CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION

1.	**Reference No:**	4/26/2270/0F1
2.	**Proposed Development:**	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
3.	**Location:**	25 MAIN STREET, EGREMONT
4.	**Parish:**	Egremont
5.	**Constraints:**	ASC Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	**Publicity Representations &Policy**	Neighbour Notification Letter: Yes Site Notice: Yes Press Notice: Yes Consultation Responses: See Report Relevant Policies: See Report
7.	**Report:**	**Site and Location** This application relates to 25 Main Street, a mid-terrace property, which fronts onto Main

Street within the centre of Egremont. The property was formerly the Cat Inn.

The site is located within the Town Centre and within the Egremont Conservation Area. The site benefits from a large yard to the rear and a large modern rear extension.

Relevant Planning History

4/90/0399/0 – Change of use to contract and car hire business with incidental repairs – Approved.

4/90/0794/0 – Advert sign – Approved.

4/90/0795/0 – Demolition of derelict outhouses – Approved.

4/20/2245/0F1 – Demolition of single storey toilet extension and smoking shelter; and erection of replacement single storey extension – Approved.

Proposal

This application seeks planning permission to change the use of the existing ground floor of this property from its previous use as a public house/restaurant (sui generis) to a community health and wellbeing hub (sui generis).

The information submitted with this application indicates that the last use of the property was as a restaurant which ceased in January 2025. Prior to this the site was operated as a public house, however it is noted that this use has not been operation for over 8 years. The existing ground floor of the property includes an entrance, front of house area, bar, toilets, staff facilities, dry store, and a catering kitchen.

The proposal seeks to change the use of the ground floor of the property to a community health and wellbeing hub, which will include wellbeing and treatment services, social prescribing, community activities, education and training, and opportunities supporting confidence, skills development and pathways towards further education and employment.

The proposed change of use will be accommodated within the existing footprint of the building with no extensions proposed. The proposed ground floor use will accommodate an entrance, reception area, four treatment rooms, staff room, spray tan room, toilets, and an academy lounge room.

The application also seeks planning permission for the refurbishment and alteration of the exterior of the building, including the repair of the ground floor windows on the front elevation and the installation of two UPVC patio doors on rear elevation. The proposal will also create an external garden area to the rear of the site, which will be utilised as an additional outdoor wellbeing and community space. The proposed garden area will be enclosed with new boundary treatments, including a new 1.8m close board timber fence, and a new metal pedestrian and double vehicle gate with brick pillars either side.

Cumberland Council

Consultation Responses

Egremont Town Council

16th September 2026

No objections.

22nd October 2026

No objections.

Cumberland Council – Highway Authority & Lead Local Flood Authority

4th September 2026

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

21st September 2026

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that the response made previously should still apply.

9th October 2026

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that the response made previously should still apply.

Cumberland Council – Environmental Health

9th September 2026

There are no objections to this proposed development from Environmental Health.

The proposed hours are seen as reasonable and may be conditioned as such.

Images of the proposed rear garden show external lighting provided.

This appears to be sensitive down lighting but planners may wish to condition the provision of external artificial lighting.

Preparatory works for the property conversion have started; if there are further construction works required the hours of construction could also be conditioned if necessary.

Can you please confirm if the flat/s on the upper floors are in separate ownership and if they are in occupation as a dwelling?

In terms of conditions, Environmental Health would suggest the following: External Artificial Lighting; Noise from Construction Works; and Hours of Operation.

We should add as an informative that some health / beauty treatments may need licensing by

	the Council. Prior to opening, the applicant should contact the Environmental Health team about this. *12th October 2026* There are no further comments from Environmental Health, subject to those made on 09.09.26 which should still otherwise apply. *26th October 2026* Thank you for the information confirming that the upper floors of this property are in the ownership of the applicant and are currently unoccupied, and that there are no current plans to occupy the floors. We had requested this information to ascertain if the proposed development may impinge on the amenity of any residents living directly above. Given that there are not any residents, we have no further comments on this matter. Please also note that there should be adequate fire protection in place between a ground floor commercial premises and upper floor/s residential use. <u>Cumberland Council – Conservation Officer</u> *14th September 2026* Conclusion: Request design revision Assessment: • Efforts to bring this building back into use are to be welcomed, and it would appear to have fairly low sensitivity to its new use, particularly to the rear, where it is proposed to modify a more modern extension with patio doors. • To the front, the redecoration scheme and replacement signage and lighting can be expected to have a positive impact. • Of not, Copeland area's Conservation Area Design Guide is a supplementary planning document and material consideration in planning decisions. It strongly pushes back on use of uPVC windows in conservation areas, particularly in conspicuous locations and where replacing windows that are already timber. • I note the observation in supporting documents that many windows nearby have been replaced with plastic. These are in fact precisely why we have guidance requesting use of timber; collectively they have had a pronounced negative effect on the conservation area. Attractive windows enhance not just the building itself but the entire area, and if well specified and maintained, should last many years. • I would therefore request use of timber for the replacement window to preserve the character and appearance of the conservation area.

