



**Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Beach Road Bakehouse Ltd
Beach Shop and Cafe
Beach Road
St Bees
CA27 0ES
FAO: Miss Georgina Goulding

APPLICATION No: 4/26/2217/0F1

**CHANGE OF USE OF PART OF THE GROUND FLOOR FROM DOMESTIC USE
TO COMMERCIAL USE; INSTALLATION OF NEW ENTRANCE BY CHANGING
AN EXISTING WINDOW TO A SINGLE DOORWAY TO SERVE FIRST FLOOR
ACCOMMODATION AND ALTER AND EXISTING WINDOW TO FORM A
SERVING HATCH**

THE FLAT, BEACH SHOP AND CAFE, BEACH ROAD, ST BEES

Beach Road Bakehouse Ltd

The above application dated 01/07/2026 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, received by the Local Planning Authority on the 1st June 2026.
- Location Plan, Scale 1:1250, received by the Local Planning Authority on the 1st June 2026.
- Existing Ground and First Floor Plan, Scale 1:100, Drawing No: BRB/2, received by the Local Planning Authority on the 1st June 2026.
- Proposed Part Ground and First Floor Plans (Amended), Scale 1:100, Drawing No: BRB/4A, received by the Local Planning Authority on the 10th July 2026.
- Existing and Proposed Part Elevations, Scale 1:100, Drawing No: BRB/3, received by the Local Planning Authority on the 1st June 2026.
- Supporting Information, received by the Local Planning Authority on the 1st June 2026.
- Existing and Proposed East Elevation, Scale 1:100, Drawing No: BRB/5, received by the Local Planning Authority on the 11th July 2026.
- Biodiversity Net Gain (BNG) Exemption Report, received by the Local Planning Authority on the 11th July 2026.
- Natural Habitat Statement, received by the Local Planning Authority on the 11th July 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. The commercial use of the building hereby approved must only be permitted to the public/customers between:

- 8:00am – 21:00pm Monday to Sundays (including bank holidays)

Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with Policy DS4 of the Copeland Local Plan 2021 – 2039.

Informative Notes:

1. 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.

2. Amphibians

During the works, the creation of spoil/rubble/waste piles is to be avoided in order to minimise the risk of amphibians (namely Natterjack toad) using the site. All debris is to be either removed on site prior to night fall or stored on pallets.

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

A handwritten signature in black ink, appearing to read 'I. Fairlamb', written in a cursive style.

24th August 2026

Iain Fairlamb
Service Manager for Development and Implementation
Thriving Places

**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.