



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

Application for Planning Permission; 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

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

FORMER PACK HORSE INN

## Applicant Details

### Name/Company

Title

MR

First name

GARY

Surname

REED

Company Name

HIGH GRANGE DEVELOPMENTS LTD

### Address

Address line 1

P. O BOX 77

Address line 2

Address line 3

Town/City

WHITEHAVEN

County

Country

Postcode

CA28 6WA

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Agent Details

Name/Company

Title

Mr

First name

Glen

Surname

Beattie

Company Name

Alpha Design

## Address

Address line 1

Alpha Design

Address line 2

7 Europe Way

Address line 3

Town/City

Cockermouth

County

Country

United Kingdom

Postcode

CA13 0RJ

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## 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 details of proposals to alter, extend or demolish the listed building(s)

CHANGE OF USE OF FORMER PUBLIC HOUSE / MANAGERS ACCOMMODATION TO USE CLASS E INCLUDING INTERNAL ALTERATIONS AND EXTERNAL REFURBISHMENT (LISTED BUILDING)

Has the development or 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

## Demolition of Listed Building

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

- Yes
- No

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this 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).

DRAWING Nos. 24/02/1055 - 02 TO 10 INCLUSIVE.

## 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

**Type:**  
External walls

**Existing materials and finishes:**  
PAINTED RENDER

**Proposed materials and finishes:**  
RENDER FINISH RETAINED BUT FULLY RE-DECORATED

**Type:**  
Roof covering

**Existing materials and finishes:**  
SLATE

**Proposed materials and finishes:**  
FRONT SLOPE - EXISTING SLATE ROOF RETAINED; ONLY MINOR REPAIRS NEEDED ALONG WITH REPLACEMENT OF LEAD SOAKERS ADJOINING ADJACENT BUILDINGS. REAR SLOPE - THIS ROOF IS IN THREE SECTIONS; THE TWO LOWER SECTIONS REQUIRE ONLY MINOR REPAIRS; THE UPPER SECTION NEEDS REPLACED WITH SLATE TO MATCH.

**Type:**  
Chimney

**Existing materials and finishes:**  
PAINTED RENDER

**Proposed materials and finishes:**  
RENDER FINISH RETAINED BUT RE-DECORATED; CHECK LEAD SOAKERS AND REPLACE AS NECESSARY.

**Type:**  
Windows

**Existing materials and finishes:**  
PAINTED TIMBER SLIDING SASH WITH VARYING FENESTRATION STYLES

**Proposed materials and finishes:**  
REPLACE ALL EXISTING SLIDING SASH WINDOWS LIKE FOR LIKE IN TERMS OF FENESTRATION; PAINTED FINISH.

**Type:**  
External doors

**Existing materials and finishes:**  
PAINTED TIMBER

**Proposed materials and finishes:**  
FRONT ELEVATION - RETAIN EXISTING DOUBLE ENTRANCE DOORS; REPAIR AS REQUIRED AND RE-DECORATE. REAR ELEVATION - REPLACE 2 NO. EXISTING DOORS LIKE FOR LIKE WITH PAINTED FINISH.

**Type:**  
Ceilings

**Existing materials and finishes:**  
PLASTERBOARD CEILINGS WITH PLASTER SKIM AND PAINTED FINISH.

**Proposed materials and finishes:**  
GENERALLY RETAIN EXISTING CEILINGS WHERE POSSIBLE, REPAIR AND RE-DECORATE.

**Type:**  
Internal walls

**Existing materials and finishes:**  
MIX OF MASONRY WITH PLASTER FINISH AND TIMBER PARTITION WITH PLASTERBOARD/ SKIM FINISH

**Proposed materials and finishes:**

UNLESS SHOWN OTHERWISE EXISTING WALLS AND TIMBER PARTITIONS RETAINED. AT SF LEVEL - ONE PARTITION WALL TO BE REMOVED TO FORM LARGER STORE. AT GF LEVEL - ONE NEW TIMBER PARTITION TO BE INTRODUCED TO CREATE MEETING ROOM AT ENTRANCE LEVEL.

**Type:**

Floors

**Existing materials and finishes:**

MIX OF CONCRETE FLOORS AND TIMBER JOIST FLOORS WITH FLOOR BOARDING.

**Proposed materials and finishes:**

ALL EXISTING FLOORS RETAINED.

**Type:**

Internal doors

**Existing materials and finishes:**

INTERNAL DOORS ON SOME OPENINGS NOT PRESENT AT TIME OF SUBMISSION. EXISTING DOORS IN TOILET AREAS - PLYWOOD FLUSH DOORS WITH PAINTED FINISH.

**Proposed materials and finishes:**

NEW INTERNAL DOORS HIGHLIGHTED ON PROPOSED PLANS TO BE 6 PANEL 30 MINUTE FIRE DOORS WITH PAINTED FINISH. EXISTING PLYWOOD FLUSH DOORS RETAINED AND RE-DECORATED.

**Type:**

Rainwater goods

**Existing materials and finishes:**

FRONT ELEVATION - CAST IRON WITH PAINTED FINISH. REAR ELEVATION - uPVC.

**Proposed materials and finishes:**

FRONT ELEVATION - EXISTING RW GOODS RETAINED, REPAIRED AS REQUIRED AND RE-DECORATED. REAR ELEVATION - REPLACE EXISTING RW GOODS WITH BLACK uPVC RW GOODS.

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

DRAWING Nos. 24/02/1055 - 03 TO 10 INCLUSIVE

**Site Area**

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

0.00

Unit

Sq. metres

**Existing Use**

Please describe the current use of the site



FORMER PUBLIC HOUSE (NOW VACANT)

Is the site currently vacant?

- Yes  
 No

If Yes, please describe the last use of the site

PUBLIC HOUSE

When did this use end (if known)?

09/06/2022

**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

## **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

## 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:**

2

**Total proposed (including spaces retained):**

2

**Difference in spaces:**

0

## 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

SITE PLAN - REF: 24/02/1055 - 02

## 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

## 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

**If Yes to either or both of the above, 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'.**

## 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

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 add all the exemptions or transitional arrangements that apply and provide a reason why

**Exemption:**

Temporary exemption for non-major developments (small sites exemption)

**Reason for selecting exemption:**

MINOR DEVELOPMENT SUBMITTED PRIOR TO 02/04/2024

Note: Please read the help text for further information on the exemptions available and when they apply

## 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

## 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

**Use Class:**

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

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

312.4

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

312.4

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

312.4

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

0

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)
	312.4	312.4	312.4	0

### Employment

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

- Yes
- No

### Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

### 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

## Trade Effluent

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

- 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

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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

13/03/2024

Details of the pre-application advice received

EMAIL EXCHANGE ON 14/03/2024

## 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

First Name

Surname

Declaration Date

18/03/2024

Declaration made

## Declaration

I/We hereby apply for Full 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

Glen Beattie

Date

18/03/2024