

SCHEDULE A: Applications with Recommendation

16/1021

Item No: 07

Date of Committee: 02/06/2017

Appn Ref No:
16/1021

Applicant:
Carlisle Shopping Centre
Limited

Parish:
Carlisle

Agent:
Architects Plus (UK) Ltd

Ward:
Castle

Location: Globe Lane & Grapes Lane, The Lanes Shopping Centre, Carlisle, CA3 8NX

Proposal: Installation of Security Shutters To Enclose Both Ends Of Globe Lane & Grapes Lane (Retrospective)

Date of Receipt:
06/12/2016

Statutory Expiry Date
31/01/2017

26 Week Determination
02/06/2017

REPORT

Case Officer: Richard Maunsell

1. Recommendation

- 1.1 It is recommended that this application is approved with planning conditions.

2. Main Issues

- 2.1 Whether The Principle Of Development Is Acceptable
- 2.2 Scale, Design And Visual Impact
- 2.3 Crime Prevention, Safety And The Fear Of Crime And Anti-Social Behaviour
- 2.4 Impact On General Amenity, Neighbouring Uses And Tourism
- 2.5 Public Accessibility
- 2.6 Impact On Heritage Assets

3. Application Details

The Site

- 3.1 The Lanes Shopping Centre is located within Carlisle City Centre and has frontages to both Lowther Street and Scotch Street. The building is generally over 3 floors and of brick construction with retail frontages to the east and

west and with retail units within the building.

- 3.2 The site is within the City Centre Conservation Area, Primary Retail Area and with listed buildings in the vicinity.

The Proposal

- 3.3 The application site comprises of 4 locations within The Lanes Shopping Centre. The shutters enclose 4 of the pedestrian accesses into the shopping centre on Globe Lane and Grapes Lane, 2 each from Lowther Street and Scotch Street. The shutters are constructed from perforated steel and are coloured either dark brown or cream depending on whether they are adjacent to shop fronts or stonework.
- 3.4 The roller shutters are recessed from the street frontages and the housing for the shutters are within the fabric of the building. When closed, the shutters have a perforated appearance.

4. Summary of Representations

- 4.1 This application has been advertised by means of 4 site notices, a press notice and direct notification to the occupier of 1 nearby premises. In response, 10 letters of objection have been received and the main issues raised are summarised as follows:
1. the application form states that there is to be no extinguishment of any right of way but there is no indication on the plans as to the rights of way in the area;
 2. this ignoring rights of way also applied to the project in East Tower Lane where obstructions have been placed in the way;
 3. prior to the redevelopment, the highways were recognised as such;
 4. residents have been passing and re-passing for decades without hindrance, interruption and with the knowledge of the freeholder/landowner;
 5. the period of time which the rights of way have been used since the complex was built make them rights of way even if they had been extinguished;
 6. development does not eradicate Rights of Way and Pt. 2 of Section 62 of the 1925 Law of Property Act which make it clear that when property is passed on so are all rights;
 7. the fact that The Lanes is a deemed right of way confirms the right to pass through which is not a privilege to be granted or withdrawn from the public;
 8. the proposal would affect the character and appearance of the City Centre Conservation Area;
 9. the installation of the shutters would have a very damaging effect on the night-time economy of Carlisle;
 10. through closing off The Lanes this might be damaging to a commonly used route to the cathedral as well as many local pubs and in the long term may affect the maintenance and supported received by listed

- buildings in the Historic Quarter;
11. whilst The Lanes are different in character to the Historic Quarter, the link through to Lowther Street enables residents on Abbey Street to effectively link to the communities in and around Victoria Place;
 12. the original planning of The Lanes placed great emphasis on the importance of the old lanes crossing the city centre and unifying the centre. The council should stand up for these historical routes;
 13. the applicant argues that the proposal will tackle anti-social behaviour. Other businesses in the city are subject to anti-social behaviour yet there is no suggestion that all the streets in the city centre are gated. Normal procedures are used to tackle the problem, working with the police and the city council. Closing The Lanes will only transfer the problem;
 14. the proposal smacks of irresponsible owners being selfish and not being prepared to pay for their "duty of care";
 15. if public order offences are being committed, this is a matter for the police;
 16. a compromise might be to close The Lanes between midnight and 6 am provided that it is still classed as a right of way which would allow commuters arriving at the bus station on Lowther Street to get to work in the city centre;
 17. the installation of the shutters creates an oppressive environment;
 18. the alternative access via Bank Street or Drovers Lane is not preferable for vulnerable members of society;
 19. the extent and severity of anti-social behaviour is questioned;
 20. pressure should be put on the police and the courts to take firm measures which would act as a deterrent against future bad behaviour;
 21. instead of complaining that The Lanes is also used by people sleeping rough, a vacant unit could be opened to accommodate them at night;
 22. do not make the mistake of the castle being annexed from the rest of the city by splitting the town centre in half.

4.2 In addition, 10 letters of support have been received and the main issues raised are summarised as follows:

1. the shutters in Grapes Lanes have been installed for some time and closed at night. The shops are closed at night so no one needs to access The Lanes;
2. pedestrian access is available between Scotch Street and Lowther Street via Bank Street which is only a couple of minutes detour;
3. the closure of The Lanes has meant less noise and disturbance from people shouting, riding skateboards and bikes etc. This should have been done sooner;
4. the night-time closure of Globe Lanes will remove one of the opportunities for anti-social behaviour. Pedestrians and residents expect to enjoy peace at night-time;
5. the police are in support of the proposal as they are already overworked and short staffed and must have better things to do at night than chase disrespectful youths in The Lanes;
6. what extra patrols would be used in the lanes to stop numerous youths damaging property, riding bikes or skateboarding or sitting in shop doorways lighting fires?;

7. there is only 1 shopping centre in Carlisle and tourists won't want to see it damaged and windows boarded up;
8. the shutters will protect staff who work in the centre from harassment and abuse.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - a public right of way (public footpath/bridleway/byway) number 109207 lies adjacent to/runs through the site and the applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works. Further advice should be sought regarding any extinguishment of public rights of way.

The layout details shown on the submitted plan are considered satisfactory from a highway perspective and there is no objection to the proposed development.

