



Planning Statement for the Demolition of the Former Grove Court Hotel, Cleator CA23 3DT

Introduction

The Former Grove Hotel is located in the village of Cleator, Cumbria and was originally constructed as a Roman Catholic Infant school in the early 20th Century.

The building itself is predominantly single storey (with some double height spaces) and a partial basement. The building is constructed in rough faced red sandstone under a slate roof. Many of the windows have been replaced with Upvc frames although there are some original sliding sash windows.

The whole of the building has been altered internally to suit a hotel use in the late 1950's early 1960's which include: -

- Large central rear extension
- Large 2 storey side extension building with corridor link on the East side
- Large Conservatory on the south elevation
- Sub-division of internal space to create bedroom spaces and ensuites
- Alterations to form bar areas and function rooms
- Replacement windows and doors.

The former hotel occupies a generous site with to the North side 3 later built detached bungalows together with a plot of land with planning received for a further bungalow (foundations only installed).

The building is not listed, not in a conservation area and is not considered of local interest or a non-designated heritage asset.

In August 2019 the hotel suffered a fire in the kitchen and smoke damage elsewhere and ceased trading.

Prior to the fire the hotel was advertised for sale in October 2018 at an asking price of £90000 and later reduced to £650000 in May 2019. The hotel remained on the marketed until November 2020 when an offer was progressing but later this offer was withdrawn and the hotel failed to sell.





Original building tinted red. Late additional shown tinted blue

Proposals

Recently a planning application was approved to re-develop the hotel to accommodate 13 supported living units and communal facilities (ref 4/20/2476/0F1). Following further cost appraisal of the proposals the Care company facilitator decided to abandon the project and pulled out of the purchase agreement.

The property has been advertised for sale for 2 years and although there as been interest shown no sale as been agreed. The initial asking price in October 2018 was £900000 however this was reduced to £650000 in May 2019. An offer was received well below the asking price in December 2019 however this was withdrawn latter. A further offer was received in November 2020 however this was also withdrawn in 2021 following a cost appraisal. The main issue is the hotel was not considered an attractive viable business when operational and the

cost of refurbishment and redevelopment prohibits alternative uses. An insurance claim for the fire damage in the kitchen failed which without repairs limited the hotel facilities.

In September 2021 an application was submitted for demolition however this was refused in November 2021 due to: -

The proposal contains insufficient information to demonstrate that the proposal would not result in harmful effects on biodiversity and protected species.

In 2020, 2021 and part of 2022 the country was in lockdown due to covid. Following the refusal the property was further advertised for sale with Davidson and Robertson in Cockermouth and is currently on the market at £715,000-00 however failed to sell.

In May 2022 a further bat survey was completed which confirmed little bat activity and recommend mitigation measures with no further survey required.

The proposal is therefore to demolish the main hotel building to allow the site to be redeveloped but retain the bungalows and later built two-storey building (which is proposed to convert to a single dwelling under a separate application).



It is believed there is strong interest in developing the site for a small housing scheme or other alternative use.

Site plan showing the building for demolition tinted red

Conclusion

The redundant building will continue to deteriorate and after 3 years of marketing no sale as been achieved.

The proposed demolition work and future redevelopment would overall result in a positive impact on the site and the area and on a Brownfield site.

The site immediately adjoins a residential area, close to the centre of the local service area and is well related to its environment with good views so good development land. Materials will be salvaged and recycled.

Indicative site plan showing possible housing layout

NB Unit 4 is an existing hotel annex building converted.

