

Planning (Listed Buildings and Conservation Areas) Act 1990.

4/21/2155/OL1

NOTICE OF LISTED BUILDING CONSENT

Manning Elliott Partnership
Manelli House
4 Cowper Road
Penrith
CA11 9BN

**LISTED BUILDING CONSENT FOR REINSTATMENT OF COTTAGE AND EXTENSION INTO
ATTACHED BARN TO FORM A NEW DWELLING
MOORLEYS, EGREMONT**

Manning Elliott Partnership

The above application dated 07/04/2021 has been considered by the Council in pursuance of its powers under the above Act and LISTED BUILDING CONSENT HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The works hereby permitted must be commenced before the expiration of three years from the date of this consent.

Reason

To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-
 - Site Location Plan, Scale 1:2500, Drawing Number 2102-PL-100, received by the Local Planning Authority on the 7th April 2021.
 - Existing Site Layout with Ground Level Survey from 2021-02-03, Scale 1:200, Drawing Number 2102-EX-200, received by the Local Planning Authority on the 7th April 2021.

- Proposed Site Layout, Scale 1:200, Drawing Number 2102-PL-200, Rev A, 4/21/2252/OF1, received by the Local Planning Authority on the 7th April 2021.
- Existing Floor Plans and Elevations, Scale 1:100, Drawing Number 2102-EX-300, received by the Local Planning Authority on the 7th April 2021.
- Proposed Elevations, Scale 1:50 & 1:100, Drawing Number 2102-PL-500, received by the Local Planning Authority on the 7th April 2021.
- Proposed Sections (Amended), Scale 1:50, Drawing Number 2102-PL-400, Rev B, received by the Local Planning Authority on the 28th May 2021.
- Proposed First Floor Plans (Amended), Scale 1:50 & 1:100, Drawing Number 2102-PL-301, Rev B, received by the Local Planning Authority on the 28th May 2021.
- Proposed Ground Floor Plans (Amended), Scale 1:50 & 1:100, Drawing Number 2102-PL-300, Rev B, received by the Local Planning Authority on the 28th May 2021.
- Garden Retaining Walls, Scale 1:20, Drawing Number D1588/Sk.08, Rev A, received by the Local Planning Authority on the 28th May 2021.
- Planning Statement, received by the Local Planning Authority on the 7th April 2021.
- Design and Access, Heritage and Other Statement, received by the Local Planning Authority on the 7th April 2021.
- Additional Planning Statement, received by the Local Planning Authority on the 28th May 2021.
- Heliscope: Residential Roof Summary, received by the Local Planning Authority on the 28th May 2021.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Prior to Works/First Use/Installation

3. Prior to the commencement of any works to the internal timber roof structure of the barn following the removal of the existing slates and felt covering an Engineers Report must be submitted to and approved in writing by the Local Planning Authority detailing the extent to which the existing timbers can be retained and reused following inspection. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

4. Prior to their first installation within the development hereby approved, full details of the PV system, including fixing method and location of inverters, must be

submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

5. Prior to their first use within the development hereby approved details of the proposed new roof slates must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

6. Prior to their first installation within the development hereby approved, full details of the proposed doors and windows, including specifications, must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset.

7. Prior to their first use within the development hereby approved details of the any new chimney pots/cowls must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

8. Prior to their first use within the development hereby approved details of the proposed driveway materials must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

Other Conditions

9. All rooflights to be installed in the building hereby approved must be of a conservation design and, fitted flush with the slated roof surface and must remain as such at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

24/06/2021



PP Pat Graham
Chief Executive

LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT

NOTICE

IMPORTANT: This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations.

These Notes do not apply when consent is granted unconditionally.

Appeals to the Secretary of State

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/planning-inspectorate or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

If Listed Building consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Authority a Listed Building purchase notice requiring the Authority to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.