

From: [Environmental Health](#)
To: [Development Control](#)
Subject: PLANNING APP 4/25/2321/0F1 - 17 IRISH STREET, WHITEHAVEN
Date: 15 October 2025 16:50:36

Change of use of building to form a house in multiple occupation (HMO) and formation of external car parking area

-
Thank you for the above planning consultation.

This proposed development would require Mandatory HMO Licensing with the Council and full compliance with fire safety provision for a three storey HMO (30 minutes structural integrity and fire doors / frames with intumescent strips, fire detection and alarm system, protected means of escape, signage and emergency lighting). Each bedroom should have adequate space heating that the occupant/s can control and have at least 2 electrical sockets provided within them. If gas appliances are to be fitted, the detection and alarm system should incorporate carbon monoxide.

In short, considerable alteration to the property would be needed.

Given that this is a listed building, there may be the potential for some compromise regarding heritage interests and the input of the Conservation and Design Officer would be required on this.

Notwithstanding this, however, strictly from an Environmental Health perspective there would be no objection to the proposed development subject to the following suggested condition and informative:

- Noise from Construction Works

Following approval of the development, demolition and 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.

- Informative:

- 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/>
- 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
Public Health & Protection | Cumberland Council
Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD

T. 0300 373 3730

cumberland.gov.uk

