

The Old Bank Millom

Planning Statement April 2026 rev B

Previous planning permission was approved to bring the vacant Former Natwest Building at no.5 St George's Road back into use at the heart of Millom's Town Square, through the creation of a new Arts and Enterprise centre.

The design proposals included the demolition of existing outrigger buildings, and creating a single storey Café extension.

The whole of the existing building is being refurbished.

The landscape will be setback from the main road and provide an external terrace which will activate this façade and create an active frontage on the principal elevation. The terrace and building will be made fully accessible, along with the landscaped garden to the rear to ensure access for all.

This application seeks permission to vary the following conditions: -

- condition 2 approved drawings (external works to be amended)
- formalise permission for lead capping's to high-level stone parapets
- condition 8 Samples of materials
- condition 9 Solar panels
- condition 7 Biodiversity management plan
- Condition 10 the approved landscape plan
- Condition 13 Charge to hours of operation

Condition 2 approved drawings (external works to be amended)

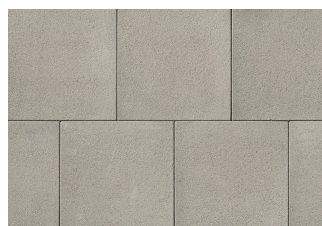
The original proposals included an external terrace with composite decking to the principle café elevation.

The proposals seek to use Tobermore coloured textured paving to the terrace area rather than composite decking and the same paving is to be carried around the building together with an increase in external planting areas.

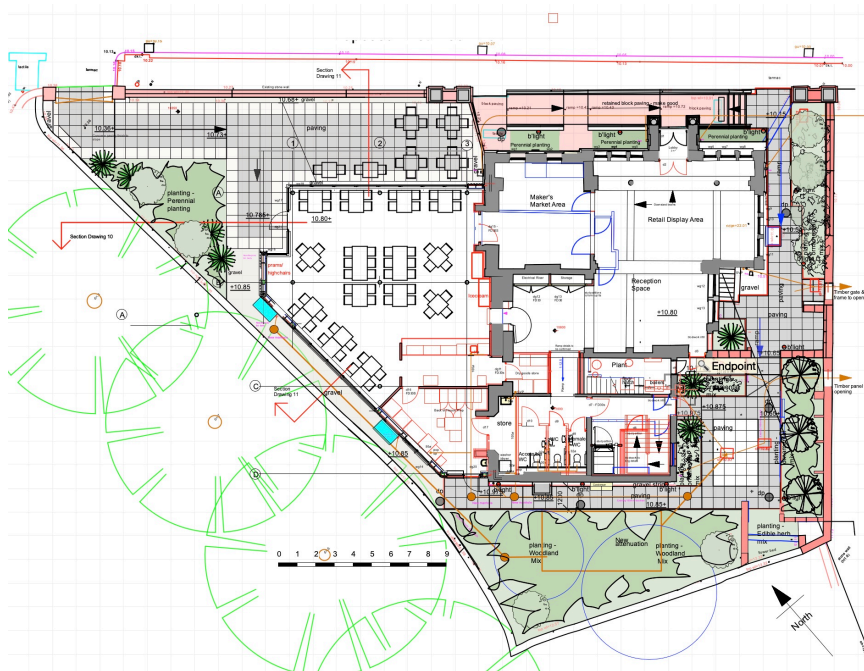
The paving as the advantage of long-term durability, hardwearing, natural appearance improved slip resistance and easier maintained. The proposals are to use a combination of two colours to compliment the colour of the café building.



Tobermore Textured paving – Charcoal.



