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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

The Lounge Health Hub
25 Main Street
Egremont
CA22 2DR
FAO: Mrs Hayley Carson

APPLICATION No: 4/26/2270/0F1

CHANGE OF USE OF THE EXISTING GROUND-FLOOR PREMISES FROM ITS PREVIOUS USE AS A PUBLIC HOUSE/RESTAURANT (SUI GENERIS) TO A COMMUNITY HEALTH AND WELLBEING HUB (SUI GENERIS) AND THE REFURBISHMENT AND ALTERATION OF EXTERIOR OF BUILDING INCLUDING THE REPAIR OF GROUND FLOOR WINDOW ON FRONT ELEVATION, INSTALLATION OF PATIO DOORS ON REAR ELEVATION AND CREATION OF EXTERNAL GARDEN INCLUDING NEW BOUNDARY TREATMENT

25 MAIN STREET, EGREMONT

The Lounge Health Hub

The above application dated 26/08/2026 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 must be carried out in accordance with them:-

- Application Form, received by the Local Planning Authority on the 26th August 2026.
- Location Plan, Scale 1:1250, received by the Local Planning Authority on the 26th August 2026.
- Existing Elevations, Block and Site Location (Amended), Scale 1:100, 1:200, & 1:1250, Drawing No: 20.23.02c, received by the Local Planning Authority on the 29th September 2026.
- Existing Upper Floor Layout & Site Location Plan, Scale 1:100, received by the Local Planning Authority on the 26th August 2026.
- Proposed Floor Plans & Site Location Plan, Scale 1:100 & 1:1250, Dwg No: 228/01/R0, received by the Local Planning Authority on the 26th August 2026.
- Rear Window Details, received by the Local Planning Authority on the 26th August 2026.
- Boundary Treatment for Rear Garden Area, received by the Local Planning Authority on the 26th August 2026.
- Proposed Frontage, received by the Local Planning Authority on the 26th August 2026.
- Boundary Fencing & Gate (Existing and Proposed), received by the Local Planning Authority on the 26th August 2026.
- Rear Elevation/Doors (Existing and Proposed), received by the Local Planning Authority on the 26th August 2026.
- Additional Information and Clarification, received by the Local Planning Authority on the 26th August 2026.
- Heritage Statement, received by the Local Planning Authority on the 26th August 2026.
- Planning Statement, received by the Local Planning Authority on the 26th August 2026.
- Block Plan Showing Proposed Fencing & Gates (Amended), Scale 1:200, Drawing No: 20.23.02e, received by the Local Planning Authority on the 28th September 2026.
- Historic Use and marketing Evidence, received by the Local Planning Authority on the 28th September 2026.

- Front Window Details (Amended), received by the Local Planning Authority on the 30th September 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 use of the building hereby approved must only be permitted between the following hours:

   - Monday to Friday – 09:00am – 18:00pm;
   - Saturday – 09:00 – 16:00pm.

   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.

4. Following approval of the development, construction activities that are audible at the site boundary must be carried out only between the following hours:

   - Monday to Friday 08:00 – 18:00;
   - Saturday 08:00 – 13:00

   There shall be no construction activated at any time on Sundays or Bank Holidays.
   Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

   Reason
   In the interests of the amenities of neighbouring occupiers during the construction of the development in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

5. Artificial external lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for

environmental zone E3 contained within The Institute of Light Engineers Guidance Note GN01/21 (dated 2021) for The Reduction of Obtrusive Light.

Reason

In order to safeguard the amenities of nearby residential occupiers and the area generally in accordance with Policy DS4 of the Copeland Local Plan 2021 – 2039.

Informative Notes:

1. **Licensing Requirements**

   Some health/beauty treatments may require a license from the Council. Prior to operation the applicant should discuss this further with the Council's Environmental Health team.

2. **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

27th October 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.