
From: Environmental Health
Sent: 14 May 2025 15:31
To: Development Control
Cc: Sarah Papaleo
Subject: PLANNING APP 4/25/2133/0F1 - THE LION HOTEL, WOODHOUSE ROAD, WHITEHAVEN

Proposed change of use of former pub ground floor in to HMO

Thank you for the above planning consultation.

There are no objections in principle to this development from Environmental Health.

The application proposes a development of 6 bedrooms whereas the plans show 7 bedrooms, so clarification is needed on this point.

The HMO is to be formed on the ground floor only, with presumably the existing living quarters on the first floor remaining and forming a separate dwelling. This change of use should ensure that full fire safety and escape requirements are in place and that the first floor flat has a separate entrance / egress, with also a protected fire escape route or a fire escape window not more than 4.5 m above ground level.

A fire risk assessment, under The Regulatory Reform (Fire Safety) Order 2005, will be required. The HMO will be subject to mandatory licensing with the Council.

In terms of noise disturbance, Planners may wish to consider if a Noise Management Plan for the HMO is required to protect the amenity of the resident/s in the first floor flat above.

To mitigate against excessive noise disturbance during any construction works, standard construction hours are requested.

The following conditions are suggested:

- Noise Management Plan

No building or use hereby permitted shall be occupied or the use commenced until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall include undertakings and procedures for:

- (i) The details of managers or supervisor/s responsible for the behaviour of guests and for liaison with local residents and this Council;
- (ii) The control and use of outside areas;
- (iii) The control of noise breakout from within the building;
- (iv) Access and egress to and from the property by guests including arrangements for vehicle parking;
- (v) Recording of complaints and response to those complaints;

The annual review of the Noise Management Plan and, if necessary, the submission and approval in writing by the Local Planning Authority of any revised Noise Management Plan

Reason: In order to protect the amenity of nearby residents.

- Noise from Construction Works

Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours. Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holiday.

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 surrounding occupiers during the construction of the development.

- Informatives:
 - The site is within the Whitehaven Smoke Control Area, designated under the Clean Air Act 1956, and residents and businesses must not emit smoke from a chimney and buy or sell unauthorised fuel for use unless it is used in an exempt appliance approved by DEFRA, see <https://uk-air.defra.gov.uk/sca/>
 - Radon Map UK shows that the site is in a 1 km grid square in which some parts are of elevated radon potential. The maximum radon potential is 5 – 10 %.
 - The development will require a Mandatory HMO Licence from this Councils Private Housing team, and the amenity standards of the development should comply to the Council standards. It is an offence to operate a licensable HMO without a licence.

Regards

Environmental Health

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