

# Location & Indicative Drawing Material

OB-07 | Revision 01 | 6 September 2026

Listed Building Consent + Householder Planning Permission

## OB-07-01 - Title-plan reference and limitations

The following page reproduces the uploaded HM Land Registry title plan CU254646 without redrawing its boundaries. It is a downloaded copy dated 6 September 2026, 08:11:19, and explicitly states that it is **not an Official Copy**. It depicts general rather than exact boundaries, may be distorted and is not suitable for measuring the installation.

The source plan labels scale 1:1250 enlarged from 1:2500. Preserve the original page and print settings if using it as supporting evidence; no independent scale verification is claimed here. Its existing red edging is a title boundary and has not been checked as the planning application red line. No ownership inference is made.

## Planning location plan still to be completed

Obtain an up-to-date appropriately licensed planning location plan, normally 1:1250 or 1:2500, with north direction, scale and sufficient surrounding roads/buildings. Verify the red line includes the land needed for the proposal and access; show other nearby applicant-owned land in blue only after ownership is confirmed. The title plan alone does not replace this requirement.

## Measured drawing brief

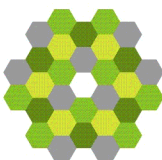
| Drawing                          | Required content                                                                                                                 |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Site / courtyard plan            | Normally 1:200 or 1:500: boundaries, buildings, access, plant footprint, walls, windows, distances and service/disposal points.  |
| Existing/proposed floor plan     | Normally 1:50 or 1:100: office/bedroom, shared wall, doors/windows, units, complete services and penetrations.                   |
| Existing/proposed rear elevation | Normally 1:50 or 1:100: plant, support height, services, entry points, existing features and adjacent windows.                   |
| Installation sections/details    | Appropriate detail scale: wall substrate, unit clearances, supports/fixings, hole count/size, containment and compatible repair. |

The linked Copeland validation document is marked Consultation Draft. Confirm the applicable checklist and proportional drawing requirements with Cumberland. The following diagrams illustrate relationships only and cannot replace measured plans where required.

