

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 28 July 2025

Your reference: 4/25/2254/0F1

Dear Christie M Burns

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/25/2254/0F1**  
**Site Address: 4 LOW MILL, EGREMONT**  
**Proposal: SINGLE STOREY REAR EXTENSION FOR KITCHEN AND  
DETACHED SINGLE STOREY ARTIST GARDEN STUDIO**

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

There are no objection from a highways perspective.

The application is located within flood zone 2 but is also very close to flood zone 3 adjacent to a 'main' river. As such the Local Planning Authority are advised to consult with the Environment Agency to determine the suitability of the proposal.

This is a small development which is below the Lead Local Flood Authority (LLFA) threshold for comment. As such the drainage arrangements for this development are to be inspected by Building Control.

Yours sincerely

**Natalie Robinson**  
Planning Application Officer