



H M ARCHITECTURE

7<sup>th</sup> December 2023

Our ref: MPD/5678/02

Development Management  
Cumberland Council  
Market Hall  
Market Place  
Whitehaven  
CA28 7JG

Dear Sirs,

**PROPOSED WAREHOUSE EXTENSION @ SLACKS MILLOM LTD, MILLOM**

Please find enclosed our application for a Lawful Development Certificate for an extension to one of the existing warehouse buildings on Slacks site in Millom.

We enclose the following:

- 5678 (PL) 01 Existing Site Plan
- 5678 (PL) 02 Proposed Site Plan
- 5678 (PL) 03 Existing Plan & Elevations
- 5678 (PL) 04 Proposed Plan & Elevations
- 5678 (PL) 05 Proposed Gable Elevations
- 5678 (PL) 06 Location Plan

After consideration of **The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 7 Class H – extensions etc of industrial and warehouse**, we believe the proposed extension complies with the constraints in all elements.

The existing warehouse was approved under 4/17/2066/0F1 and was erected in early 2018. Therefore, the use of the land under prior to this application is considered Lawful allowing Class H to be considered.

Having reviewed the Magic Mapping Portal we have determined that the proposed extension does not fall within a Site of Special Scientific Interest (SSSI). As you can see from the image below, the SSSI surrounds the site but is not in the area proposed for development.

This therefore determines the constraints (floor area, scale etc.) that can be considered for any potential extension of the warehouse facility.

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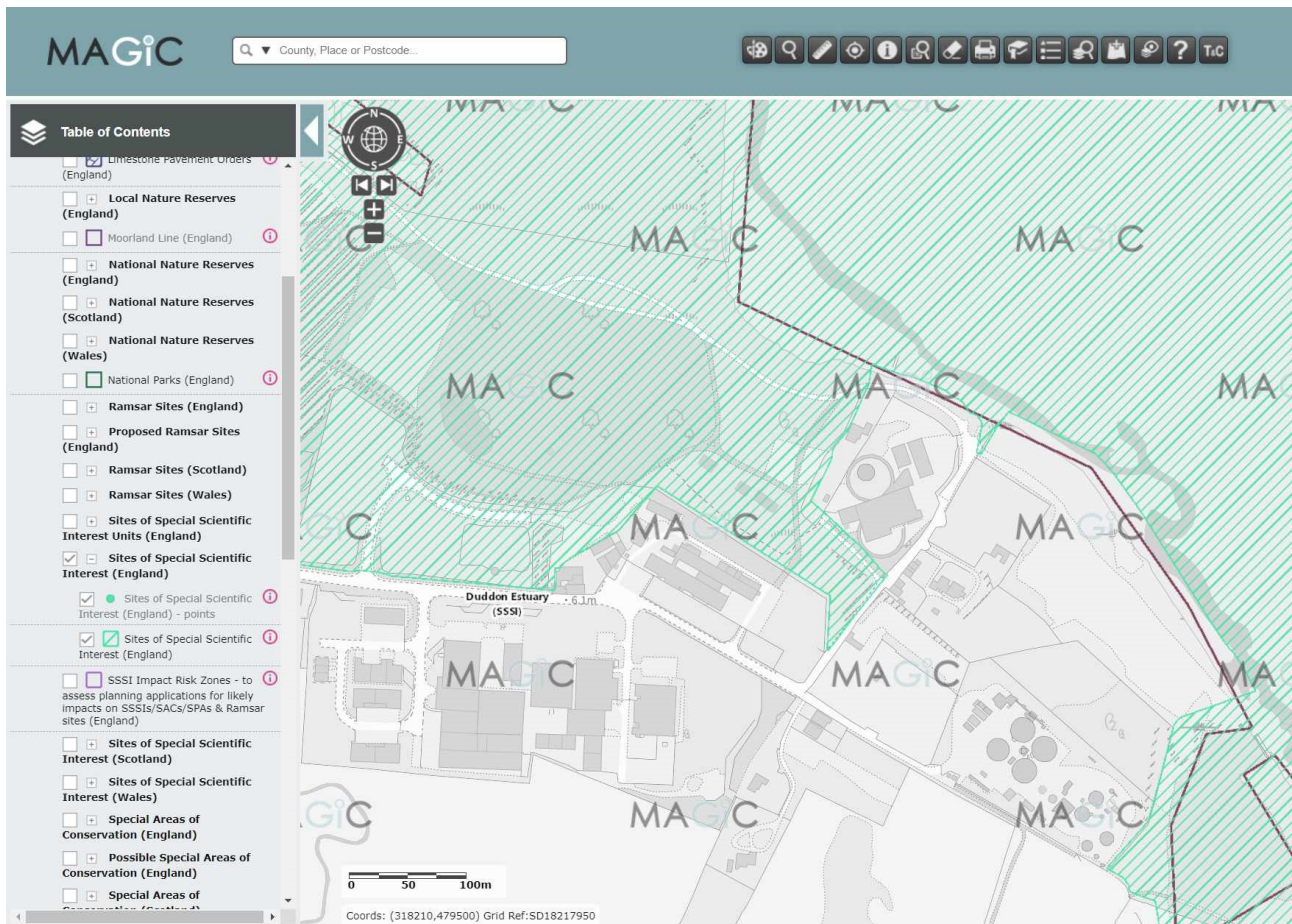


Figure 1 - Extract from Magic Mapping Showing SSSI Around the Slacks Site

The gross external footprint of the existing warehouse is 405m<sup>2</sup> with the new extension adding a further 164m<sup>2</sup> which equates to 40.49% thereby complying with clause H.1 (a) ii – which limits the size of any new building to be erected to be considered under Class H to 200m<sup>2</sup>.

As noted above, the gross floor space of the building is extended by 40.49% thus meeting the requirements of clause H.1 (b) iii which limits extensions to no more than 50% of the original building.

The extension would be located at 11m+ from the boundary of the site and therefore complies with clause H.1 (c) & (d) in respect of the building height, which will match the existing.

As noted above the proposed development is 11m+ from the boundary and therefore complies with clause H.1 (e).

The position of the extension is currently occupied with external storage and the space is not used for vehicular parking or turning, therefore complying with clause H.1 (f).

The proposed development is not within the curtilage of a Listed Building and therefore complies with clause H.1 (g).

In respect of clause H.2 and conditions relating to extending:

- The development is within the curtilage of an existing industrial building or warehouse (a);
- The building will be used for warehousing (b ii)
- The building is not being used for employee facilities (c);
- The site is not on Article 2 (3) land and therefore clause (d) & (e) are not applicable.

Having due regard for the constraints of the General Permitted Development Order and the scale, location of the proposals, we therefore seek confirmation through the Lawful Development Certificate that the works can be executed without the need for planning consent.

We look forward to your determination in due course.

Yours faithfully,

MARK DEVERILL Dip. Arch RIBA MCIAT  
Chartered Architect / Partner  
**For and on behalf of HM Architecture**

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