

Oliver Hoban

From: Sarah Papaleo
Sent: 15 April 2024 14:41
To: Development Control
Subject: FW: PLANNING APP 4/24/2090/0F1 - 49 KING STREET, WHITEHAVEN

Hi,

Can I have this on the website and MIS as a consultation response please?

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind regards,

Sarah Papaleo MRTPI
Senior Planning Officer
Development Management
Cumberland Council

From: Kevan Buck
Sent: Monday, April 15, 2024 2:39 PM
To: Sarah Papaleo
Subject: PLANNING APP 4/24/2090/0F1 - 49 KING STREET, WHITEHAVEN

Conversion and change of use of the first and second floors into two two-bedrooms holiday lets and conversion of loft into a one bedroom holiday let (Class C3) with internal and external alterations

Further to the above planning application.
Environmental Health have no objections in principle to this development, subject to the comments and suggested planning conditions below.

The mix of an existing ground floor commercial unit with upper floors converted to holiday let requires considerable fire safety improvements.
Whilst these may fall within the remit of Building Regulations, it may be helpful to see and appraise a fire safety scheme for the converted building. A suggested condition for this is noted below.

Noise disturbance from both the building conversion works, and from holiday guests to nearby residential occupiers, is also a possibility.

As such, the following planning conditions are requested if the development were to be approved:

- Fire Safety Scheme – Submission of scheme and retention thereafter

No development shall take place until a detailed scheme of fire safety measures has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include, but not be limited to:

- Provision of fire doors and protected escape route;
- Provision of fire protection to structure (walls and ceilings);
- Emergency lighting system of protected escape route;
- Provision of fire escape windows in all habitable rooms of upper floor/s that are no higher than 4.5 m above the exterior ground level;
- A minimum ceiling height of 2.2 m of loft room/s;
- A linked fire alarm and detection system;
- A maintenance and testing programme.

The approved scheme shall be implemented prior to the commencement of the use and to be permanently retained thereafter.

Reason: In order to safeguard the amenity of occupiers and adjoining occupiers. Details are needed prior to the start of the work so that measures can be implemented into the build.

- **Noise Management Plan**

No building or use hereby permitted shall be occupied or the use commenced until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall include undertakings and procedures for:

- (i) The name/s of an (on-site) supervisor/s responsible for the behaviour of guests and for liaison with local residents and this Council;
- (ii) The control and use of outside areas;
- (iii) The control of noise breakout from within the building;
- (iv) Access and egress to and from the property by guests including arrangements for vehicle parking;
- (v) Recording of complaints and response to those complaints;
- (vi) The annual review of the Noise Management Plan and, if necessary, the submission and approval in writing by the Local Planning Authority of any revised Noise Management Plan;
- (vii) Any other matters that are reasonably required by the Local Planning Authority.

Reason: To safeguard the amenity of nearby residents and the area generally.

- **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 Holidays.

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

Kevan Buck

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD



Health and wellbeing is at the heart of everything we do

Our values



Ambitious



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