

SCHEDULE B

SCHEDULE B

SCHEDULE C

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Item No: 11 Between 12/07/2014 and 15/08/2014

Appn Ref No:
13/0521

Applicant:
Citadel Estates Ltd

Parish:
Wetheral

Date of Receipt:
11/07/2013

Agent:
Holt Planning Consultancy
Ltd

Ward:
Wetheral

Location:
Skelton House, Wetheral, CA4 8JG

Grid Reference:
346434 554574

Proposal: Variation Of Condition 2 (Approved Documents) Of Previously Approved
Permission 10/1066

Amendment:

REPORT

Case Officer: Richard Maunsell

Decision on Appeals:

Appeal Against: Appeal against refusal of planning perm.

Type of Appeal: Informal Hearing

Report: This appeals related to applications for the variation of a planning condition at Skelton House, Wetheral. The condition related to the listed of approved drawings and consent was sought to alter the layout of the site and revise the fenestration of the building.

The first application (reference 13/0521) was refused for the following reasons:

“The proposal, by virtue of its scale, massing and position within the site, does not respond to the local context and form of surrounding building in relation to height, scale and massing. The siting of the proposed building would differ from the approved scheme and would not be located on or close to the site of the original dwelling. The building is inappropriate to its prominent location in the Wetheral Conservation Area contrary to criteria 1 of Policy CP5 (Design), criterion 1 and 3 of Policy H10 (Replacement Dwellings in the Rural Area) and criterion 1 and 2 of Policy LE19 (Conservation Areas) of the Carlisle District Local Plan 2001-2016.

The proposed building would be located adjacent to neighbouring residential properties. In this instance, by virtue of the number of proposed windows serving habitable rooms on the east and west elevations of the

building, the development would result in overlooking and a significant loss of privacy to the occupiers of the neighbouring properties. The proposed windows would also conflict with the Council's required minimum distances.

The proposal is therefore contrary to criteria 5 of Policy CP5 (Design) of the Carlisle District Local Plan 2001-2016 and the objectives of the Supplementary Planning Document "Achieving Well Designed Housing" "

The second application (reference 14/0033) was refused for the following reasons:

"The proposal, by virtue of its scale, massing and position within the site, does not respond to the local context and form of surrounding building in relation to height, scale and massing. The siting of the proposed building would differ from the approved scheme and would be inappropriate to its prominent location in the Wetheral Conservation Area. The proposal is therefore contrary to criteria 1 of Policy CP5 (Design), criterion 2, 3 and 4 of Policy H1 (Location of New Housing Development) and criterion 1 and 2 of Policy LE19 (Conservation Areas) of the Carlisle District Local Plan 2001-2016.

The proposed building would be located adjacent to neighbouring residential properties. In this instance, by virtue of the number of proposed windows serving habitable rooms on the east and west elevations of the building, the development would result in overlooking and a significant loss of privacy to the occupiers of the neighbouring properties. The proposed windows would also conflict with the Council's required minimum distances. The proposal is therefore contrary to criteria 5 of Policy CP5 (Design) of the Carlisle District Local Plan 2001-2016 and the objectives of the Supplementary Planning Document "Achieving Well Designed Housing".

To the east of the application site is Acorn Bank which is a 2 storey Grade II listed building. Due to the proximity of the proposed building, together with its scale and mass, the development would fail to preserve the character or setting of the adjacent listed building. The proposal would be unsympathetic in scale and character and would adversely affect the appearance and setting of Acorn Bank, contrary to the Policy LE12 (Proposals Affecting Listed Buildings) of the Carlisle District Local Plan 2001-2016."

The appellant lodged a appeals to the Planning Inspectorate and the two appeals were conjoined and considered at the same time.

During the consideration of the applications, the proposals attracted a significant number of local objections and the number of issues raised totalled 42. The Inspector acknowledged that the applications subject to the appeals were made under Section 73 of the Planning Act for minor material amendments with revised designs to the development approved under planning permission 10/1066 but with the same number of units and not a substantially different footprint area. He confirmed that this type of application is possible as a condition was imposed on the original

permission specifying the approved plans.