Cumberland Council

7th October 2026

Conclusion: No objection

Assessment:

- Efforts to bring this building back into use are to be welcomed, and it would appear to have fairly low sensitivity to its new use, particularly to the rear, where it is proposed to modify a more modern extension with patio doors.
- I previously requested use of timber for the replacement front fenestration, in order to conform with the guidance of the Conservation Area Design Guide, and preserve the character and appearance of the affected heritage assets.
- The documents have now been updated to retaining the existing fenestration.

26th October 2026

I think they'll be ok there. The rear of the building is not significant, and they should have little or no impact on the conservation area.

Public Representation

This application has been advertised by way of a press notice, site notice, and neighbour notification letters issued to 3 properties. No responses have been received to this statutory notification period.

Public Reconsultation

Following the receipt of amended/additional information for the application and an amendment to the application description a reconsultation was undertaken for all neighbouring properties and those who previously commented on the application. No responses have been received to this notification period.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

	The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan. The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016. <u>Copeland Local Plan 2021 - 2039 (LP):</u> Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council. Strategic Policy DS1: Settlement Hierarchy Strategic Policy DS2: Settlement Boundaries Policy DS4: Design and Development Standards Policy DS5: Hard and Soft Landscaping Strategic Policy DS6: Reducing Flood Risk Policy DS7: Sustainable Drainage Strategic Policy E1: Economic Growth Strategic Policy E2: Location of Employment Strategic Policy R1: Vitality and Viability of Town Centres and Villages within the Hierarchy Strategic Policy R4 – The Key Service Centres Strategic Policy SC1 - Health and Wellbeing Policy SC5: Community and Cultural Facilities Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity Policy N3: Biodiversity Net Gain Strategic Policy N6: Landscape Protection Strategic Policy BE1: Heritage Assets Policy BE2: Designated Heritage Assets Policy BE4: Non-Designated Heritage Assets Strategic Policy CO4: Sustainable Travel Policy CO5: Transport Hierarchy Policy CO7: Parking Standards **Other Material Planning Considerations** National Planning Policy Framework (2026)

National Planning Practice Guidance (NPPG)

Cumbria Development Design Guide

Cumbria Landscape Character Guidance and Toolkit (CLCGT)

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Planning (Listed Building and Conservation Areas) Act 1990 (PLBCA)

Conservation Area Design Guide SPD (2017)

Assessment

The key issues raised by this application relate to the principle of the development; impact on community facilities; scale, design and impact of the development; impact on heritage assets; highway safety; flood risk and drainage; ecology; and biodiversity net gain.

Principle of Development

Egremont is identified in Strategic Policy DS1 as one of the Key Service Centres due to it providing a wide range of services, including convenience and comparison stores, employment opportunities, schools and healthcare. They also act as service hubs for nearby villages. It is stated that the focus for development in Key Service Centres will be for town centre developments, employment development and medium scale housing extensions, windfall and infill development.

The settlement boundary for Egremont is defined in Strategic Policy DS2. The Application Site is located within the Egremont settlement boundary. It is stated that development within the defined settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise.

Strategic Policy R4 of the Copeland Local Plan states that development that supports the roles of Cleator Moor, Egremont, and Millom as the Key Service Centres, strengthens and diversifies their offer and improves vitality and viability will be encouraged, particularly where it: provides improvements to public realm and signage, including through the provision of public greenspace and landscaping where appropriate; and protects and enhance the special character and appearance of Conservation Areas within town centres designated for their special architectural or historic interest.