Cumbria Constabulary - North Area Community Safety Unit: - the Constabulary is of the opinion that closing Globe Lane and Grapes Lane would have a positive effect in policing terms, by limiting the number of access (and escape) routes in the vicinity and consequently reducing the availability of spaces being exploited for nuisance gathering. Between 2015 and 2016 there was an increase of 66 reported incidents in and around The Lanes, an increase of 96%.

Cumbria Constabulary is not in favour of the 'corridor' created by the formation of Shutter 1 (permitting an access to Hodgsons Court). This enclosed space may be prone to nuisance gathering in conflict to the objectives of this proposal and could become an intimidating space for residents to enter to reach their apartments. A less complicated and 'open' space could may be established at this location instead.

The positioning of 'Shutter 3' creates a deeper recess within Grapes Lane, compared to the placement of other proposed barriers. As this space may be more difficult to supervise, there is a greater likelihood of nuisance or unwelcome gathering taking place. It is suggested that the barrier should be placed closer to the Lowther Street opening.

The deployment of barriers compliant with LPS 1175 SR2 (burglary resistance specification) is recommended. However, maximising surveillance opportunities through the shutters will be beneficial and will contribute to the aesthetic appeal of the chosen product in context. Accordingly, 'open' lath designs may be preferable that could preclude LPS 1175 compliance;

Planning - Access Officer: - no objection;

Resources - Property Services: - no objection.

6. Officer's Report

Assessment

- 6.1 Section 54a of the Town and Country Planning Act 1990/ Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP6, HE3 and HE7 of The Carlisle District Local Plan 2015-2030 are relevant. The Council's Supplementary Planning Document (SPD "Shopfronts Design Guide" and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) are also material planning considerations.
- 6.3 The requirements of the public sector equality duty under Section 149 of the Equality Act 2010; and the "Guidelines for Public Transport In Developments" (1999) and "Reducing Mobility Handicaps" (1991) both prepared by the Chartered Institution of Highways & Transport CIHT) are also material considerations. Section 149(1) of the Equality Act 2010 establishes a duty to have due regard to three identified needs in the delivery of public services and the exercise of public powers, namely:
- a) to eliminate discrimination, harassment, victimisation etc;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.4 The proposal raises the following planning issues.

1. Whether The Principle Of Development Is Acceptable

- 6.5 Paragraph 14 of the NPPF states:

*"At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan making and decision taking"*

- 6.6 The NPPF identifies 3 dimensions for the planning system to perform under sustainable development, namely, an economic role, a social role and an environmental role. For decision-taking this means approving development proposals that accord with the development plan.
- 6.7 The Lanes is identified as being within a Primary Retail Area under the adopted proposal maps which accompany the local plan. The proposal involves changes to the frontages of the building around the pedestrian entrances. The principle of such development may be acceptable subject to compliance with other relevant local plan policies and the relevant issues raised are discussed in the following paragraphs.

2. Scale, Design And Visual Impact

- 6.8 The installation of a shutter on the outside face of the building requires very

careful consideration. In particular the extent to which surveillance of the street will be reduced, the colour, design and materials of the shutter, the bulk of the shutter housing, its relationship to the scale of the frontage and the degree of masking of the frontage will all be considered in assessing the merits of any such proposals.

- 6.9 It may be that the actual shape or form of the building appears to change as a result of installing a security measure, for instance when a shutter is proposed across an existing recessed doorway. The impact of such an arrangement on the character, appearance and attractiveness of the frontage as a whole will be taken into account during the consideration of the application.
- 6.10 Although the proposal does not strictly relate to the installation of a roller shutter within a shop front, the issues and appropriate planning considerations raised when assessing such an alteration to a shop front are also relevant to this application. The installation of shutters on the external face of shop front or building raises the following:
- a) the visual impact of the “type” of shutter on the street scene;
 - b) the accommodation of the box housing within the shop front;
 - c) the extent and form of the shutter in relation to the proportion and scale of the frontage, the prominence and width of the unit within the street scene;
 - d) the colour and materials of the proposed shutters.
- 6.11 Solid shutters of an aluminium or steel construction present an entirely blank and featureless frontage to the street when closed creating an unattractive “dead” appearance. They display no visual interest or variation and consequently create a break in the variety and attractiveness of the street scene. The SPD identifies that to improve security to a property the preference should be to install laminated glass followed by internal security grilles, removable or demountable grilles and finally external roller grilles. The first 3 of these identified options are not viable in this instance to the scale and operational needs of The Lanes.
- 6.12 The scale and dominance of such large areas of solid shutters is exacerbated if the shutter housing is not successfully incorporated into the existing shop frontage. The resulting impression is of a poorly designed and inappropriate frontage, which, due to its impact on amenity, is very rarely considered to be acceptable.
- 6.13 The scale of the shutters are large in scale but this is determined by the width and height of the existing openings; however, they are all recessed to varying distances from the main frontage of the building.
- 6.14 The shutters that have been installed are perforated allowing an acceptable degree of permeability through them at night-time, particularly as there is some lighting from within The Lanes. The box housing structure for the shutter (when not in use) has been installed in such a manner that it is, as far as possible, as part of the fabric of the building.
- 6.15 The colour of the shutter and the associated housing and runners vary

depending on their location and have been selected to blend in with the adjacent material and whether it is brick or stone.

- 6.16 Based on the foregoing and the criteria identified in paragraph 6.10, the scheme is acceptable in this respect.

3. Crime Prevention, Safety And The Fear Of Crime And Anti-Social Behaviour

- 6.17 In terms of the issues of crime and safety, there are 2 aspects to consider in assessing this proposal. The first is the adequacy of the proposals in order to deter crime, and the second is the weight to be given to the considerable opposition to this development, generated by the fear of crime and anti-social behaviour that could result if access were to remain unrestricted out with the normal trading hours.
- 6.18 Prior to the installation of the shutters, it is evident from the correspondence received that there was a perception of crime and anti-social behaviour from both people passing through and from Members of staff employed in the centre out with normal trading hours and the applicant identifies that a number of incidents, including physical assault, occurred during such times.
- 6.19 Criminal damage to property has also occurred to properties within The Lanes, particularly in the extended area leading from the original development towards Debenhams.
- 6.20 In order to comply with Policy SP6 of the local plan, all new development must contribute to creating a safe and secure environment, integrating measures for security and crime prevention and minimising the opportunity for crime. The policy proceeds to list a range of criteria that should be applied to all development proposals.
- 6.21 Paragraph 69 of the NPPF states that *"planning policies and decisions should aim to achieve places which promote 'safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'"*. This policy statement and planning case law confirms that people's perceptions, and in this case, the fear of crime or anti-social behaviour is capable of being a material planning consideration but what needs to be considered is the weight to be attached to this matter in this case. This requires an assessment of the concerns actually experienced, not a subjective and paternalistic view.
- 6.22 As indicated in the background to the application referenced elsewhere in this report, the applicant has highlighted a number of anti-social and criminal instances occurring within and to the building itself in the evening and into the night when the stores are closed. Cumbria Constabulary has provided a consultation response to this proposal. In a 12 month period from 2015 to 2016, there were 135 calls for police service in and around the area.
- 6.23 Officers expressed concern with regard to the positioning of Shutters 1 and 3. In respect of Shutter 1, this resulted in a corridor leading to Hodgsons Court

