).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Ms

First Name

Heather

Surname

Morrison

Reference

4/22/2184/001

Date (must be pre-application submission)

15/08/2024

Details of the pre-application advice received

Ongoing dialogue with planners at Cumberland Council, specifically Nick Hayhurt and Heather Morrison in relation to this and other schemes relating to Leconfield Industrial Estate.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Chris

Surname

Johnson

Declaration Date

16/08/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Matt Verlander

Date

16/08/2024