The Inspector highlighted that the main issues in both appeals were whether the proposed development, as amended, would preserve or enhance the character or appearance of the Wetheral Conservation Area and preserve the setting of the Grade II listed building known as Acorn Bank; and the effect of the proposed development, as amended, on the living conditions of the occupiers of Acorn Bank and Caerluel in respect of privacy.

It was noted that the main front elevation and bays would be closer to the road, although the bays relating to the second appeal would be single storey as opposed to the full three storey height for the first appeal. The former would have shallow depth, full height, gable features, the central one being slightly deeper than the two either side.

Both appeal schemes would be narrower at the front, but with the front block extending further back than for the approved scheme, and the overall length of the buildings would be increased. With regard to paragraphs 132 and 134 of the National Planning Policy Framework, harm to the significance of the listed building and the character and appearance of the conservation area would be less than substantial, due to the fact that the listed building itself remains unaltered and given the relatively small, but nevertheless significant amendments to the approved scheme. However, the Inspector did not consider there to be any public benefits sufficient to outweigh that harm.

In respect of the second issue, the Inspector acknowledged the presence of the properties either side of the site. Whilst there would be additional upper floor windows compared to the approved scheme, those that would be obscure glazed or of oriel design would prevent undue overlooking to the side windows of Caerluel. In relation to the other proposed additional conventional windows, he opined that there would not be a significantly greater level of overlooking of the side bedroom window of Caerluel than would be the case from the previously approved side living room windows of the front flats and there would not be undue additional loss of privacy to the residents of Caerluel in this respect. In the context of the overall amount of outdoor space of Caerluel, any additional overlooking would not amount to unacceptable loss of privacy to its residents.

The windows in the east side elevation would match those on the west side. Acorn Bank has no side windows and so the only potential additional overlooking of this property compared to the approved scheme would be of its rear garden. In terms of ground floor windows, the boundary wall and hedge would prevent overlooking and details of measures to augment this treatment could be secured by condition. The first floor side oriel window would be angled towards the rear garden but as it would be set back from the rear building line of Acorn Bank's rear extension, the angle of view to the garden would be oblique. Therefore, any additional overlooking would not amount to an unacceptable loss of privacy to the residents of Acorn

Bank.

The Inspector concluded that with regard to the impact on the conservation area and the listed building, the proposed development relating to both appeals, would neither preserve the character and appearance of the conservation area nor preserve the setting of the listed building.

With regard to the second issue, the proposed development, as amended, relating to both appeals would not cause unacceptable harm to the living conditions of the occupiers of Acorn Bank and Caerluel in respect of privacy.

For this reason, the appeals were dismissed.

Appeal Decision: Appeal Dismissed

Date: 06/08/2014

Appeal Decisions

Hearing held on 1 July 2014

Site visit made on 1 July 2014

by Andrew Dawe BSc(Hons) MSc MPhil MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 6 August 2014

Appeal A: APP/E0915/A/14/2214847

Former I/a Skelton House, Wetheral, Carlisle, Cumbria CA4 8JG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Citadel Estates Ltd against the decision of Carlisle City Council.
 - The application Ref 13/0521, dated 1 July 2013, was refused by notice dated 24 December 2013.
 - The application sought planning permission for demolition of house, adjoining barn and outbuildings; redevelopment of site for the erection of single block comprising 15No. two-bed apartments with dedicated access, off-street parking and private amenity spaces without complying with a condition attached to planning permission Ref 10/1066, dated 24 May 2012.
 - The condition in dispute is No 2 which states the approved documents of the planning consent.
 - The reason given for the condition is: to define the permission.
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Appeal B: APP/E0915/A/14/2216562

L/a former Skelton House, Wetheral, Carlisle, Cumbria CA4 8JG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Citadel Estates Ltd against the decision of Carlisle City Council.
 - The application Ref 14/0033, dated 17 January 2014, was refused by notice dated 7 March 2014.
 - The application sought planning permission for demolition of house, adjoining barn and outbuildings; redevelopment of site for the erection of single block comprising 15No. two-bed apartments with dedicated access, off-street parking and private amenity spaces without complying with a condition attached to planning permission Ref 10/1066, dated 24 May 2012.
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Decision

1. Appeal A is dismissed and Appeal B is dismissed.

Application for costs

2. At the Hearing an application for costs was made by Mr Dean Thomas Montgomery against Carlisle City Council. This application is the subject of a separate Decision.

