



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

## Application for Planning Permission

### Town and Country Planning 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

4200.00

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

The Florence Arts Centre is a single storey, multidisciplinary space. The proposal will make substantive improvements to the building and the surrounding landscape, inclusive of a small extension to accommodate the new café back-of-house, new access road/footpath, and associated car parking and hard/soft landscaping works.

The aim is to increase the number of tourists, and the site will provide information on arts and culture the community has to offer, highlighting the site rich mining history and connections to nearby monuments and buildings.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

The Florence Arts Centre is a single storey multidisciplinary space, offering various activities, from theatre productions to heritage tours, art classes to exhibitions. Offering numerous events, and also has a range of niche art materials that are handmade by the Florence Paintmakers

Is the site currently vacant?

- Yes  
 No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

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

**Type:**

Walls

**Existing materials and finishes:**

The existing building has a masonry wall with a wet-dash red render external finish.

**Proposed materials and finishes:**

The main appearance of the building will be retained. There may be changes to the structure of the building to ensure it is structurally sound. The chosen design will replicate the existing building, ensuring the space is conserved and not replaced. To improve the thermal performance of the building and the appearance, an oxide red sinusoidal wall cladding system. The oxide red will be used to replicate the haematite iron ore surrounding the Florence Arts Centre.

**Type:**

Roof

**Existing materials and finishes:**

The existing roof finish is a metal corrugated roof.

**Proposed materials and finishes:**

To make improvements to the thermal performance of the building, the roof would benefit from an insulative cladding system. An anthracite grey River-Therm roof cladding system will be used.

**Type:**

Windows

**Existing materials and finishes:**

The window frames are mostly red, with some white window frames.

**Proposed materials and finishes:**

The existing fenestration will be removed and larger windows will be implemented, allowing more light to enter the spaces and views to be created highlighting the surrounding landscape. The proposed window frames will be a modern anthracite grey, to match the roofing system.

**Type:**

Doors

**Existing materials and finishes:**

The doors are mostly red, with some blue doors.

**Proposed materials and finishes:**

The existing fenestration will be removed and larger doors will be implemented, allowing for a more obvious point of entry, more light to enter the spaces and views to be created highlighting the surrounding landscape. The proposed window frames will be a modern anthracite grey, to match the roofing system.

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

S4726-BDN-XX-XX-RP-(A1)3001\_P6- Design and Access Statement

S4726-BDN-Z1-XX-DR-A-(05)3005\_P2 - Existing Elevations

S4726-BDN-Z1-XX-DR-A-(05)3010\_P2 - Proposed Elevations

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

S4726-BDN-XX-XX-RP-(A1)3001\_P6- Design and Access Statement

S4726-BDN-XX-XX-M3-A-(05)3002\_P6 - Existing Site Plan

S4726-BDN-XX-XX-M3-A-(05)3006\_P6 - Proposed Site Plan

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide information on the existing and proposed number of on-site parking spaces

### Vehicle Type:

Cars

### Existing number of spaces:

10

### Total proposed (including spaces retained):

41

### Difference in spaces:

31

### Vehicle Type:

Cycle spaces

### Existing number of spaces:

0

### Total proposed (including spaces retained):

6

### Difference in spaces:

6

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes  
 No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

1.06

Please provide the date the onsite pre-development biodiversity value was calculated

21/08/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Ecological consultant was appointed to undertake the calculation. They produced this calculation in August 2025.

When was the version of the biodiversity metric used published?

03/07/2025

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

**Document/Plan:**

Biodiversity metric calculation

**Document name/reference:**

SBMC Florence Arts Centre V1

**Document/Plan:**

Biodiversity metric calculation

**Document name/reference:**

BM4 CS Florence Mine

**Document/Plan:**

Other (please specify)

**Please specify:**

Biodiversity Net Gain Feasibility Study

**Document name/reference:**

ECO BNG Florence Arts Centre V1 07.11.25

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

Yes

No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

Yes

No

## Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

Yes

No

Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

S4726-BDN-XX-XX-RP-C-02\_P1 Drainage Strategy

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

Please add details of the Use Classes and floorspace.

### Use Class:

Other (Please specify)

### Other (Please specify):

Sui-Generis

### Existing gross internal floorspace (square metres) (a):

626

### Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

3

### Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

634

### Net additional gross internal floorspace following development (square metres) (d = c - a):

8

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	626	3	634	8

### Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

Yes

No

If yes, please provide details of the tradable floor area:

<p><b>Use Class:</b> E(a) - Display/Sale of goods other than hot food</p> <p><b>Existing tradable floor area (square metres) (e):</b> 27</p> <p><b>Tradable floor area to be lost by change of use or demolition (square metres) (f):</b> 0</p> <p><b>Total tradable floor area proposed (including change of use) (square metres) (g):</b> 27</p> <p><b>Net additional tradable floor area following development (square metres) (h = g - e):</b> 0</p>
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Totals	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use) (square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
	27	0	27	0

### Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

Yes

No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

2
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Part-time

5
---

Total full-time equivalent

4.50

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

4

Part-time

5

Total full-time equivalent

6.50

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

E(b) - Sale of food and drink for consumption mostly on the premises

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

11:00

**End Time:**

16:00

**Saturday:**

**Start Time:**

11:00

**End Time:**

16:00

**Sunday / Bank Holiday:**

**Start Time:**

11:00

**End Time:**

16:00

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

## 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

First Name

Surname

Reference

Date (must be pre-application submission)

Please refer to the pre-application letter PAA.25.0008 Florence 22.05.2025.

## 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 (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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

## Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

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

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

The Estate Office

**Number:**

**Suffix:**

**Address line 1:**

Cockermouth Castle

**Address Line 2:**

**Town/City:**

Cockermouth

**Postcode:**

CA13 9EU

**Date notice served (DD/MM/YYYY):**

22/01/2026

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Hardheads House

**Number:**

**Suffix:**

**Address line 1:**

**Address Line 2:**

**Town/City:**

Egremont

**Postcode:**

CA22 2NR

**Date notice served (DD/MM/YYYY):**

22/01/2026

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

Mr.

First Name

Joss

Surname

Ryan

Declaration Date

27/01/2026

Declaration made

## Declaration

I/We hereby apply for Full planning permission 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

Joss Ryan

Date

27/01/2026