

Oliver Hoban

From: Environmental Health
Sent: 18 November 2025 11:38
To: Development Control
Cc: Sarah Papaleo
Subject: PLANNING APP 4/25/2361/0F1 - DENTHOLME, CRAGG ROAD, CLEATOR MOOR

Change of use from approved use as hotel to a mixed use comprising a hotel (Class C1) and a HMO (Sui Generis) by class flexible use under Class V of the General Permitted Development Order (2015)

Thank you for the above planning consultation.

There are no objections in principle to this proposed development from Environmental Health, provided that the appropriate fire safety measures are incorporated in to the build.

The Housing Team have advised that a HMO Licence will be required.

As part of the previous planning approval as a hotel, a condition was imposed on the provision of artificial external lighting and this should still be in place with this change of use, notwithstanding any legal external artificial lighting required.

In order that noise from construction activities is mitigated, a condition on the hours of working is also suggested as below:

- Noise from Construction Works

Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours. Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holiday.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

Regards

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