that lead to a recessed doorway to the flats and due to its secluded nature, incidents of crime and disorder may have occurred. Shutter 3 is set back from Lowther Street by approximately 35 metres again, creating an enclosed area that is sufficiently recessed to create the potential for anti-social behaviour. The concerns regarding this element of the scheme are supported by Cumbria Constabulary.

- 6.24 Following discussions with the applicant, the scheme has been amended and the siting of Shutter 1 has been repositioned resulting in the corridor being removed. The Supporting Statement has been revised to show that Shutter 3 cannot be relocated due to position of openings to adjoining business uses and the operational needs of the centre. To mitigate this issue, the applicant proposes enhanced lighting and CCTV coverage within this area.
- 6.25 Cumbria Constabulary are generally supportive of the principle of the installation of the shutters and the enclosure of the shopping centre out with normal trading hours and that would reduce crime and anti-social behaviour in the area. It is anticipated that the revisions to the scheme would address the 2 areas of concern previously expressed by the police and a formal response will be provided to Members at the committee meeting.

4. Impact On General Amenity, Neighbouring Uses And Tourism

- 6.26 There are a number of commercial uses in the vicinity of the site including retail, office, leisure and tourist facilities. Many of the objectors are concerned about the negative impact that the use would have on the image of the city and the detrimental impact that would result on residents and tourists alike using and visiting the area and its facilities. It is further stated that the development would prejudice the historical form and layout of the city's streets.
- 6.27 Through conception to it being delivered, it is clear that the development of The Lanes acknowledged the pedestrian linkages from Lowther Street to Scotch Street that are in existence through the shopping centre and these would remain as part of the proposal; however, the land uses within the area have changed. The shopping centre is fundamentally different to the previous uses and arguably behaviour within certain sectors of society have also changed. The application needs to be considered on land use planning issues that are currently presented as part of this proposal.
- 6.28 The pedestrian routes would still exist linking Scotch Street and Lowther Street that members of the public would be able to freely use, the main impact with this proposal being that the level of use would be restricted during the late evening and at night.
- 6.29 The encouragement and development of the city centre's night-time economy is not belittled as part of this proposal. Alternative routes are available via Bank Street and Drovers Lane. Whilst some of the objectors see this as unviable and a barrier to access from one side to the other likening it to the restrictions imposed by Castle Way, any increase in journey time is minimal. The city centre is well lit and with pedestrian traffic and CCTV coverage, is no

less safe than walking through The Lanes.

- 6.30 The Lanes forms an important part of the retail facilities within the city and with the omission of the shutters, there is a likelihood that potential tenants may be dissuaded from taking a lease if the area continued to suffer from anti-social behaviour and damage to property. It may therefore be reasonably argued that the shutters may also secure the long-term economy of the city.
- 6.31 There is no evidence to suggest that any anti-social behaviour would be displaced elsewhere within the city. The Lanes is an attractive environment due to it being enclosed and sheltered from the elements. There is no other directly comparable location that would provide the same attractions.

5. Public Accessibility

- 6.32 Prior to the installation of the shutters, there was unrestricted pedestrian access through The Lanes at any time. The objectors make reference to the obstruction to the public rights of way which they believe these routes are designated as such and therefore are afforded protection without appropriate extinguishment. Some objectors also make reference to having years of uninterrupted access with the freeholder's/ landlord's knowledge, thereby imply that any access is a lawfully established route. A plan of the current public rights of way is reproduced following this report. This clearly shows that only one 5 metre section of public right way needs to be extinguished as part of the development.
- 6.33 The remaining routes through The Lanes are granted by means of a Walkway Agreement, a procedure through the lease agreement. Any pedestrian route over land that is granted by a Walkway Agreement supersedes a permissive right of way and can cease at any time through agreement between the tenant and the landlord.
- 6.34 As previously stated, access though The Lanes would remain available at certain times of the time and out with this period, access between Scotch Street and Lowther Street would remain by alternative routes. Given that the pedestrian routes are not statutorily protected, it is not considered that refusal on this basis could be sufficiently justified.
- 6.35 In the objections received, it is stated that the public's right of way have also been ignored elsewhere within The Lanes and specifically on East Tower Lane. Here planning permission was granted in 2016 to enclose either end of East Tower Lane with glazed screens and automatic doors. To assist Members, a plan of the public rights of way is reproduced following this report. No such public right of way exists along East Tower Lane and Cumbria County Council as the Highway Authority raised no objection to that application. Where applicable, public rights of way have been given the appropriate weight in the determination of planning applications within The Lanes.

6. Impact On Heritage Assets

6a. Listed Buildings

- 6.36 There are listed buildings in the vicinity but not immediately adjacent to the sites. Paragraph 6 of the NPPF states that:

"The purpose of the planning system is to contribute to the achievement of sustainable development".

- 6.37 Pursuing sustainable development involves seeking positive improvements in the quality of the historic environment (paragraph 9). Planning should always seek to secure high quality design and should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations as stated in paragraph 17 of the NPPF.

- 6.38 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of listed buildings. The aforementioned section states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

- 6.39 Accordingly, considerable importance and weight should be given to the desirability of preserving listed buildings and their settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).
- 6.40 Paragraph 133 of the NPPF states that local planning authorities should refuse consent for any development which would lead to substantial harm to or total loss of significance of designated heritage assets. However, in paragraph 134, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.41 Policy HE3 of the local plan also indicates that new development which adversely affects a listed building or its setting will not be permitted. Any harm to the significance of a listed building will only be justified where the public benefits of the proposal clearly outweighs the significance.