The proposal seeks to redevelop a vacant site within the centre of Egremont. The redevelopment of this dilapidated site will introduce a community health and wellbeing hub within the Town Centre providing wellbeing and treatment services, social prescribing, community activities, and education and training. The proposal therefore complies with the type of development which is permitted within Egremont.

As such the redevelopment of this Site is considered acceptable in principle subject to site specific issues.

	Development of Town Centre & Community Facility Policy TC2 of the NPPF states that in considering proposals for development in town centres, substantial weight should be given to the benefits of: Supporting the overall vitality and viability of the centre, including where this can be achieved through the diversification of uses, intensification and provision of residential accommodation (provided this would not conflict with policies in the development plan for specific locations); and Improving or retaining access to local shops and other facilities which provide day-to day services for the local community. Strategic Policy R1 of the Copeland Local Plan seeks to enhance the vitality and viability of town centres and villages identified in the settlement hierarchy by working with partners and applicants to support a network of healthy, vibrant and resilient town centres, comprised of a diverse range of retail, residential, leisure and other main town centre uses, that can effectively respond to change. This policy also seeks to support regeneration projects, refurbishment of buildings and public realm improvements within the retail hierarchy. Strategic Policy SC1 promotes health and well-being in Copeland by supporting a range of new development types that: improves health, social and cultural wellbeing; creates mixed communities through new or improved developments that are located in areas with access to key services to reduce social isolation and create community resilience; and implements the policies within the Local Plan that promote active travel and protect or deliver new open spaces, sports, cultural and community facilities. Policy SC5 of the Copeland Local Plan states that proposals for new community facilities will be supported in principle and developments must be located within a settlement boundary identified within the hierarchy unless the proposal is for a specific activity that required a location that cannot be accommodated within a settlement, be accessible by sustainable transport modes where possible, be of a scale appropriate to its surroundings, ensure adequate parking is provided, ensure the development does not cause unacceptable harm on residential amenity, and ensure that biodiversity conservation interests would not be harmed as a result. The site is located within a prominent position within Egremont Town Centre. The site has been vacant since early 2025 and is now in a dilapidated state. The proposal will regenerate this site and will provide a community and well being centre which will enhance the vitality of the Town Centre helping to create a greater range facilities for the local community. It is therefore considered that the proposal to change the use of the site complies with Policies R1, SC1 and SC5 of the Copeland Local Plan and the provisions of the NPPF. Impact on Community Facilities Policy HC6 of the NPPF states that development proposals should not result in the loss of key community facilities and public service infrastructure unless: It can be demonstrated that there is no reasonable prospect of the use being retained, either due to there being

insufficient community support for the service it provides, or because it is no longer viable or feasible to operate (in the case of shops and public houses where commercial viability is an issue, evidence should be provided that reasonable steps have been taken to market the property for its existing use without success, for a period of at least 12 months); or The loss resulting from the proposed development would be replaced by equivalent or better provision, in a location which offers comparable or improved accessibility for the community it serves; or The decision-maker is satisfied that there is sufficient alternative provision of the type of use concerned in the local area, such that its loss will not diminish access to key community facilities and public service infrastructure.

Policy SC5 of the Copeland Local Plan states that the loss of existing community facilities through change of use or new development requiring planning permission will only be permitted where it can be clearly demonstrated, to the satisfaction of the Council, that its continued use as a community or cultural facility is no longer feasible, having had regard to appropriate marketing, there is sufficient provision of such facilities in the area, and/or sufficient alternative provision has been, or will be made elsewhere which is equally accessible and of the same quality or better than the facility being lost.

The information submitted with this application indicates that the last use of the property was as a restaurant which ceased use in January 2025. Prior to this the site was operated as a public house, however it is noted that this use has not been operation for over 8 years. The application is supported by a Historic Use and Marketing Evidence Statement. This submitted evidence indicates that the property has not solely been utilised as a public house for a number of years, with evidence of unsuccessful uses and previous marketing.

The site has not been operating as a public house for a significant period of time. There are also a number of other public houses currently operating within Egremont Town Centre. It is therefore considered that there is sufficient alternative provision within Egremont following the loss of this licenced premises. The proposal is therefore considered to comply with Policy R5 of the Copeland Local Plan and provisions of the NPPF.

Scale, Design, and Impact on Residential Amenity

Policy DS4 of the Copeland Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

The application seeks to change the use of this Town Centre premises to a community and wellbeing hub. The site is located within an area of predominantly commercial properties, however there are also residential uses within the area. Given the previous use as a public house/restaurant the proposed use as a hub is not considered to have a significant impact on neighbouring properties.

