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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Samantha Clarke
Ghyll House Farm
Egremont
CA22 2UB

APPLICATION No: 4/26/2175/0F1

CONVERSION OF EXISTING HAYLOFT AND DEMOLITION AND REPLACEMENT OF SINGLE STOREY BUILDING TO FORM AN EXTENSION TO THE EXISTING DWELLING HOUSE
GHYLL HOUSE FARM, EGREMONT

Samantha Clarke

The above application dated 08/06/2026 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:

Standard Conditions:

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

   Reason

   To comply with Section 91 of the Town and Country Planning 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 shall be carried out in accordance with them:-

   - Application Form (Amended), received by the Local Planning Authority on the 26th August 2026.
   - Site Location, Existing Ground Floor Plan & Existing Side/Front Elevations (Amended), Scale 1:50, 1:100, 1:200, 1:1250, & 1:2500, Drg No 1, Rev: B, received by the Local Planning Authority on the 24th August 2026
   - Site Block Plan, Existing First Floor plan & Existing Side/Rear Elevations (Amended), Scale 1:50, 1:100, 1:200, 1:500 & 1:1000, Drg No 2, Rev: B, received by the Local Planning Authority on the 24th August 2026.
   - Ground Floor Plan as Existing Showing Proposed Demolition Works (Amended), Scale 1:50 & 1:100, Drg No 3, Rev: B, received by the Local Planning Authority on the 24th August 2026.
   - First Floor plan as Existing Showing Proposed Demolition Works (Amended), Scale 1:50 & 1:100, Drg No 4, Rev: B, received by the Local Planning Authority on the 24th August 2026.
   - Ground Floor Plan as Proposed (Amended), Scale 1:50 & 1:100, Drg No 5, Rev: C, received by the Local Planning Authority on the 24th August 2026.
   - First Floor Plan as Proposed (Amended), Scale 1:50 & 1:100, Drg No 6, Rev: C, received by the Local Planning Authority on the 24th August 2026.
   - Front/Side Elevation as Proposed (Amended), Scale 1:100 & 1:200, Drg No 7, Rev: D, received by the Local Planning Authority on the 26th August 2026.
   - Rear/Side Elevation as Proposed (Amended), Scale 1:50 & 1:100, Drg No 8, Rev: C, received by the Local Planning Authority on the 24th August 2026.
   - Sections as Proposed (Amended), Scale 1:50 & 1:100, Drg No 9, Rev: C, received by the Local Planning Authority on the 26th August 2026.
   - Bat, Barn Owl and Nesting Bird Survey Report (Amended), Prepared by Duddon Ecology July 2026, received by the Local Planning Authority on the 31st July 2026.
   - Structural Inspection (Amended), Prepared June 2026, received by the Local Planning Authority on the 12th October 2026.
   - Site Location Plan Showing Full Extend of Boundaries (Amended), Scale 1:1250 & 1:2500, Drg No 10. Rev B, received by the Local Planning Authority on the 24th August 2026.
   - Evidence Erection of Owl Box, received by the Local Planning Authority on the 30th October 2026.

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.

Other Conditions:

3. 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 barns/buildings in the interests of visual amenity in accordance with Policy DM17 of the Copeland Local Plan 2021-2039.

4. The proposed windows and doors permitted within this development must be powder coated aluminium, and must be maintained as such at all times thereafter.
5.
   Reason

   To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with Policy DM17 of the Copeland Local Plan 2021-2039.

6. The roof of the converted building must be finished with natural slates to match the existing barn and must be maintained as such at all times thereafter.

   Reason

   To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with Policy DM17 of the Copeland Local Plan 2021-2039.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order with or without modification) no external alterations, including

replacement windows, doors or skylights and roof coverings, or painting or rendering shall be carried out to the property, nor shall the building be extended without the prior written consent of the Local Planning Authority.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with Policy DM13 of the Copeland Local Plan 2021-2039.

8. The development hereby approved must implement all of the mitigation and compensation measures set out in the approved documents:

   - Bat, Barn Owl and Nesting Bird Survey Report (Amended), Prepared by Duddon Ecology July 2026, received by the Local Planning Authority on the 31st July 2026.

   Reason

   To protect the ecological interests evident on the site, in accordance with policies N1 and N3 of the Copeland Local Plan 2021-2039.

9. The installed Barn Owl Nest Box must be retained on site for the lifetime of the development in accordance with the approved document 'Evidence Erection of Owl Box, received by the Local Planning Authority on the 30th October 2026.'

   Reason

   To protect the ecological interests evident on the site in accordance with Policy N1 of the Copeland Local Plan 2021-2039.

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared and be submitted and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policies DS8 of the Copeland Local Plan 2021-2039.

Informative Notes:

1. **Bats**

   During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

2. **Birds**

   Works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present within habitat/buildings that may be directly or indirectly impacted. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

3. **Small Mammals**

   All development work should be carried out with care to avoid small mammals such as hedgehogs. Contractors should be briefed about the potential presence of small mammals and should adopt the following precautionary method of works:

   - All work must take place during daylight hours.
   - Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered.

- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.

- Stored materials should be raised (i.e. stored on pallets) in order to ensure that wildlife such as hedgehogs do not shelter in the piles.

4. **Bat and Bird Survey**

   If construction has not commenced within 18 months of the Bat, Barn Owl and Nesting Bird Survey Report being conducted, then the survey should be repeated.

5. **Biodiversity Net Gain – Exemption Applies**

   The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

   (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
   (b) the local planning authority has approved the plan.

   The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

   Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

   Applicable exemptions: Development subject to the de minimis exemption.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Iain Fairlamb
Service Manager for Development and Implementation
Thriving Places

03rd November 2026

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.