- i) the significance of the heritage asset and the contribution made by its setting

- 6.42 There are several listed buildings in the vicinity of but not immediately adjacent to the sites.

- ii) the effect of the proposed development on the settings of the Grade II listed buildings
- 6.43 Historic England has produced a document entitled 'Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets' (TSHA).
- 6.44 The TSHA document and the NPPF make it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive and negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 6.45 The NPPF reiterates the importance of a setting of a listed building by outlining that its setting should be taken into account when considering the impact of a proposal on a heritage asset (paragraph 132). However, in paragraph 134, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 6.46 Section 66 (1) requires that development proposals consider not only the potential impact of any proposal on a listed building but also on its setting. Considerable importance and weight needs to be given to the desirability of preserving the adjoining listed buildings and settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).
- 6.47 In the context of the relatively modern appearance of The Lanes, and the recessed positioning of the shutters, it is considered that the proposal (in terms of its location, scale, materials and overall design) would not be detrimental to the immediate context or outlook of the aforementioned adjacent listed buildings.

6a. Impact Of The Proposal On The City Centre Conservation Area

- 6.48 The application site is located within the City Centre Conservation Area. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF, PPG and Policy HE7 of the local plan.
- 6.49 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect to any buildings or land in a conservation area. The aforementioned section states that:

"special attention shall be paid to the desirability or preserving or enhancing the character or appearance of that area".

- 6.50 The aim of the 1990 Act is reiterated in the NPPF, PPG and policies in the local plan. Policy HE7 of the local plan advise that proposals should preserve or enhance their character and appearance, protecting important views into and out of conservation areas.
- 6.51 As previously outlined, the proposal seeks to include shutters that would be recessed within the building and within existing openings within the building. Furthermore, these structures are perforated and give a “light tough” during periods when they would be closed. The box housing for the shutters themselves has been appropriate siting within the fabric of the building and is not obtrusive. In light of the foregoing assessment, the proposal would not have a detrimental impact on the character or appearance of the conservation area to warrant a refusal of the application.

Conclusion

- 6.52 In overall terms the shutters are required to provide enhanced security to property with The Lanes and to those persons working in there outside normal trading hours.
- 6.53 The scale, design and appearance are appropriate to the building and would not adversely affect either the character or appearance of the City Centre Conservation Area or nearby listed buildings. Alternative measures such as toughened glass or demountable grilles which are normally preferable to roller shutters from a visual perspective, are not appropriate in this instance.
- 6.54 The Lanes would continue to be accessible during normal trading hours. The pedestrian routes through the shopping centre are not designated rights of way but are permissive through a Walkway Agreement.
- 6.55 The proposal would serve to minimise crime and disorder that preciously occurred within the site without adversely affecting other businesses within the city centre. In all aspects the proposal is considered to be compliant with the objectives of the relevant national and local plan policies and is therefore recommended for approval.

7. Planning History

- 7.1 There is a lengthy planning history relating to the development of the site as a shopping centre.
- 7.2 In 2016, planning permission was granted for the insertion of automatic sliding doors and side panels to enclose both ends of East Tower Lane.

8. Recommendation: Grant Permission

1. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the Planning Application Form received 23rd November 2016;
2. the Location Plan (Drawing no. 13059-59A) received 27th April 2017;
3. the Block Plan (Drawing no. 13059-60A) received 27th April 2017;
4. the Elevations Scotch Street (Drawing no. 13059-61A) received 27th April 2017;
5. the Elevations Lowther Street (Drawing no. 13059-62) received 23rd November 2016;
6. the Typical Shutter Details (drawing ref 13059-63) received 6th December 2016;
7. the Supporting Statement received 27th April 2017;
8. the Notice of Decision;
9. any such variation as may subsequently be approved in writing by the local planning authority.

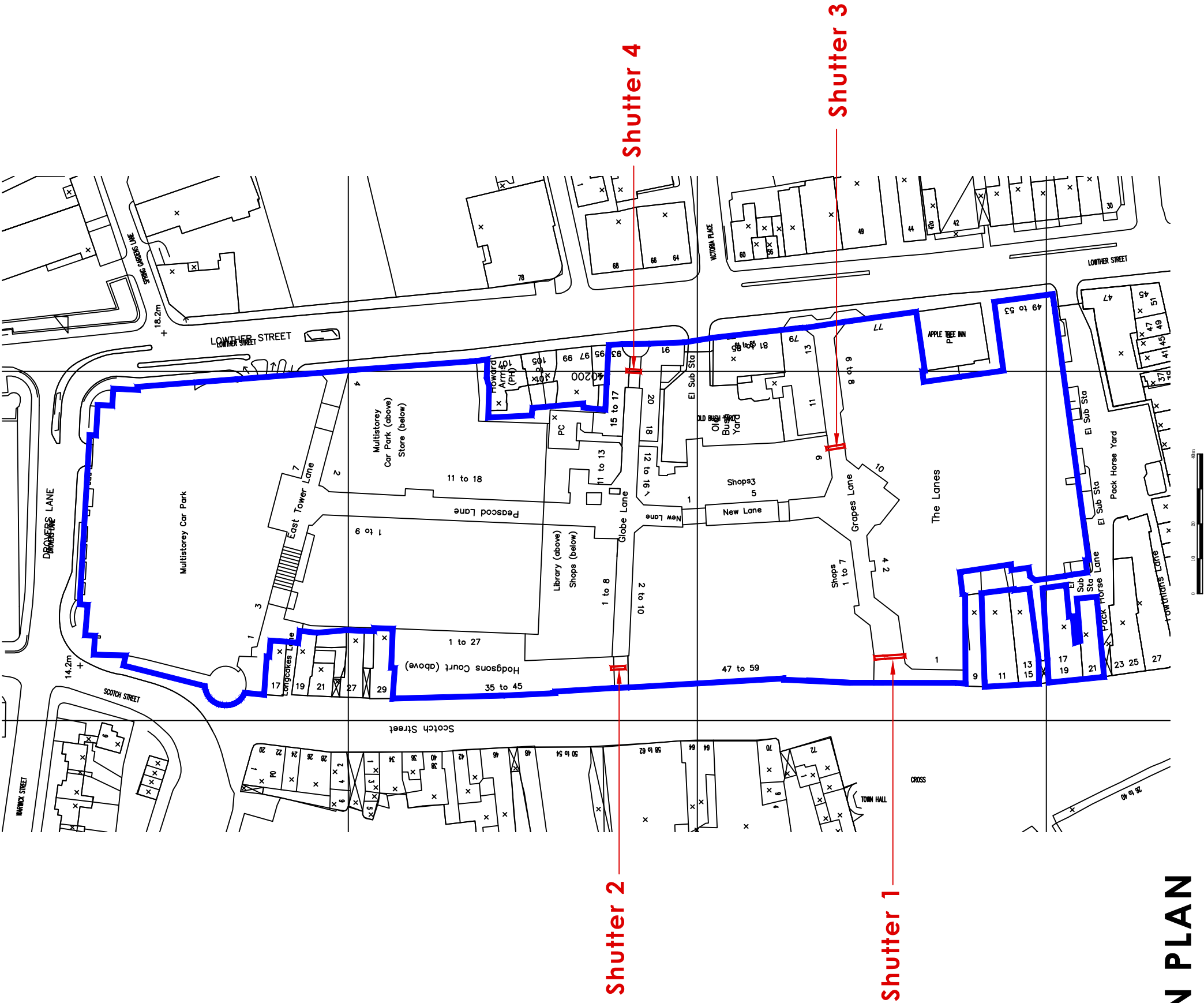
Reason: To define the permission.