	The proposed change of use will be accommodated within the footprint of the existing building with minimal changes proposed to the external appearance of the building. The frontage of the site will be repainted and the existing ground floor timber window repaired, this will enhance the external appearance of the property and the overall streetscene. The main external changes to the site will be to the rear, including the installation of a set of two door patio doors and new boundary treatments. The proposed alterations to the rear of the site are again considered to enhance the external appearance of the property and the overall streetscape, and are not considered to have an adverse impact on neighbouring properties. The Council's Environmental Health team have offered no objections to the application but have requested the inclusion of conditions to control external artificial lighting, noise from construction works; and hours of operation. No objections have been received from neighbouring properties. Given the location of the property and the previous use of the site the development is considered to be of a scale and design which is an acceptable form of development. Therefore subject to the inclusion of the conditions outlined above, it is considered that the proposal complies with Policies DS4 of the Copeland Local Plan, and provisions of the NPPF. <u>Impact on Heritage Assets</u> Strategic Policy BE1 and BE2 of the Copeland Local Plan seek to protect or enhance heritage assets and their setting. Proposals that better reveal the significance of heritage assets will be supported in principle. Planning (Listed Buildings and Conservation Areas) Act 1990: The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a need "in considering whether to grant listed building consent for any works [for the Local Planning Authority to] have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest" [Section 16(2)]. This requirement also applies to the granting of planning permission affecting a listing building or its setting [Section 66(1)]. Section 72 of the 1990 Act states that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area." National Planning Policy Framework (2026): Chapter 20. Conserving and Enhancing the Historic Environment: Decision-making policy HE4(1): Development proposals affecting the significance of a heritage asset, including its setting, should maintain or secure a use consistent with its conservation, and should conserve instead of harm (or minimise where not possible) that significance. HE4(2): Any harm to the significance of a designated heritage asset (including from

development within its setting) should have clear and convincing justification.

Decision-making policy HE5(1): Proposals affecting heritage assets should be accompanied by an assessment of significance (including the contribution of setting) and of potential effect on significance. Detail should be proportionate to the assets' importance, and no more than necessary to understand the potential effect. This should draw on the Historic Environment Record, and appropriate expertise where necessary.

HE5(2): Assessments of these effects on significance should identify whether the proposals would have a positive effect, no effect, a harmful effect, or result in total loss of significance.

Decision-making policy HE6(1): Substantial weight should be given to conserving the significance of a designated heritage asset, irrespective of the potential effect on significance. HE6(3): "Any harm to a designated heritage asset will be a matter of considerable importance and weight…"

HE6(4): Harm to the significance of a designated heritage asset should be weighed against the public benefit.

HE6(5): Substantial harm to a designated heritage asset is grounds for refusal unless it is necessary to achieve substantial public benefits, or all of a list of conditions apply (see full text).

Decision-making policy HE7(2): Harm to the significance of a non-designated heritage asset should be weighed against the benefits, and a balanced judgement made. This should have regard to the importance of the asset and the scale of the harm.

HE7(3): Substantial harm to or total loss of a non-designated heritage asset should only be supported where the harm is outweighed by the benefit.

Decision-making policy HE9(1): Proposals that are within, or which affect the significance of, a conservation area should retain and conserve buildings or other features that make a positive contribution to its character or appearance where possible, and consider the area's special architectural and historic interest.

HE9(2): Where a proposal would result in the loss of an element a conservation area that it is desirable to conserve, impact assessment should take into account the element's relative significance and its contribution to the significance of the conservation area in accordance with HE5 and HE6.

Decision-making policy HE10(1): Where a proposal would result in the loss of all or part of a heritage asset, the development should not be approved unless all reasonable steps have been taken to ensure the new development will proceed, and the applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact on it. They should make this evidence accessible in the relevant Historic Environment Record and public depository, as appropriate.