Procedural matters

3. I have taken into account the Government's Planning Practice Guidance (PPG), issued on 6 March 2014, in reaching my decision but in light of the facts of the case this has not altered my conclusions.
4. The applications subject to these appeals are made under Section 73 of the Planning Act for minor material amendments¹. They seek revised designs to the development approved under planning permission 10/1066 but with the same number of units and not a substantially different footprint area. This type of application is possible as a condition was imposed on the original permission specifying the approved plans. The appeals seek removal of the condition and replacement with a condition specifying the plans that reflect the amended designs.
5. Planning permission 10/1066 remains extant and is a material consideration of considerable weight in determining these appeals.
6. For ease of reference I refer to the different cases as Appeals A and B in this decision letter as set out in the headers. I have dealt with each appeal on its individual merits but to avoid duplication I have considered the proposals together in this document. Although there are two appeals, I have used singular terms in places for ease of reading.
7. I saw on my site visit that development had commenced on the site principally relating to the laying of the foundations which appeared to reflect the footprint of the two appeal proposals.

Main Issues

8. The main issues in both appeals are:
 - (i) whether the proposed development, as amended, would preserve or enhance the character or appearance of the Wetheral Conservation Area (CA) and preserve the setting of the Grade II listed building (LB) known as Acorn Bank;
 - (ii) the effect of the proposed development, as amended, on the living conditions of the occupiers of Acorn Bank and Caerluel in respect of privacy.

Reasons

Character and appearance of CA and setting of LB

9. The appeal site lies within the CA and adjacent to the LB on land previously occupied by Skelton House which has now been demolished along with all other associated buildings. Therefore, special attention has to be paid to the

¹ See Greater flexibility for planning permission: Guidance, October 2010 (Department of Communities and Local Government)

desirability of preserving or enhancing the character or appearance of the CA and preserving the setting of the listed building.

10. I note that the decision notice for Appeal B included a third reason for refusal, which was not on that for Appeal A, referring specifically to the impact of the development on the setting of the LB. Notwithstanding the lack of such a reason in relation to Appeal A, the Council said at the hearing that this did not reflect any greater impact of Appeal B. In any case, regardless of whether such a reason was given or not, there is a statutory duty to have regard to the effects on the special interest of the LB, and this is how I have approached both appeals.
11. The key design changes to the scheme approved under application 10/1066, other than positioning and design of fenestration, which, in relation to living conditions, I have dealt with separately under 'living conditions' below, would be as follows. For both appeals, the main front elevation and bays would be closer to the road, although the bays relating to Appeal B would be single storey as opposed to the full three storey height for Appeal A. The former would have shallow depth, full height, gable features, the central one being slightly deeper than the two either side.
12. Both appeal schemes would be narrower at the front, but with the front block extending further back than for the approved scheme, and the overall length of the buildings would be increased. The front elevation in both case would also be symmetrical either side of the central gable feature, which would not be the case with the approved scheme which, amongst other things would have a lower roof height on the side nearest Acorn Bank. The walls of the entire western section of the front elevation for Appeal B would be stone clad. The rear section of the building in both cases would have a reduced ridge height.
13. Appeal A would introduce glazed balconies. Both schemes would have the main entrance on the western side of the building with a false door in the front elevation. Appeal A would have a fourth storey within the roof space, created with a significant flat roof element hidden behind outward facing pitched roofs, although this additional level would be evidenced by velux windows. Both schemes would include alterations to the car parking and landscaping layout.
14. The CA, in the vicinity of the site, comprises a range of designs and sizes of properties. Whilst there are some examples of three storey buildings, these are in the minority. In the case of one such property in Pleasant View, a short distance to the east of the site, and a three storey element to Caerluel with the third storey being partially within the roof space, these are narrow and do not dominate the street scene. Acorn Bank is a two storey detached building of fairly modest height with a slightly higher semi-circular front bay to the east side of its front elevation. This is an attractive LB which, despite being set back from properties to its east, retains a strong presence. This is by virtue of its clear visibility when approaching from the west, particularly as the road starts to bend round more towards the east in front of the appeal site, and also given the modest height of the immediately neighbouring property to the east.
15. The proposed development, in the case of both appeals, would result in the main front elevation projecting noticeably beyond the line of the main front elevation of Acorn Bank, where the approved scheme showed it aligned with it. That scheme would have three storey bays projecting forward to the approximate alignment of the main elevation of the appeal schemes, but they