2. Shutter 1 and the associated infrastructure shown on Drawing no. 13059-59A and 13059-60A together with the additional lighting and CCTV coverage for Shutter 3 highlighted in the Supporting Statement received 27th April 2017 shall be commenced within 3 months from the date of this approval and the local planning authority notified in writing. Within 2 months from the date of the commencement, the works required by this conditional shall be completed and become operational in their entirety.

Reason: To ensure that the development does not lead to the potential for crime and disorder in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

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Rev.	Date	Description	Revised by
A	27/04/17	Alignment of shutter 1 revised	CJ



LOCATION PLAN

CROWN COPYRIGHT RESERVED
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PLANNING

ARCHITECTS PLUS

Project
The Lanes, Carlisle

Client
Carlisle Shopping Centre Ltd c/o BMO REP

Drawing

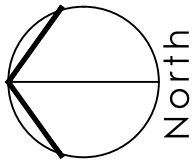
LOCATION PLAN			
Scale	Date	Drawn	Comp.No. Number
1:1250	19.11.16	CJ	p22 13059-59A
@A3			

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Rev.	Date	Description	Revised by
A	27.04.17	Alignment of shutter 1 revised	CJ

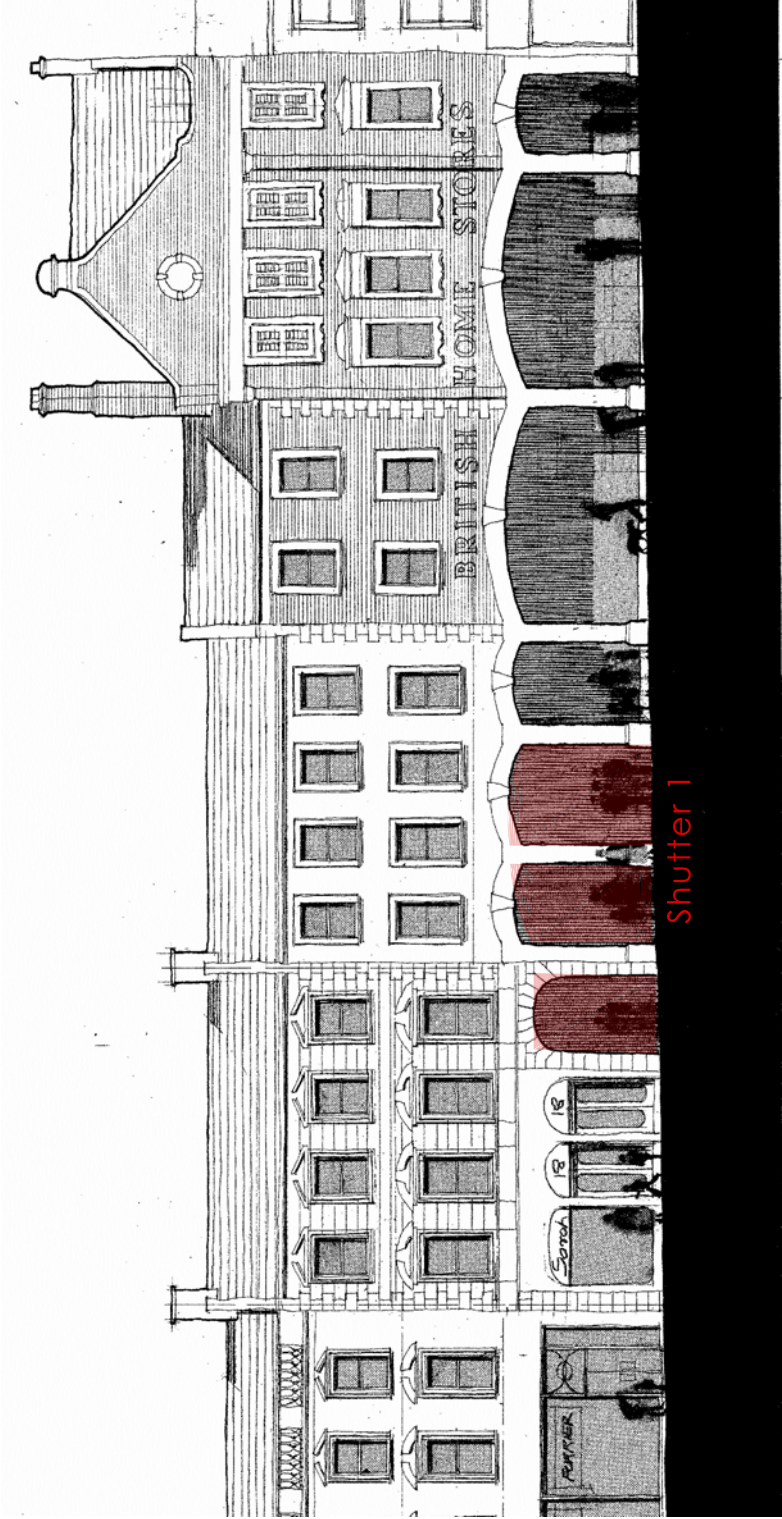