Tobermore Textured paving – Natural



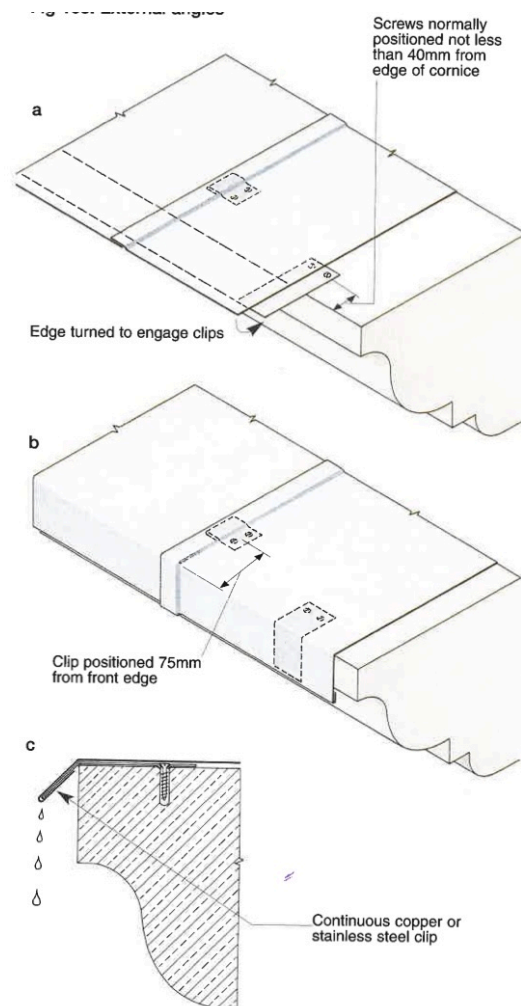
Lead Cappings

The existing stone parapets are weather beaten and allowing water into the joints and structure. All projections and parapets are vulnerable to water penetration especially thro' the joints. Masonry that remains damp due to moisture penetration can be severely damaged by spalling when subject to frost conditions To address the matter the proposals is to provide a lead capping which is a traditional detail for historic buildings which will provide long-term protection. The matter was discussed with Copeland planning officer who consulted the conservation officer and both agreed the approach.

Existing stone parapet



Lead cappings installed



Lead capping details

Condition 8 Samples of materials (see separate document schedule of materials)

The existing building is red stone clad which is retained under a slate roof and the rear south west and part south east elevation was red brick. The roof was refurbished re-using existing slates.

Permission was given to amend the brick finish to render in an application ref 4/24/2427/0B1 following the need to rebuild a large part of the rear gable wall and removal of an out-building. The proposed render is “K Rend thro’ colour render with a textured finish– colour grey. Similar finishes are on the buildings in The Square on the opposite side of St Georges Road.

The extension received planning approval for Larch wood cladding with a board on board indicated. Sample - See photo below.

The flat roof of the extension is a Bauder felt high performance felt – colour dark grey.

The windows in the existing building are existing timber frame and painted white.

The windows in the café extension on the approval are Aluminium powder coated double glazed colour - Anthracite (dark grey).



K Rend finish



Larch cladding – board on board

Condition 9 - Solar panels

Roof mounted solar panels was approved on a discrete rear section of the south east elevation. Eleven Panels have been fitted inset into the roof and consisting of monocrystalline black panels in a horizontal format. (Panels - Solfit JT 425Wp Landscape)



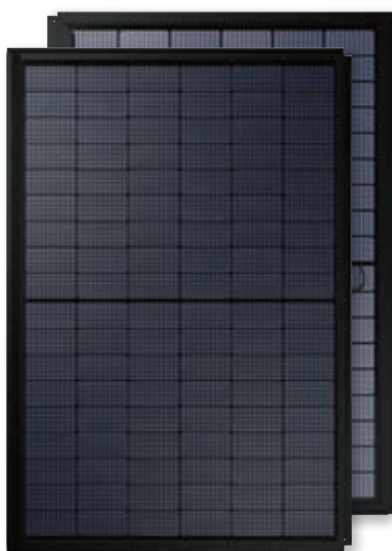
Solar panels during construction



Solfit JT 420Wp - 425Wp

Dual-glass Monocrystalline Solar Module

108 Cells / MBB / Bifacial Mono TOPCon / 1500V DC / 21.9% Maximum Efficiency



SOLFIT LTD

A UK based Company renowned for our innovative approach to design. We work with a Global team of manufacturers to produce products which simplify the installation process while delivering high end aesthetics at affordable prices.

KEY FEATURES



Patented 'Interlocking' Design

PV modules with interlocking frames create a watertight seal and stunning low-profile aesthetics



Minimal Components

Simple design reduces installation times onsite and packing errors at distributors



Industry Leading Safety

Fire class C certified, B Roof (t4) certification, MCS012
Double glass delivers unrivalled durability



Excellent Low Light Performance

Excellent low light performance on cloudy days mornings and evenings



No Plastic

Unique design which requires no plastic trays



Highest Fire Rating

Meets the B Roof (t4) standard, providing the highest level of fire safety available for in-roof systems.

