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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 73

NOTICE OF GRANT OF PLANNING PERMISSION

C F Hospitality Ltd
Deja Brew
57 Main Street
Egremont
CA22 2DB
FAO: Mr Chun Fung Cheung

APPLICATION No: 4/25/2247/0B1

**VARIATION OF CONDITION 5 TO EXTEND OPENING HOURS OF PLANNING
CONSENT 4/21/2032/0F1 CHANGE FOF USE FROM SHOP TO CAFE**

57 MAIN STREET, EGREMONT

C F Hospitality Ltd

The above application dated 11/07/2025 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. –
2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
 - Location & Block Plans, Scale 1:500 & 1:1250, Drawing No: 2129-01, received by the Local Planning Authority on the 25th January 2021.

- Ground Floor Plan & Front Elevation as Existing, Scale 1:50, Drawing No 2129-02, received by the Local Planning Authority on the 25th January 2021.
- Ground Floor Plan & Front Elevation as Proposed, Scale 1:50, Drawing No 2129-03, received by the Local Planning Authority on the 25th January 2021.
- Proposed Wall Penetration for Water Pipe: Marked up Photographs, Drawing No 2129-04, received by the Local Planning Authority on the 7th February 2021.
- Heritage, Design & Access Statement, received by the Local Planning Authority on the 25th January 2021.
- Ground Floor Plan & Front Elevation – Sketch Option for Outdoor Seating & Ramp, Scale 1:100, Drawing No 2129-SK02, Rev A, received by the Local Planning Authority on the 25th March 2021.
- Email from Agent: Dated 23rd March 2021, received by the Local Planning Authority on the 23rd March 2021.
- Application Form (Amended), received by the Local Planning Authority on the 9th October 2025.
- Supporting Letter, received by the Local Planning Authority on the 11th July 2025.

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.

3. The development hereby approved must be carried out in accordance with the kitchen layout details and the scheme for extraction approved as part of condition 3 of permission 4/21/2032/0F1, as detailed within correspondence dated 27th May 2021 (ref: 4/21/2167/DOC). The approved kitchen and extraction system must be installed in accordance with the approved details before the use commences and must remain operational thereafter.

Reason

To minimise the risk of nuisance from cooking odours and fumes to neighbouring properties.

4. The operational use of the site hereby permitted shall incorporate all of the approved disabled adaptations detailed within the following approved documents:-
- Ground Floor Plan & Front Elevation – Sketch Option for Outdoor Seating & Ramp, Scale 1:100, Drawing No 2129-SK02, Rev A, received by the Local Planning Authority on the 25th March 2021.
 - Email from Agent: Dated 23rd March 2021, received by the Local Planning Authority on the 23rd March 2021.

The approved disabled adaptations must be remain operational thereafter.

Reason

To provide an accessible community facility.

5. The use of the property hereby permitted at ground floor level only must only be open to the public/customers between:
- 09:00am – 17:00pm Monday to Wednesday;
 - 09:00am – 21:00pm Thursday to Saturday;
 - 09:00am – 16:00pm Sunday and Bank Holidays.

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality.

Informatives Notes:

1. Any proposed adverts to be displayed at the premises may require advertisement consent. The applicant is therefore advised to contact the Local Planning Authority (development.control@copeland.gov.uk) to discuss this matter further prior to installation.
2. The two blocks of stone that are required to be removed as part of the development approved under this permission should be retained in a safe place so that they would be capable of being reinstated should the proposed use cease to ensure that any changes to the Listed Building are reversible in the future.

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

A handwritten signature in black ink, appearing to read 'N. S. Hayhurst'.

Nick Hayhurst
Head of Planning and Place
Thriving Places

31st October 2025

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- 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.](#)

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.