PLANNING

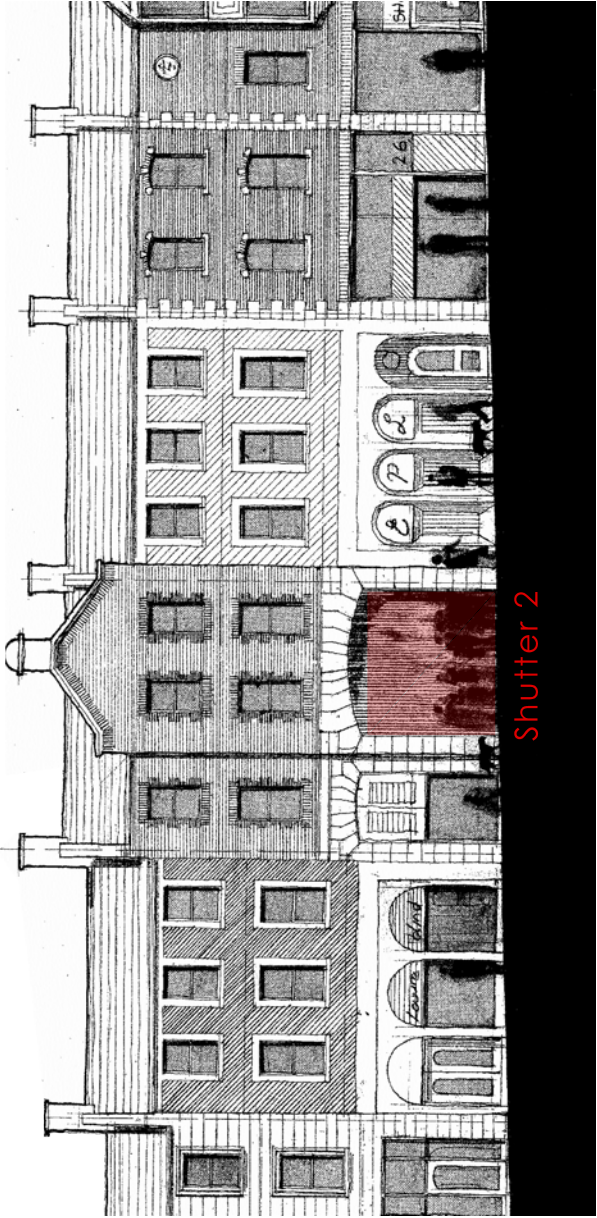
ARCHITECTS PLUS

Project	The Lanes, Carlisle		
Client	Carlisle Shopping Centre Ltd c/o BMO REP		
Drawing	Ground Floor Plan BLOCK PLAN		
Scale	Date	Drawn	Comp.No.
1:500@A3	19.11.16	CJ	p22
			Number
			13059-60A

Rev.	Date	Description	Revised by
A	27.04.17	Alignment of shutter 1 revised	CJ



Scotch Street (51-59)



Scotch Street (39-51)

ELEVATIONS - Scotch Street

EXISTING ELEVATION DRAWINGS ASSEMBLED FROM ORIGINAL ARCHIVE DESIGN DRAWINGS AND MAY DEViate FROM THE AS BUILT SCHEME



Shutter 1



Shutter 2

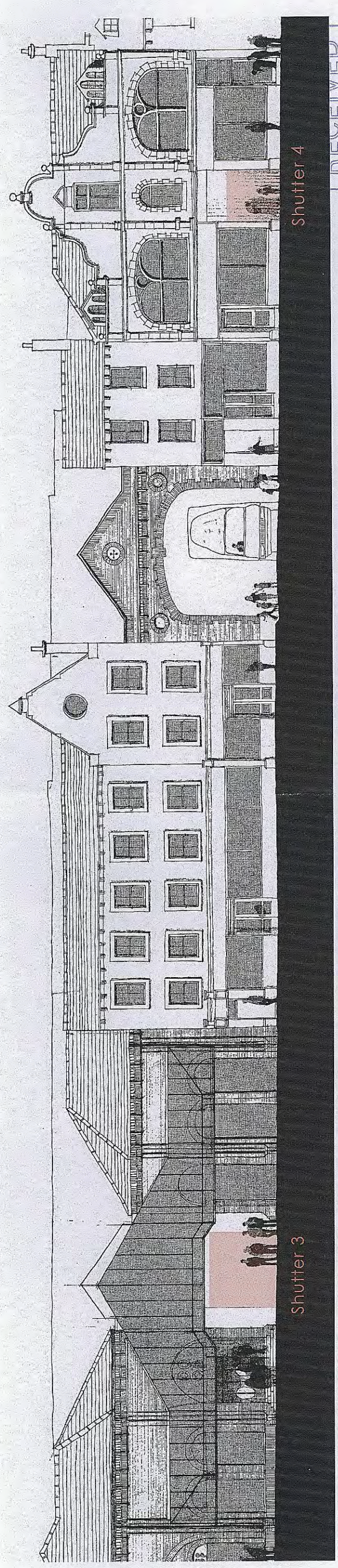
MATERIALS

All shutters to be dark grey perforated steel
Side channels to be either dark brown to match adjacent shopfront finishes or cream to match adjacent stonework
Top boxes to be either cream or white to match adjacent finishes



PLANNING ARCHITECTS PLUS

Project	The Lanes, Carlisle			
Client	Carlisle Shopping Centre Ltd c/o BMO REP			
Drawing	Elevations			
	Scotch Street			
Scale	Date	Drawn	Comp.No.	Number
1:200@A3	19.11.16	CJ	P22	13059-61A



Lowther Street (55-95)

MATERIALS

All shutters to be dark grey perforated steel

Side channels to be either dark brown to match adjacent shopfront finishes or cream to match adjacent stonework

