

## SCHEDULE A: Applications with Recommendation

13/0621

Item No: 24

Date of Committee: 15/11/2013

**Appn Ref No:**  
13/0621

**Applicant:**  
Skipton Building Society

**Parish:**  
Carlisle

**Date of Receipt:**  
09/08/2013 16:00:07

**Agent:**

**Ward:**  
Castle

**Location:**

Skipton Building Society, 27-31 Bank Street,  
Carlisle, CA3 8HJ

**Proposal:** Display Of 1no. Internally Illuminated Fascia Sign And 1no. Externally  
Illuminated Projecting Sign (LBC)

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### REPORT

**Case Officer:** Richard Maunsell

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 The Impact On The Character Of The Listed Building

#### 3. Application Details

##### The Site

- 3.1 The application site is located centrally within a terrace of buildings on the north side of Bank Street and is adjacent to other retail and commercial uses. The 3 storey building comprises a modern shop front on the ground floor with the upper 2 floors constructed from facing brick and sliding sash timber windows under a slate roof. The building forms part of a terrace of Grade II listed buildings located within the City Centre Conservation Area.

##### The Proposal

- 3.2 The application seeks listed building consent to remove existing signage and

display replacement fascia and projecting signs.

#### **4. Summary of Representations**

- 4.1 This application has been advertised by means of a site notice, a press notice and direct notification to the occupiers of 7 of the neighbouring properties. No representations have been received.

#### **5. Summary of Consultation Responses**

Conservation Area Advisory Committee: - the following response has been received:

- it is considered that the asymmetrical proposed signage is retrograde;
- it is suggested that the overall font sizes are reduced, in particular 'Building Society';
- the scheme should not be approved in its present form.

#### **6. Officer's Report**

##### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF) and Policy LE13 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issue.

##### **1. The Impact On The Character Of The Listed Building**

- 6.2 The building is Grade II listed and the listing description reads as follows:

"Includes: No.1 Lowthian Lane. Includes: No.45 Lowther street. Terrace of 12 shops with offices and flats above; former pub behind. 1851 with C20 alterations. Flemish bond brickwork with light headers; calciferous sandstone dressings, string courses and bracketed cornice, partly painted. Slate roof (not visible from the ground) with some dormers; C19 and C20 brick ridge chimney stacks. 3 storeys, 31 continuous bays in upper floor with one step in the cornice, but divided into 2-, 3- and 4-bay shops. Ground floor shop fronts are C20, many dating from the 1970s and 80s, but of particular interest are Nos 5-9 (Will Nixon & Sons) and no11 (John Watt & Son), which retain their early C20 shop features. Nos 43, 45 and 47 also have early C20 shop fronts. Most sash windows above survive with glazing bars, in brick reveals; string course sills; windows on first floor have bracketed hoods. No.51 at the end of the street becomes No.45 Lowther Street on its 3-bay return of similar details. INTERIORS not inspected. At the back of Nos 5-9, and forming an integral part of it, is No.1 Lowthian Lane, the former early C19 Rose and Crown Inn, which closed in 1916. This is lower, 2 storeys, 2 bays with a right door and left shop window; cement rendered. The former brass bar which was attached in front of the window was removed to Carlisle Museum in the early 1980s. INTERIOR not inspected. Bank Street was a newly formed street in 1849 (Carlisle Journal, 21 December 1849). Because of the existence of

White Hart Lane to the south, only properties on the north side of Bank Street could be built and the construction of these is referred to in Carlisle Journal, 6 June 1851. (Carlisle Journal: 21 December 1849; Carlisle Journal: 6 June 1851)."

- 6.3 Planning policies require that applications for alterations or extensions to listed buildings must have regard to the scale, proportions, character and detailing of the existing building (both internally and externally) and of its windows and doorways.
- 6.4 The proposal seeks to remove the existing signage and replace them with advertisements of the same siting and scale. The scheme proposes minimal alteration to the existing features and would be an improvement to the fabric of the listed building. The Council's Heritage Officer has raised no objection to the application. Although representations have been made by the Conservation Area Advisory Committee, these relate solely to the application for advertisement consent reported elsewhere in this schedule and do not raise any issues with regard to the alteration of the fabric of the listed building.

