



The Market Hall
Market Place
Whitehaven
Cumbria CA28 7JG
Telephone 0300 373 3730
cumberland.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	25
Suffix	
Property Name	Cat Inn
Address Line 1	Main Street
Address Line 2	
Address Line 3	Cumberland
Town/city	Egremont
Postcode	CA22 2DR

Description of site location must be completed if postcode is not known:

Easting (x)	Northings (y)
301105	510831
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Hayley

Surname

Carson

Company Name

The Lounge Health Hub

Address

Address line 1

25

Address line 2

Main Street

Address line 3

Town/City

Egremont

County

Cumberland

Country

United Kingdom

Postcode

CA22 2DR

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Change of use of the existing ground-floor premises from its previous use as a public house/restaurant to a community health and wellbeing hub operated by The Lounge Health Hub CIC.

The proposed use will provide wellbeing and social prescribing services, subsidised wellbeing treatments, support activities, training and education, including a small beauty and wellbeing academy and programmes for young people and adults. The premises will include treatment rooms, a lounge area and facilities for wellbeing activities.

The existing rear area, formerly used as the pub beer garden and subsequently left largely unused/overgrown, will be brought back into use as a private, managed wellbeing garden for clients and programme participants. The area will be landscaped and improved to provide an accessible outdoor space for relaxation, therapeutic and wellbeing activities, planting and quiet use.

Minor internal alterations and improvements are proposed to facilitate the new use, together with improved access from the building to the rear garden. No significant changes to the scale or structure of the existing building are proposed.

Works already commenced on the property are limited to internal stripping out, removal of redundant fixtures and fittings, and necessary electrical replacement and improvement works. These works are preparatory in nature and are not the commencement of the proposed change of use.

Has the work or change of use already started?

- ☒ Yes
☐ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

01/08/2026

Has the work or change of use been completed?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The property is currently undergoing renovation and is not presently trading or operating. Prior to the commencement of renovation works, the premises had been vacant and unused for over 12 months. The most recent known use of the premises was as a restaurant. It is understood that the premises had not operated as a public house for approximately 8 years or more.

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

The last use of the building was as a restaurant. Planning permission was granted in 2020 for an extension to provide a professional kitchen in connection with the restaurant use. The premises subsequently became vacant and remained unused for over 12 months prior to the commencement of the current renovation works.

When did this use end (if known)?

01/01/2025

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Windows

Existing materials and finishes:

Existing front window of traditional design, currently rotten and deteriorated.

Proposed materials and finishes:

Replacement double-glazed window replicating the existing traditional design, proportions and appearance. The replacement will retain the existing opening, with no change to its size or position. Frame material and colour to closely match the existing window and surrounding elevation.

Type:

Walls

Existing materials and finishes:

Current: Existing painted front elevation, currently weathered/worn.

Proposed materials and finishes:

Proposed: Repainting of the existing front elevation using good-quality exterior masonry paint in the proposed colour: soft stone and sage green. No alteration to the existing building form or architectural detailing.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Current: Existing boundary comprises old, rusting and partially broken iron railings, together with a large, damaged and unsightly steel gate.

Proposed materials and finishes:

Proposed: Replacement of the existing iron railings with timber fencing along the existing boundary line. The existing large steel gate will be replaced with a secure black gate arrangement comprising one larger access gate and a smaller pedestrian gate. The fencing and gates will secure the proposed landscaped green space while retaining the existing site boundary. Materials/colours: Timber fencing; black finished gates. Reference: PP2

Type:

Doors

Existing materials and finishes:

Current: Rear elevation to the former kitchen area, with one existing fire door which is currently broken/deteriorated.

Proposed materials and finishes:

Proposed: Replacement of the existing rear fire door with black uPVC double French doors, providing direct access from the building into the rear garden. Materials/colours: Black uPVC, glazed double French doors. Reference PP3

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Current: Existing traditional-style front window, currently rotten and deteriorated.

Proposed: Replacement double-glazed window replicating the existing design, proportions and appearance. Existing opening and position retained. Frame material and colour to closely match the existing window.

Reference: PP1

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type: Cars Existing number of spaces: 3 Total proposed (including spaces retained): 3 Difference in spaces: 0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

Assessment of Flood Risk

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☐ Yes

☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes

☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Please add details of the Use Classes and floorspace.

Use Class:

E(c)(iii) - Other appropriate services in a commercial, business or service locality

Existing gross internal floorspace (square metres) (a):

290

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

290

Net additional gross internal floorspace following development (square metres) (d = c - a):

0

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	290	0	290	0

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

1

Part-time

2

Total full-time equivalent

2.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
- ☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E(c)(iii) - Other appropriate services in a commercial, business or service locality

Unknown:

No

Monday to Friday:

Start Time:

09:00

End Time:

18:00

Saturday:

Start Time:

09:00

End Time:

16:00

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☒ Yes

☐ No

If Yes, please specify each hazardous substance and the amount involved:

Hazardous substance :

Other (please specify)

Other (please specify):

acetone

Amount - Tonne(s):

0.0004

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mrs

First Name

Hayley

Surname

Carson

Declaration Date

16/08/2026

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Hayley Carson

Date

17/08/2026