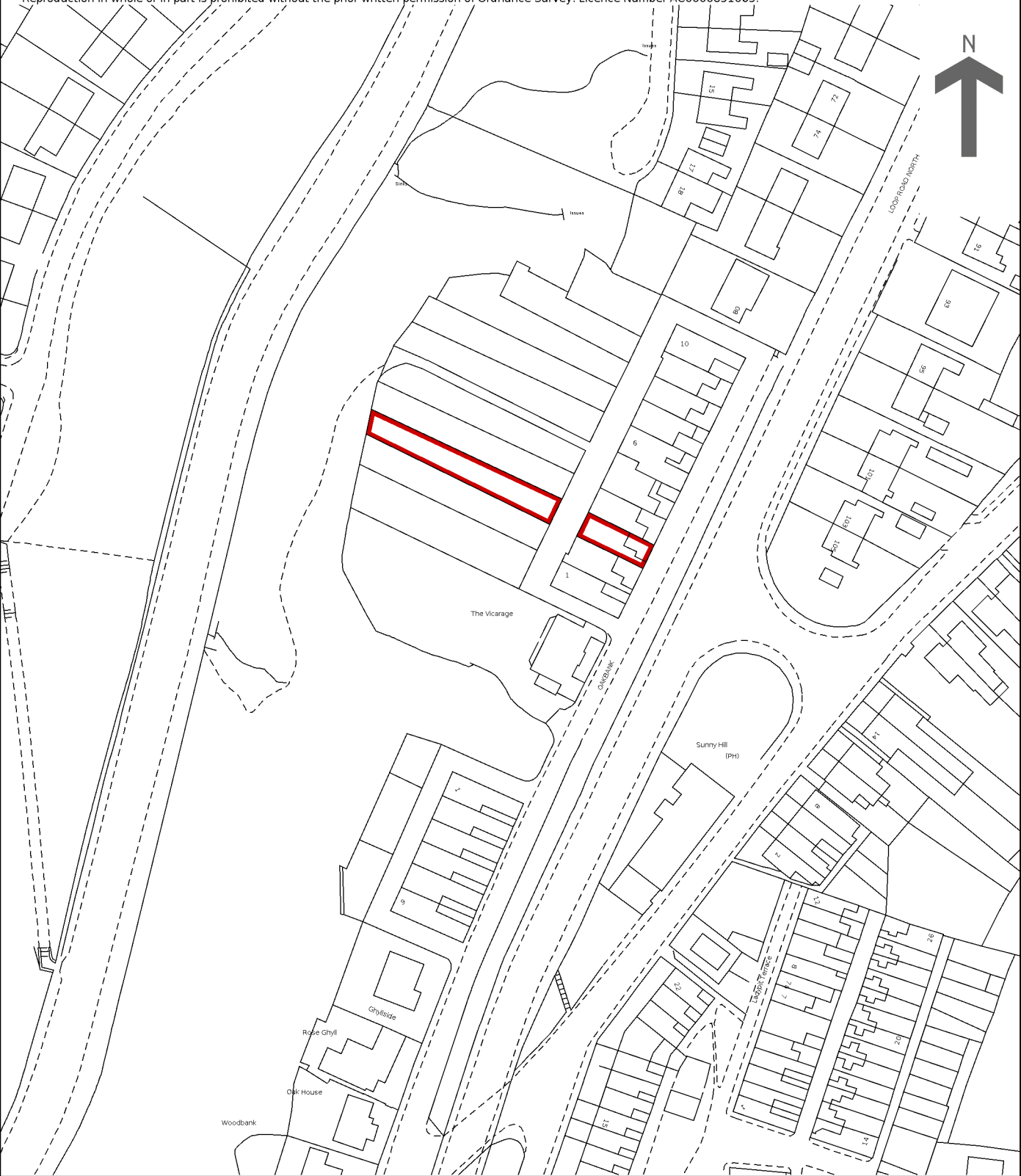
# HM Land Registry

## Current title plan

Title number **CU254646**  
Ordnance Survey map reference **NX9718NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Cumberland**



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This is a copy of the title plan on 6 SEP 2026 at 08:11:19. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Durham Office.

# Indicative Installation Relationships

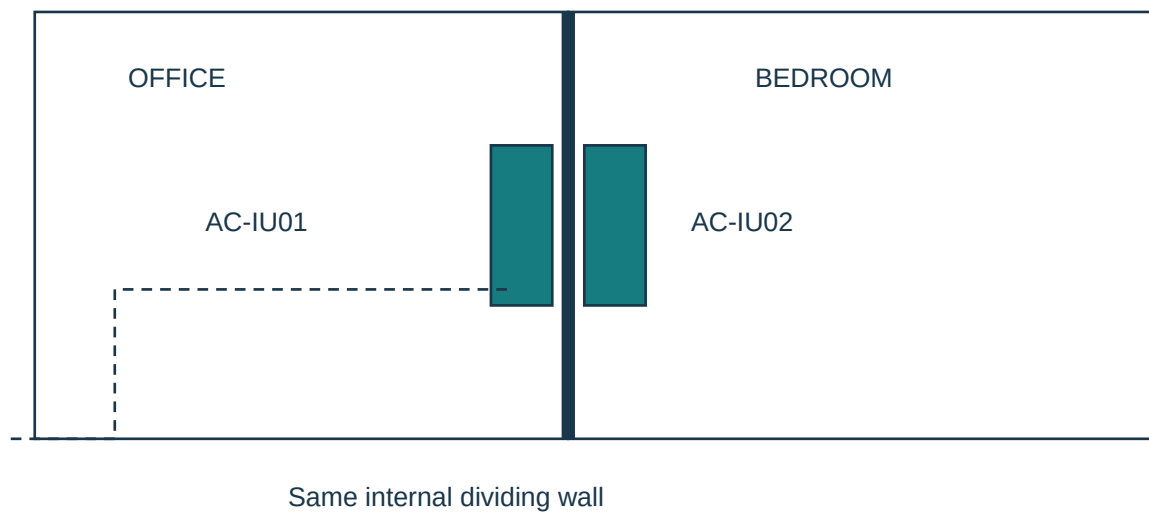
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**NOT TO SCALE - NOT A MEASURED PLAN - NOT FOR CONSTRUCTION**