## **Conclusion**

- 6.5 In overall terms, the proposal would not adversely impact on the character of the listed building and in all aspects the proposals are considered to be compliant with the objectives of the relevant Local Plan policies.

## **7. Planning History**

- 7.1 In 1985, advertisement consent was granted for the replacement of an illuminated fascia and projecting box sign.
- 7.2 In 1990, planning permission was granted for the installation of a new shop front.
- 7.3 Also in 1990, advertisement consent was granted for the erection of a new fascia sign and projecting sign.

## **8. Recommendation: Grant Permission**

- 1. The works shall be begun not later than the expiration of 3 years beginning with the date of the grant of this consent.

**Reason:** In accordance with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2. The approved documents for this Listed Building Consent comprise:
  - 1. the submitted Listed Building Application Form received 9th August 2013;

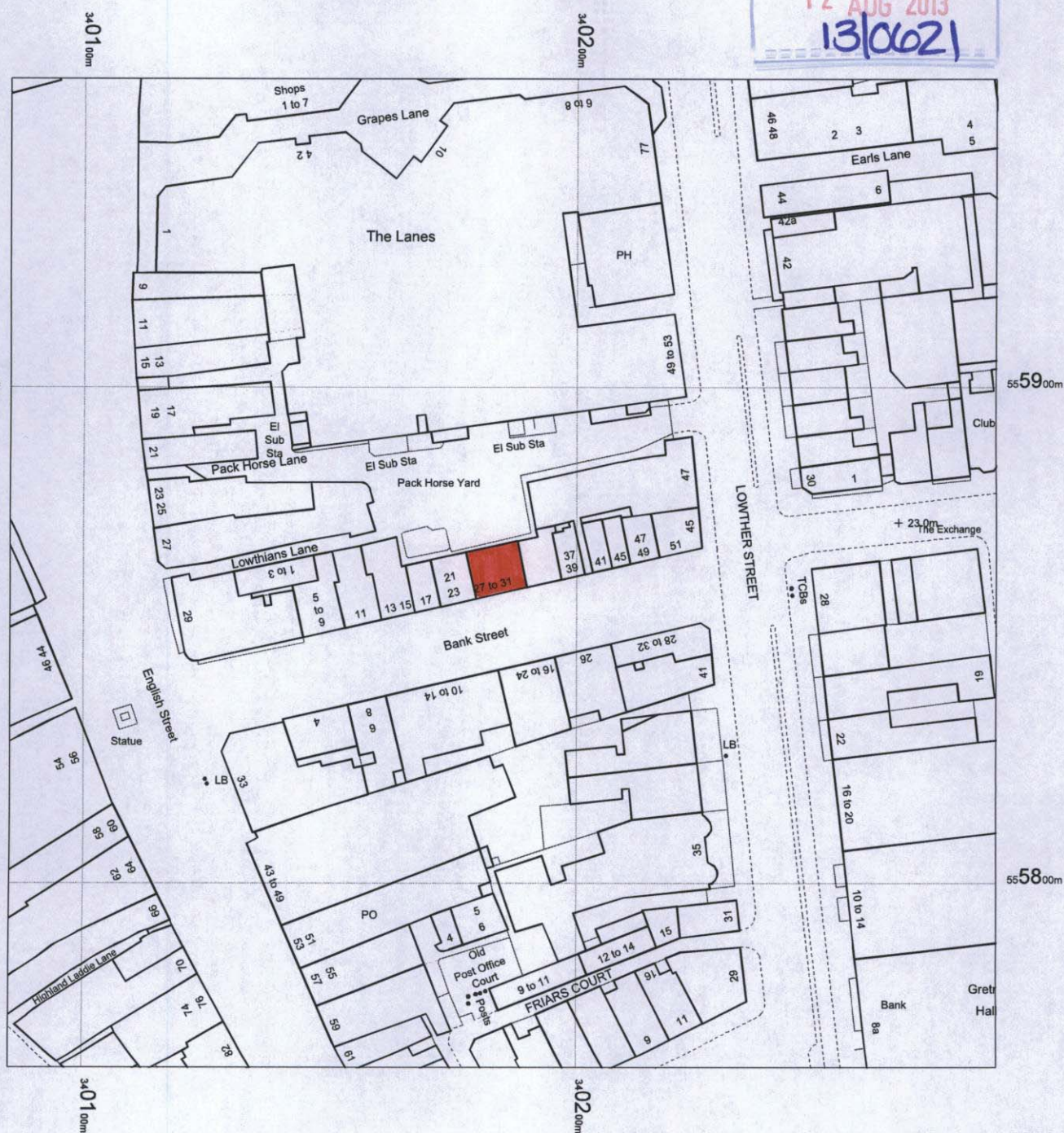
2. the Location Plan received 12th August 2013;
3. the Existing and Proposed Drawings received 16th September 2013  
(Drawing no. AB(0)01 Rev A;
3. the Notice of Decision.