Top boxes to be either cream or white to match adjacent finishes

RECEIVED
23 NOV 2016
16/10/16



Shutter 3 is positioned approximately 35m back from the pavement edge



PLANNING

ARCHITECTS PLUS

Project
The Lanes, Carlisle

Client
Carlisle Shopping Centre Ltd c/o BMO REP

Drawing
Elevations
Lowther Street

Scale
1:500@A3

Date
19.11.16

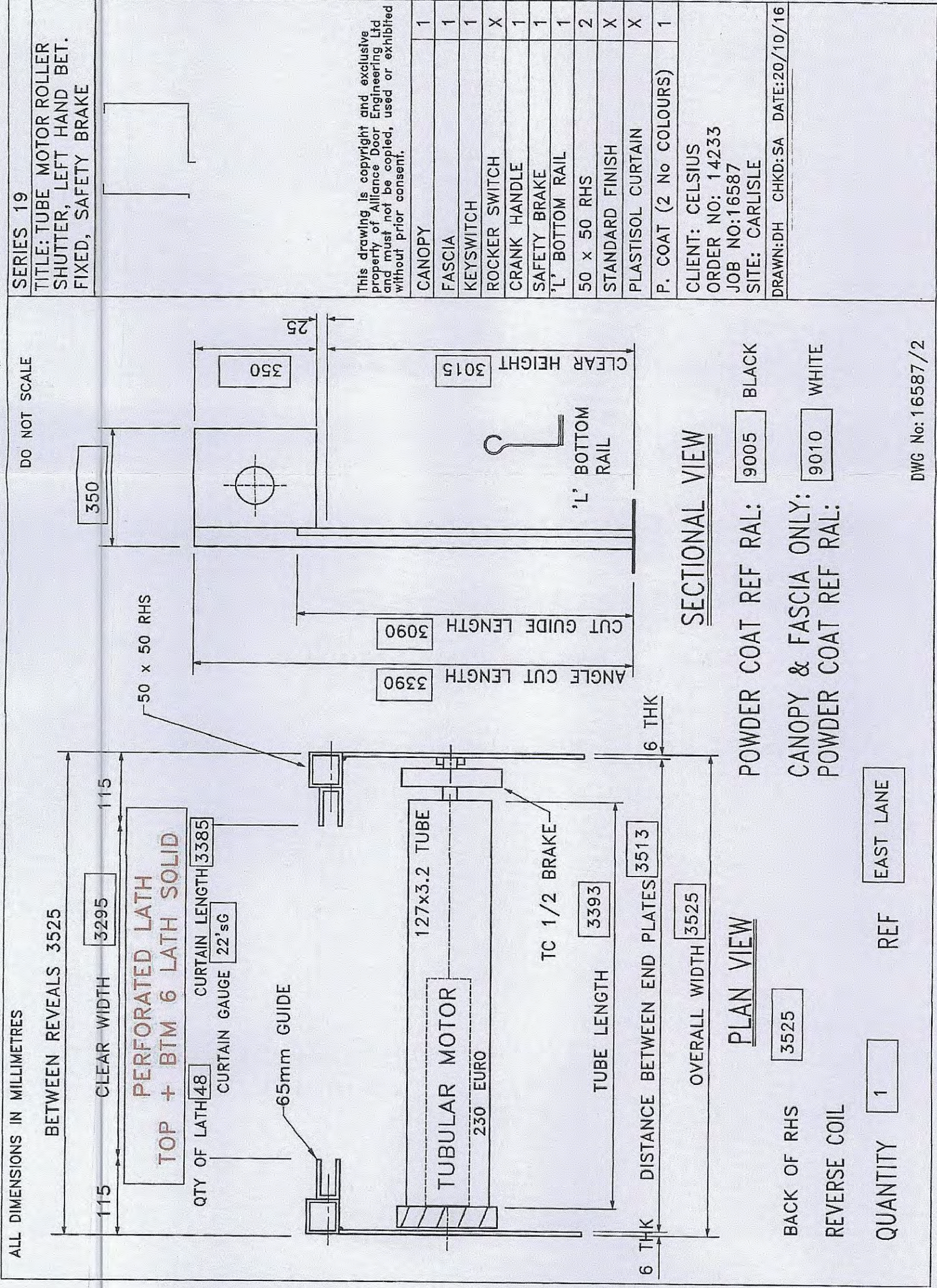
Drawn
CJ

Comp.No.
P22

Number
13059-62

ELEVATIONS - Lowther Street

EXISTING ELEVATION DRAWINGS ASSEMBLED FROM ORIGINAL ARCHIVE DESIGN DRAWINGS AND MAY DEViate FROM THE AS BUILT SCHEME



RECEIVED
-6 DEC 2016
16/1021

PLANNING

ARCHITECTS PLUS

