

Copeland area Planning Department, Cumberland Council

For the attention of Nick Hayhurst

Date: 19 September 2025

Your reference: 4/25/2274/0F1

Dear Nick Hayhurst

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2274/0F1
Site Address: CENTRAL HOTEL, 70 MAIN STREET, EGREMONT
**Proposal: DEMOLITION OF EXISTING REAR EXTENSION AND
REPLACEMENT WITH NEW ENLARGED EXTENSION AND
CREATION OF NEW ACCESS ENTRANCE AND RAMP**

Thank you for your consultation on the above Planning Application.

The Local Highway Authority and Lead Local Flood Authority can confirm that we have no objections to the proposal, we would however recommend that the following conditions are included in any consent you may grant:

Condition 1:

Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason: In the interests of highway safety.

Condition 2:

The access road shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety.

Condition 3:

The (building/dwelling) shall not be occupied until the proposed vehicular access has been constructed in accordance with plans to be approved by the local planning authority/the approved plans.

Reason: To ensure a suitable standard of vehicular access in the interests of highway safety.

Information :

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Yours sincerely

Paul Telford
Development Management Officer