**Reason:** To define the consent.

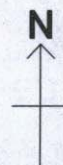
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12 AUG 2013  
13/0621



0 5 10 15 20 25 30 35 40 45 50  
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OS Mastermap  
30 July 2013, ID: BW1-00247064  
[www.blackwellmapping.co.uk](http://www.blackwellmapping.co.uk)

1:1250 scale print at A4, Centre: 340185 E, 555862 N

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Mapping  
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Ordnance  
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[www.blackwellmapping.co.uk](http://www.blackwellmapping.co.uk)

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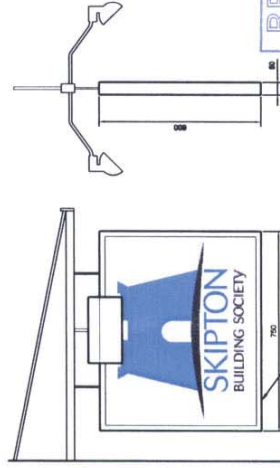


1. No Dimensions to be scaled from this drawing  
2. The contractor shall verify all levels and dimensions on site  
3. All alterations to the construction or finishes shown or implied on this drawing must be drawn to the attention of the Supervising Officer before such work is implemented.

Rev	Date	Description	BY
A	12/9/13	Sign background colour amended.	RS



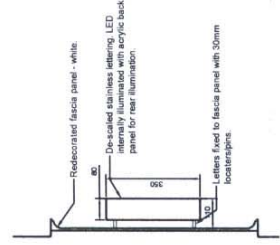
Existing Photograph



Double sided, externally illuminated projecting sign unit constructed from de-scaled stainless steel. Overall size 750mm wide by 600mm high. Signage to be de-scaled stainless steel coated with blue (BS18653) & plum (BS22045) logo & lettering.