- would be three, separated, and relatively narrow, features as opposed to a continuous mass along that particular alignment. The proposed bays whether single storey or three storey would project further still which, as I saw on site, would be just beyond the line of the front of the circular bay of Acorn Bank.
16. Therefore, although the building would be narrower than that approved, the front elevation would still present a wide frontage whose massing would be much more to the fore. Whilst the overall impact of Appeal B, with only the single storey front bays, would be less than Appeal A, both proposals would create a structure that would have an adverse visual impact compared with the approved scheme and dominate the adjoining LB and the street generally, making it an obtrusive and jarring feature. Despite the varying use of stone finish on the front elevation of both proposals, the symmetrical lines would further emphasise the singular massing of the building.
 17. The introduction of glazed balconies in Appeal A, whilst intended not to screen the features of the main building and to provide amenity space for the apartments, would nevertheless introduce alien features into the street scene that would further draw the eye disproportionately towards the development. This would be all the more so with the inevitable household paraphernalia that would be visible on the balconies. Furthermore, the attempt to portray a frontage onto the street with a false front door would portray a disingenuous appearance particularly as it would not be read as such without an associated entrance pathway and general evidence of activity. Whilst it was explained at the hearing that this was partly done to reduce the likelihood of vehicles being parked on the road in the vicinity of the adjacent bus stop, it has been agreed that clear way markings would be implemented to prevent such parking.
 18. With regard to paragraphs 132 and 134 of the Framework, harm to the significance of the LB and the character and appearance of the CA would be less than substantial, due to the fact that the LB itself remains unaltered and given the relatively small, but nevertheless significant amendments to the approved scheme. However, I do not consider there to be any public benefits sufficient to outweigh that harm.
 19. I have had regard to the appellant's submissions relating to inconsistent comments made by the Conservation Officer and the Conservation Area Advisory Committee. However, I have determined these appeals on their merits taking account of all the evidence and observations on my site visit.
 20. For the above reasons, I conclude on this issue that the proposed development, as amended, relating to both Appeals A and B, would neither preserve the character and appearance of the CA nor preserve the setting of the LB. As such it would be contrary to Policies CP5, H1, LE12 and LE19 of the Carlisle District Local Plan (the Local Plan). These policies together, in respect of this issue, require, amongst other things, development to respond to local context and the form and character of the existing settlement and surrounding buildings, to preserve or enhance the CA and to preserve the character and setting of listed buildings.
 21. The Council also refers to Policy H10 of the Local Plan in its decision notice. However, the Council confirmed at the hearing that this policy is not relevant to this appeal, which relates to amendments to a development already approved and is extant, and I agree with that position.

