

13<sup>th</sup> April 2026

Cumberland Council (Copeland)  
Development Management  
Market Hall  
Market Place  
Whitehaven  
CA28 7JG

**By email only**



Our ref: RICH100

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
SECTION 73: APPLICATION FOR REMOVAL OR VARIATION OF A CONDITION FOLLOWING  
GRANT OF PLANNING PERMISSION  
RE: PLANNING APPLICATION 4/24/2313/0B1  
1 MAIN STREET, FRIZINGTON, CA26 3SA**

Please find enclosed an application in accordance with Section 73 of the Town & Country Planning Act 1990 relating to the alteration or removal of planning conditions. This application seeks to vary conditions 2, 12 and 13 of planning permission 4/24/2313/0B1 which approved '*Variation of conditions 4, 5, 6, 7, 8 and 9 of planning approval 4/22/2200/Of1 - demolition of existing public house; erection of a petrol filling station; alterations to existing store including single storey rear extension, removal of existing canopy, and erection of entrance ramp; and associated works including car parking*' at 1 Main Street, Frizington.

The changes relate to amendments to the scheme that are required now that the scheme has been developed for construction and operation requirements fully understood. The changes proposed are as follows;

For the building, the following changes are proposed:

- A small reduction in the size of the area allocated to retail and replanning the layout means that the small side extension to the lean-to is no longer needed.
- A redesigned ramped and stepped access with a new lobby entrance on the side are proposed, these are simpler, less visually intrusive and provide more logical routes for pedestrians and those arriving by car. The changes also improve the previously tight external space for vehicle manoeuvring to improve safety and practicality. The original shopfront windows now have raised cills.
- The new lobby is contained within the front part of the existing lean-to, with customer entrance on the side. The existing parapet line on the South elevation of the lean-to has now been retained.
- The metal roof of the lean-to is replaced with an insulated panel (Kingspan), with a raised eaves level above the new entrance to accommodate a shutter and signboard.



- The original main front elevation will now be rebuilt.

For the site, the proposed changes are as follows:

- The grass bank along the southern boundaries was too steep to be stable under the vehicle loads unless a retaining wall is constructed, which would be visually disruptive. The angle of slope has been reduced by moving back the kerb edge of the car park about 2.2m.
- The levels have been reworked, enabling the lowering of the southern edge of the car park, which in turn drops the forecourt canopy by 235mm. This, together with the wider grassed bank reduces the impact of the development as can be seen when comparing the new and original street elevations.
- One parking space has been omitted in front of the ramp, and another on the southern edge of the main car park to enable vehicles to manoeuvre in the new layout. To maintain approved car parking numbers, two spaces have been added next to the lean-to.
- The Forecourt canopy is in its original position. The PFS island sizes under the canopy have been tweaked. The vent stack island is elongated with a strategically placed heavy-duty bollard to protect the canopy from high-sided HGVs.
- For safety reasons, the timber knee rail fence protecting the top of the grass bank has been replaced by Armco. This will be visually masked by the hedging to be planted along the banking.

The application seeks to vary the following conditions:

### **Condition 2**

To replace the following approved drawings:

- Proposed Site Plan & Street Elevations Drawing No: 16, Rev No: P9
- Proposed Building Plan & Site Elevations, Drawing No: 18, Rev No: P3
- Site Plan & Tracking Plan for Fuel & Stock Drawing No: 17, Rev No: P5

With the following revised drawings:

- Proposed Site Plan & Street Elevations Drawing No: 16, Rev No: P11
- Proposed Building Plan & Site Elevations, Drawing No: 18, Rev No: P4
- Site Plan & Tracking Plan for Fuel & Stock Drawing No: 17, Rev No: P5

### **Condition 12**

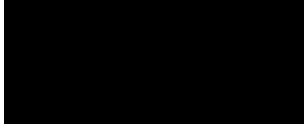
To replace reference to Proposed Site Plan & Street Elevations Drawing No: 16, Rev No: P9 with submitted revised plan Proposed Site Plan & Street Elevations Drawing No: 16, Rev No: P11.

**Condition 13**

To replace reference to Proposed Site Plan & Street Elevations Drawing No: 16, Rev No: P9 with submitted revised plan Proposed Site Plan & Street Elevations Drawing No: 16, Rev No: P11.

I trust that I have supplied everything you require to validate the application and look forward to receiving confirmation shortly. In the meantime, if you have any questions or require any further information, please do not hesitate to contact me.

Yours sincerely



**Mike Hughes MRTPI**



Encs.