QUALIFICATIONS & CERTIFICATES

- IEC 61215, IEC 61730, IEC 62941
- ISO 9001: Quality Management System
- ISO 14001: Environment Management System
- ISO 45001: Occupational Health and Safety
- MCS: BABT 8847 104

MCS

WARRANTY

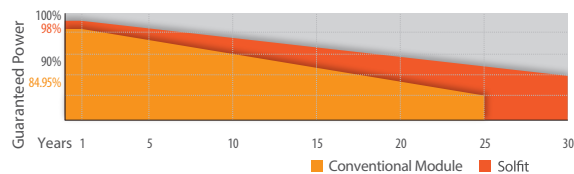
15 YEARS

Product Warranty

30 YEARS

Performance Warranty

Additional Value From Solfit's Linear Warranty



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ELECTRICAL DATA

TYPE (Tolerance: 0 - +5W)	JT420Sjt(B)		JT425Sjt(B)	
	STC	NMOT	STC	NMOT
Maximum Power Pmax (W)	420	312	425	316
Maximum Power Voltage Vmp (V)	31.50	29.70	31.65	29.85
Maximum Power Current Imp (A)	13.34	10.51	13.43	10.59
Open Circuit Voltage Voc (V)	38.00	35.80	38.15	35.95
Short Circuit Current Isc (A)	14.11	11.23	14.20	11.31
Module Efficiency (%)	21.6%		21.9%	

STC: Irradiance 1000W/m², Cell Temperature 25°C, Air Mass AM1.5
 NMOT: Irradiance at 800W/m², Ambient Temperature 20°C, Wind Speed 1m/s

Measuring tolerance: ±3%

TEMPERATURE RATINGS

Temperature Coefficient of Isc (αIsc)	+0.046%/°C
Temperature Coefficient of Voc (βVoc)	-0.25%/°C
Temperature Coefficient of Pmax (γPmp)	-0.30%/°C
Normal Module Operating Temperature (NMOT)	43°C±3°C

OPERATING PARAMETERS

Maximum System Voltage	1500V/DC(IEC)
Operating Temperature	-40°C+85°C
Maximum Series Fuse	30A
Conductivity at Ground	≤ 0.1Ω
Safety Class	II
Resistance	≥100MΩ
Voc and Isc Tolerance	±3%
Bifaciality	80±5%

REAR SIDE POWER GAIN (JT425Sjt(B))

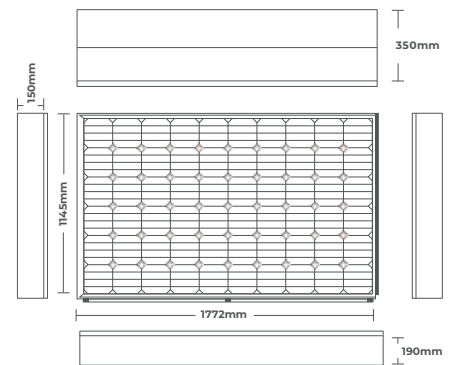
Power Gain	5%	10%	15%	20%	25%	30%
Maximum Power - Pmax (W)	441	462	483	504	525	546
Maximum Power Voltage -Vmp (V)	31.5	31.5	31.5	31.6	31.6	31.6
Maximum Power Current -Imp (A)	14.00	14.67	15.34	15.95	16.62	17.28
Open Circuit Voltage -Voc (V)	38	38	38	38.1	38.1	38.1
Short Circuit Current -Isc (A)	14.77	15.44	16.11	16.72	17.39	18.05

MECHANICAL DATA

Solar Cell Type	Mono 91×182 mm(3.6 x 7.2 inches)
Number of Cells	108 [2 x (9 x 6)]
Module Dimensions	1791.3×1229.7×36 mm(70.5×48.4×1.4 inches)
Weight	26.7 kg(58.1 lb)
Front Cover	2.0 mm (0.08 inches), high transmission, AR coated tempered glass
Back Cover	High transmission, tempered, black grid glass
Frame	Black powder coating aluminum alloy
J-Box	≥IP68
Cable	4.0 mm ² solar cable, 1100 mm(43.3 inches)
Number of diodes	3
Connector	Staubli EVO2 compatible