## OB-07-02 - Office / bedroom relationship

Courtyard connection shown towards left; orientation is schematic

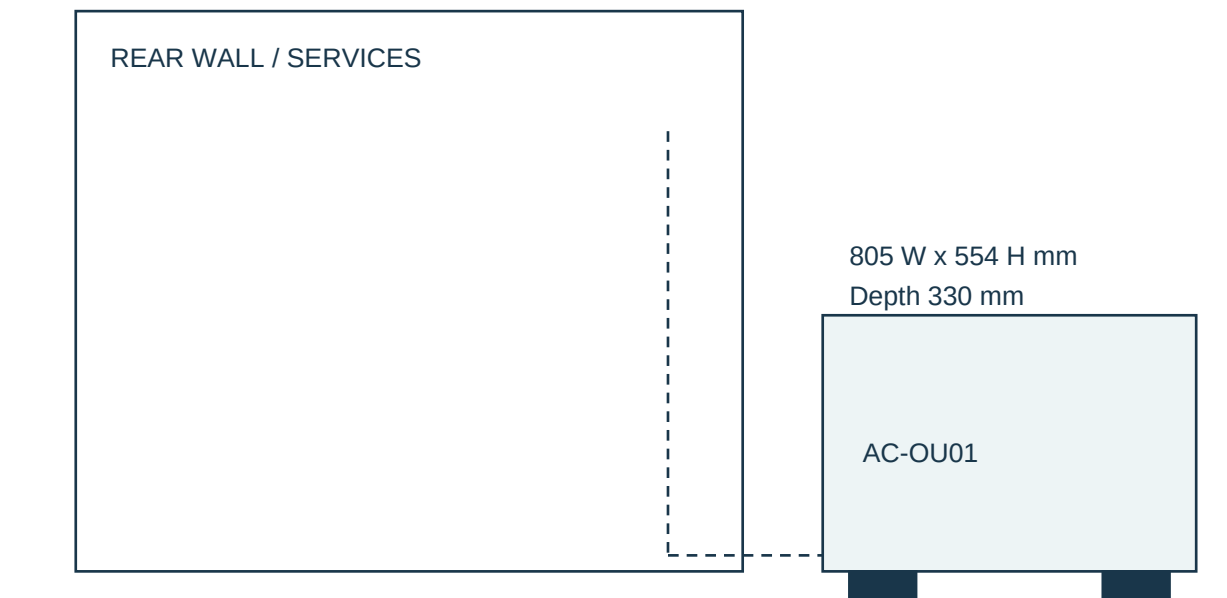


Dashed line: service connection principle, not a surveyed route

Room proportions, floor level, orientation, wall thickness and service alignment are not surveyed. The office window faces the courtyard; the unit is on its opposing internal wall. Establish the route from that wall across the office to the rear externally. Both units must fit entirely within plain wall areas.

## OB-07-03 - Outdoor support / service principle

NOT TO SCALE - unit dimensions only are confirmed.



Independent supports; height and wall clearances to be measured

A schematic elevation of the installation principle, not the actual rear elevation. The outdoor cabinet is 805 W x 330 D x 554 H mm. The support height, footprint projections, wall offsets, window distances and total installed height remain unknown. The dashed connection does not specify an entry point or approve a route.

No condenser bracket or anchor into historic wall is proposed. Any necessary ground preparation, additional enclosure, service route or drainage change beyond this scope must be specified and assessed before proceeding.