The application originally sought permission to change the existing ground floor windows

	within the front elevation of the property from timber to UPVC. Following concerns raised by the Conservation Officer, the application has been amended to allow repairs only to the existing timber frames. Based on this amendment the Officer has confirmed no objections to the application and has confirmed that efforts to bring the building back into use are welcomed. It is further confirmed that the amendments to the scheme ensure the development conforms with the Conservation Area Design Guide SPD and preserves the character and appearance of the Conservation Area. The proposal also includes the installation of UPVC rear door which the Conservation Officer has confirmed are acceptable as the rear of the building is not significant, and they would have little or no impact on the Conservation Area. The Application is therefore considered to preserve and enhance the Egremont Conservation Area through the reuse of the existing vacant building, and is therefore considered to comply with Policies BE1 and BE2 of the Copeland Local Plan, and provisions of the NPPF. <u>Highway Safety</u> Strategic Policy CO4 requires that proposals must include safe and direct connections to routes that promote active travel, such as cycling and walking routes where appropriate. Support in principle is outlined for developments which encourage the use of sustainable modes of transport, in particular: proposals that have safe and direct connections to cycling and walking routes where appropriate and those that provide access to regular public transport services; proposals that make provision for electric vehicles; and proposals for the integration of electric vehicle charging infrastructure into new developments. It is required that developments that are likely to generate a large amount of movement secure an appropriate Travel Plan and be supported by a Transport Assessment. Policy CO7 of the LP requires that new development provides adequate parking provision. The existing property does not benefit from off street parking. Given the historic use of the site the proposed change of use is not considered to have a significant impact on existing parking arrangements within the area or cause highway safety issues. The property is located within the town centre meaning there are different options for on-street parking and access to sustainable transport methods. The Highway Authority have offered no objections to this application as the proposed change of use is not considered to have a material effect on existing highway conditions. On this basis, the proposal is considered to be compliant with the Policy CO4 and CO7 of the Copeland Local Plan, and provisions of the NPPF. <u>Drainage and Flood Risk</u> Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere. Policy DS7 requires that surface water is managed in accordance with the national drainage

hierarchy and includes Sustainable Drainage Systems where appropriate.

The application site is located within Flood Zone 1, and is therefore not supported by a Flood Risk Assessment.

As the change of use will be accommodated within the footprint of the existing building, the development is not considered to increase surface water run off or flood risk.

The LLFA have offered no objections to the application and have confirmed that it will not increase the flood risk on the site or elsewhere.

On this basis, the proposal is therefore considered to be compliant with the Policy DS6 and DS7 of the Copeland Local Plan, and provisions of the NPPF.

Impact on Ecology and Biodiversity

Policy N1 of the ELP seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

Policy N3 requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however except from these BNG requirements. In this instance the development is considered exempt from BNG as the development is for a change of use with the existing footprint of the building so there will be no or only a de minimis impact on onsite habitat.

On this basis, it is considered that the development complies with the requirements of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies N1 and N3 of the Copeland Local Plan and the provisions of the NPPF.

Planning Balance and Conclusions

The application site is located within the defined settlement boundary for Egremont, which is identified as a Key Service Centre under Policy DS1 of the Local Plan.

The proposal will develop a vacant dilapidated site within the centre of Egremont. The proposal will introduce a community health and wellbeing hub within the Town Centre, enhancing its vitality and creating a greater offering of facilities. Whilst the development will result in the loss of a public house, the site hasn't been operated as such for a number of years, and there is also sufficient alternative provision elsewhere within Egremont.

	Given the previous use of a public house/restaurant the proposed use as a hub is not considered to have a significant impact on neighbouring properties. The proposed change of use will be accommodated within the footprint of the existing building with minimal changes proposed to the external appearance of the building. The proposed external changes to the site are considered to enhance the external appearance of the property and the overall streetscene. Based on amendment to the scheme, no objections have been received from the Conservation Officer with the works considered to preserve and enhance the character and appearance of the Conservation Area. No objections have been received to this proposal in terms of highway safety, drainage, flood risk, or ecology/biodiversity. On balance the positive benefits that would result from this proposal, including the reuse of a vacant Town Centre building, outweigh any potential harm and the proposal represents a sustainable form of development which complies with the Policies set out in the Copeland Local Plan and the guidance within the NPPF.
8.	**Recommendation:** Approve (commence within 3 years)
9.	**Conditions:** <u>Standard Conditions:</u> 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, &

Cumberland Council

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

Cumberland Council

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.

Case Officer: C. Burns	**Date :** 27.10.2026
Authorising Officer: N.J. Hayhurst	**Date :** 27/10/2026
Dedicated responses to:- N/A	