Proposed Projecting Sign, 1:20



Site location:  
2731 Bank Street,  
Carlisle, CA3 8HU

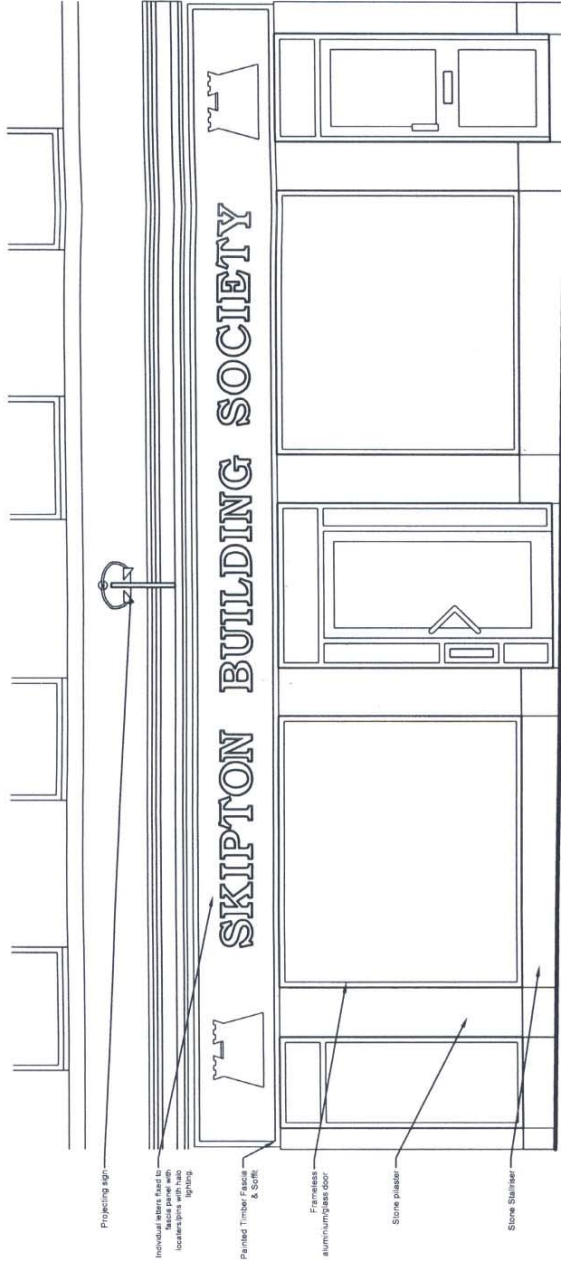
Drawing Title: Existing and Proposed Signage

Drawing No. : AB(001)	Rev. : A	Scale : 1:50
Date : 07.08.13	Drawn : R. Sney	Checked :

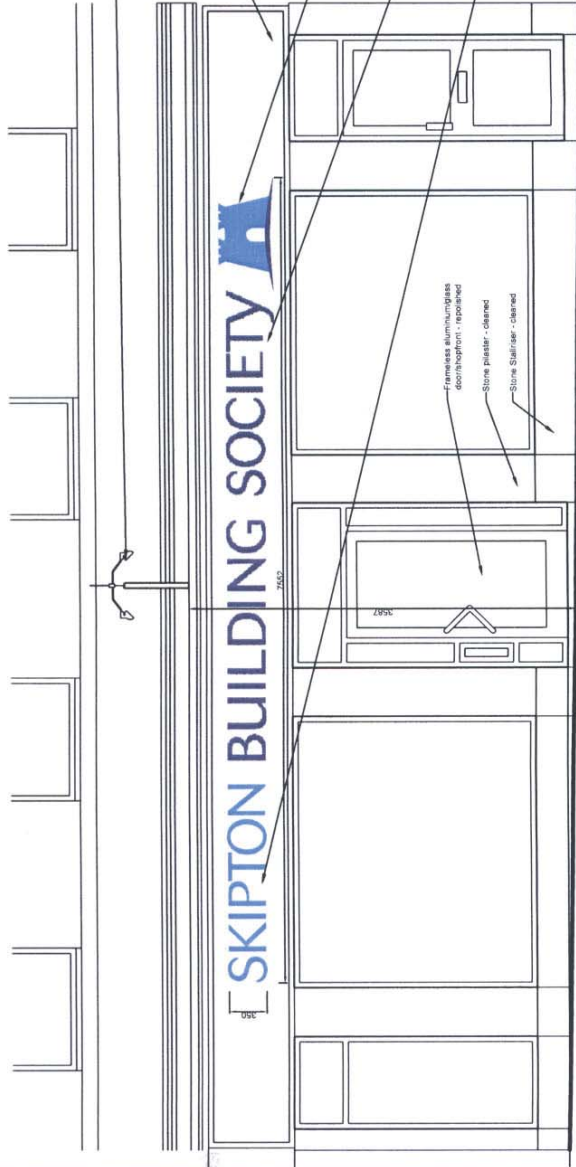


PRINCIPAL OFFICE  
THE BAILEY  
SKIPTON, BD23 1DN  
TELEPHONE: (01756) 705000

Section Through Main Sign, 1:20



Existing Elevation, 1:50



Proposed Elevation, 1:50



Scale Bar in Metres 1:50

## Skipton Building Society

### Text & Logo Colour

Skipton text & castle logo = BS18E53  
Building Society & castle ground = BS22D45

