



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

Householder Application for Planning Permission for works or extension to a dwelling; Listed
Building Consent for alterations, extension or demolition of a listed building

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" value="102"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Fairladies"/>
Address Line 1	<input type="text" value="Main Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Cumbria"/>
Town/city	<input type="text" value="St Bees"/>
Postcode	<input type="text" value="CA27 0AD"/>

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

Easting (x)	Northing (y)
<input type="text" value="297099"/>	<input type="text" value="511550"/>

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Charles & Gabrielle

Surname

Kane

Company Name

Address

Address line 1

Fairladies Farm 102 Main Street

Address line 2

Address line 3

Town/City

St Bees

County

Country

United Kingdom

Postcode

CA27 0AD

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Installation of solar panels into two roofs. The first array will be situated within the roof on the rear elevation of the house, not visible f rom the street. The second array will be installed on top of the barn roof opposite the house in the yard, also not visible from the street.

The use case is both to offset current electrical devices and to power a hybrid and an EV, to minimise our drawdown from the grid. We will also install batteries to store electricity for later use. The house is listed with external sandstone walls and lime plaster in the inside. Although we have taken steps to insulate the roof space internally, our utility bills are very high. The solar engineer that we used following on from the meeting with Cumbria Action for Sustainability estimated that installed capacity will be 12.9 KWp hours and the output would be in the region of 8936 KWh pa.

The roof on the house is old and in a poor state of repair. We would like to inset the array into the roof as part of the roof replacement, replacing some of the wood to support the array as required.

The roof on the barn is in good condition so we do not intend to change itConsequently, the array will be installed on top of the roof.

The servicing will run internally to the cables already in situ. We intend to minimise any drilling into the walls etc,; we intend to use the existing cable runs. If that is not possible, the cables will be chased into the internal walls. We do not anticipate any cables to the exterior of the building. One inverter will be mounted in the barn, and the other will be in the loft of the house. The battery will be installed in the house, near the consumer unit to eliminate any additional cable runs.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Installation of solar panels, comprising of two arrays. One array will be integrated into a new roof to part of the house. The second array will be attached onto the existing roof of a barn opposite the house. There are photos of both roofs outlining the position of the arrays in relation to the house within the application.

The existing slate roof on the house is in poor condition and will need to be replaced this year. This will include replacement of timbers, if required, to ensure the structural integrity of the roof.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

<div>Type: Roof covering</div> <div>Existing materials and finishes: Slate tiles</div> <div>Proposed materials and finishes: Slate tiles, using existing tiles where possible</div>
<div>Type: Other</div> <div>Other (please specify): Solar panels</div> <div>Existing materials and finishes: None</div> <div>Proposed materials and finishes: See attached brochure</div>

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

<div>1) Image 1 This is google map with the position of the arrays superimposed. This can also be viewed in conjunction with the property outline at the start of the application</div> <div>2) Image 2 This is a photo of the existing house roof with the solar panels superimposed</div> <div>3) Solar.pdf Brochure of brand/model of solar panels</div> <div>4)GSE-in-roof-system- Datasheet Details of the proposed inbuilt roof system</div>
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Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

HEF/24/0066

Date (must be pre-application submission)

16/04/2024

Details of the pre-application advice received

The work requires us to apply for Planning Permission and Listed Building Consent.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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 & Mrs

First Name

Charles & Gabrielle

Surname

Kane

Declaration Date

24/06/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent 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

Charles & Gabrielle Kane

Date

22/07/2024

Amendments Summary

Addition of:
Heritage Statement
Photos and drawings of elevations
Site plan