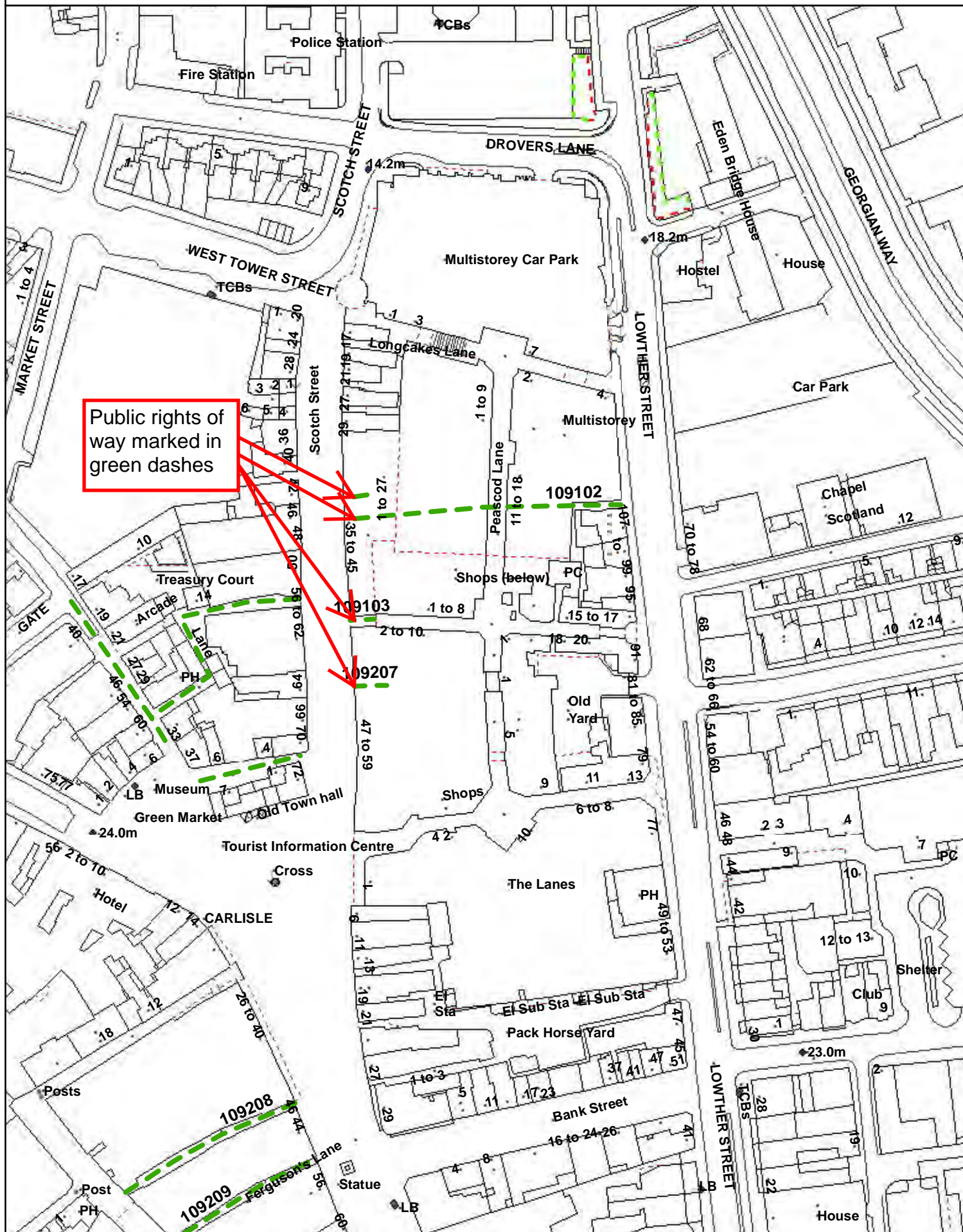
Project
The Lanes, Carlisle

Client
Carlisle Shopping Centre Ltd c/o BMO REP

Drawing
Typical Shutter Details

Scale	Date	Drawn	Comp.No.	Number
nis	19.11.16	CJ	P22	13059-63

Parish Carlisle [The Lanes]



Highways and Transportation

Scale: 1:1,675 @ A4

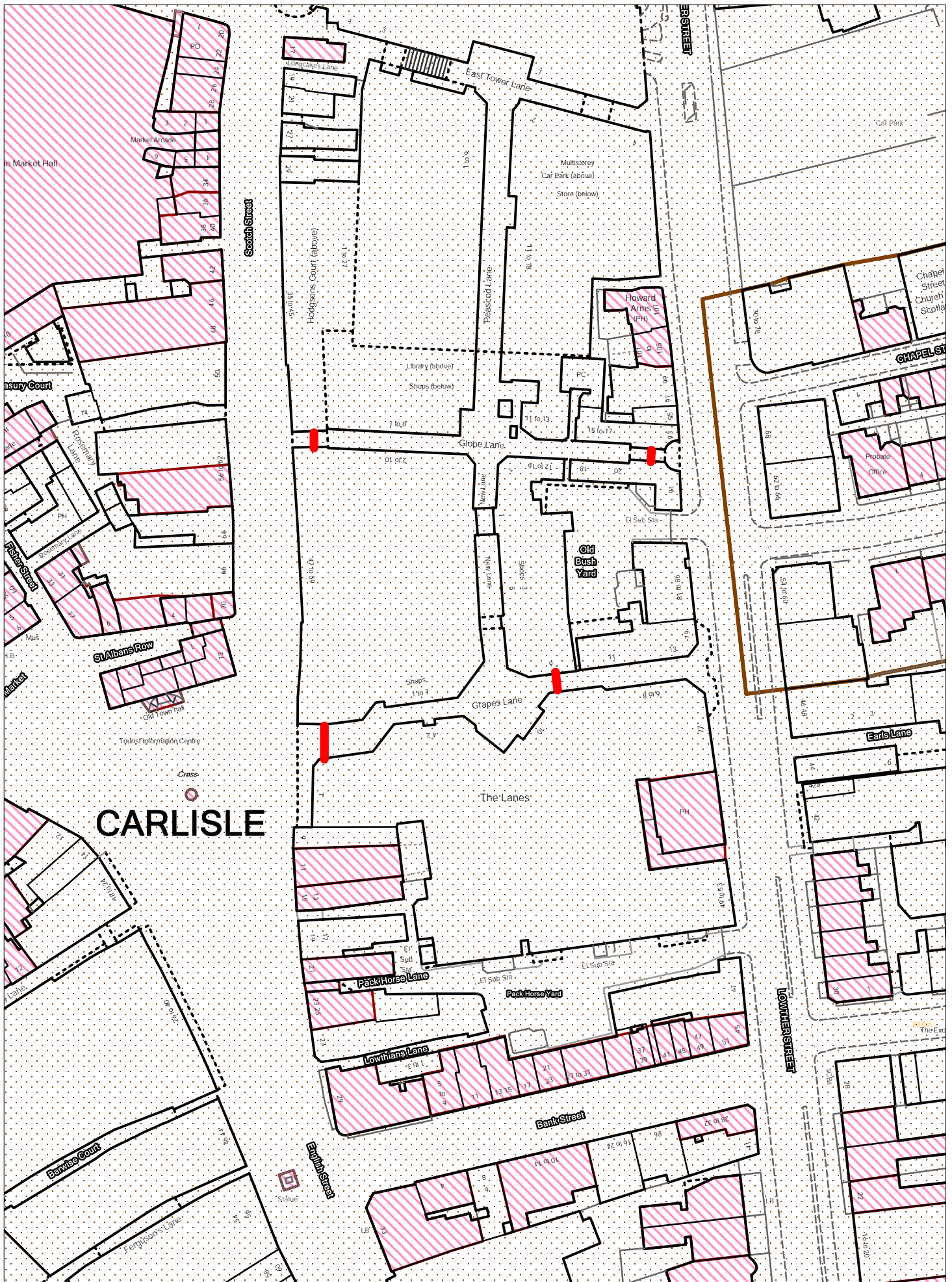
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County Council

Cumbria County Council
Parkhouse Building
Kingmoor Business Park
Carlisle
Cumbria
CA6 4SJ

Tel: 01228 221822



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 Proposed Shutters

 Listed Buildings

Scale 1:1250