DIMENSION

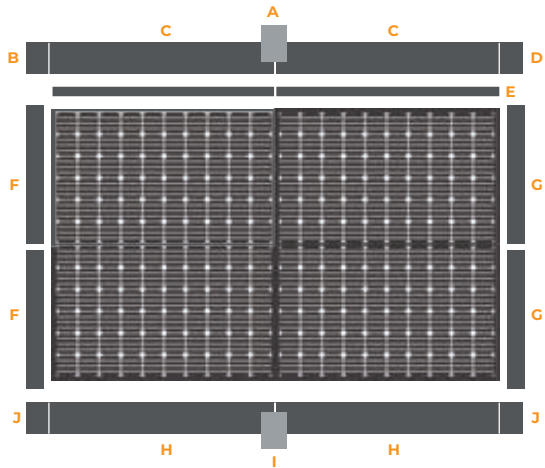
Installed dimensions:	1145 x 1772mm
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SOLFIT KEY COMPONENTS

A	Top Flashing Joiner
B	Top Left Hand Side Flashing
C	Top Middle Flashing
D	Top Right Hand Side Flashing
E	Top Mounting Profile
F	Left Hand Side Flashing
G	Right Hand Side Flashing
H	Bottom Flashing
I	Bottom Flashing Joiner
J	Bottom Corner Flashing

Note:
 For roman tiles Bottom Flashing (H) can be replaced with lead or lead substitute.



*Installation instruction must be followed. See the installation manual or contact our technical service department for further information on approved installation.
 *The specification and key features described in this datasheet may deviate slightly and are not guaranteed. Due to ongoing innovation, R&D enhancement, JETION Solar (China) Co., Ltd. reserves the right to make any adjustment to the information described herein at any time without notice. Please always obtain the most recent version of the datasheet which shall be duly incorporated into the binding contract made by the parties governing all transactions related to the purchase and sale of the products described herein.



Condition 7 Biodiversity management plan

A Biodiversity manage plan is provided with this application.

Condition 10 – Landscape plan

Condition 10 approved the landscape plan to be installed in the first growing season following completion.

The revised scheme follows the theme of the previous approved landscape however planting areas have increased in size and the rear patio area re-sited to the side elevation.

The proposals are as follows: -

- 8 x 14/16cm trees (assumed rootball for winter/tree planting season)
- 3 x 2.5-3m multi-stem trees (assumed rootball for winter/tree planting season) -
- 7 x specimen shrubs 15/20L
- 42.5m² ornamental mix (assuming 3 plants p/m² in 3L pots and a 50mm depth of bark mulch)
- 10m² edible herb mix (assuming 2 plants p/m² in 2L pots)
- 82m² woodland mix (assuming 3 plants p/m² in 3L pots) -
- perennial planting (assuming 5 plants p/m² in 3L pots and a 50mm depth of bark mulch)

Millom Plant List

Ornamental Planting:

- Ceanothus
- Hardy Geranium
- Lavender
- Skimmia Japonica
- Cistus Purpureus
- Potentilla
- Vinca minor

Perennial Planting:

- Verbena Bonariensis
- Heuchera
- Nepeta
- Bergenia
- Iris Sibirica
- Sedum
- Rudbeckia

Standard Trees:

- Prunus serrulata Amanogawa

Multi Stem

- Betula Jacquemontii

Specimen Shrubs:

- Amelanchia
- Phormium Tenax

Woodland Planting

- Birch – 20%
- Beech – 5%
- Hawthorn – 20%
- Hazel – 20%
- Pinus – 5%
- Oak – 5%
- Hornbeam – 20%
- Alder – 5%

Edible / Herb planting:

- Rosemary
- Sage
- Thyme
- Origano

Condition 13 - Charge to hours of operation

Condition 13 permits use of the building to the public/customers between 8am – 9pm. To provide further flexibility to operate the café as a bistro restaurant in the evenings the building operator would like to extend the opening to 8am -11pm Monday to Sunday.

Conclusion

A Previous planning submission discharged condition 3, 4 5, and 6. The current submission seeks permission to confirm conditions 7,8 9 and 10 along with a condition 2 and 13.

The project is part of the Millom Town Deal which includes four major projects backed by £20.6 million from the Government and £8.7 million in match funding. Together, these projects are reshaping the future of Millom and Haverigg through improved health, economic opportunity, and natural connectivity.

The centre includes a café/bistro, office spaces, business enterprise units and exhibition and retail display areas, creating new opportunities for people to work, learn, and connect.

The project is designed to preserve the character of the building while delivering new uses that benefit the wider community.