Living conditions

22. Caerluel has some windows on its side elevation, most of which appeared to be related to non-habitable rooms although I understand that one of them serves a bedroom. There is an existing wall along the side boundary and I understand that it would be intended to raise this further in order to provide adequate screening from any potential overlooking from ground floor rooms and the entrance door of the proposed development. I saw that this would be the case.
23. In terms of any overlooking from upper floor rooms with windows facing the side of Caerluel, the main differences with the approved scheme Ref 10/1066 would be as follows. Above the entrance door there would be a second floor study window for Appeal A or obscure glazed kitchen window for Appeal B, as opposed to roof veluxes to a bedroom, and a first floor bedroom window for appeal A and obscure glazed kitchen window for Appeal B, as opposed to an oblique view oriel window. Appeal B would also include a first floor oblique view oriel kitchen window alongside the obscure glazed window. Towards the rear of the building on the side elevation, there would be high level veluxes serving first floor rooms for both schemes and Appeal B would include two first floor conventional bedroom windows.
24. Whilst there would be additional upper floor windows compared to the approved scheme, those that would be obscure glazed or of oriel design would prevent undue overlooking to the side windows of Caerluel. As agreed at the hearing, further details of the obscured windows, to ensure this, could be secured by condition were the appeal allowed. In relation to the other proposed additional conventional windows, there would not be a significantly greater level of overlooking of the side bedroom window of Caerluel than would be the case from the previously approved side living room windows of the front flats. The angle of any viewing would also be slightly oblique. Together with the degree of distance there would be between the windows of the two properties, and the fact that they would be slightly further apart than for the approved scheme, I consider that there would not be undue additional loss of privacy to the residents of Caerluel in this respect.
25. In terms of any potential overlooking of the rear garden of Caerluel, the additional windows that would directly face that space would be set a significant distance from the boundary. Furthermore, the rear facing windows would only afford oblique angle viewing of the garden. Caerluel also has quite a wide rear garden such that in the context of the overall amount of outdoor space of that property, any additional overlooking would not amount to unacceptable loss of privacy to its residents.
26. The windows in the east side elevation would match those on the west side. Acorn Bank has no side windows and so the only potential additional overlooking of this property compared to the approved scheme would be of its rear garden. In terms of ground floor windows, the boundary wall and hedge would prevent overlooking and, were the appeal allowed, details of measures to augment this treatment could be secured by condition as agreed at the hearing. The first floor side oriel window would be angled towards the rear garden but as it would be set back from the rear building line of Acorn Bank's rear extension, the angle of view to the garden would be oblique.
27. The proposed first floor side bedroom windows towards the rear would have the potential to result in direct overlooking of part of Acorn Bank's garden, but

whilst closer to the boundary than those on the western side, the degree of separation would still mitigate this to a significant degree. Again, the rear facing windows would only afford oblique angle views of the garden. Furthermore, it is a large garden, such that the majority of it would not be directly overlooked. Therefore, any additional overlooking would not amount to an unacceptable loss of privacy to the residents of Acorn Bank.

28. For the above reasons, I conclude on this issue that the proposed development, as amended, relating to both Appeals A and B would not cause unacceptable harm to the living conditions of the occupiers of Acorn Bank and Caerluel in respect of privacy. As such, in respect of this issue, it would accord with Policy CP5 of the Local Plan and would not be at odds with the principles of the Council's Supplementary Planning Document: Achieving Well Designed Housing (the SPD) to which I have applied considerable weight due to its fairly recent adoption in 2011. This policy and SPD, in respect of this issue, requires, amongst other things, development not to have any adverse effect on the residential amenity of existing areas or adjacent land uses.
29. Some discussion was had at the hearing as to whether the second reason for refusal in each case related also to the privacy of prospective residents in respect of any overlooking from side windows in Caerluel. Although the reason does not refer to this, I am nevertheless satisfied that, in light of the above reasoning, the prospective occupiers of the proposed flats would not be overlooked from rooms of Caerluel to the extent that this would cause unacceptable levels of privacy.

Other matter

30. The appellant submits that the amendments would make the apartments more marketable and thereby improve deliverability to the benefit of housing supply. However, I have no substantive evidence before me as to why this would be the case or the extent to which the approved and appeal schemes differ in respect of marketability. I have therefore applied little weight to this factor in coming to my decision.

Conclusion

31. I have found that the proposed development, as amended, relating to both Appeals A and B would not cause unacceptable harm to the living conditions of the occupiers of Acorn Bank and Caerluel in respect of privacy. However, this does not outweigh the harm that would be caused in respect of the character and appearance of the CA and the setting of the LB.
32. Therefore, for the above reasons, and having regard to all other matters raised, I conclude that the appeals should be dismissed.

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Sandy Johnston	Architect
Andrew Willison-Holt	Agent

FOR THE LOCAL PLANNING AUTHORITY:

Cllr Barry Ogilvie Earp	Councillor
Rachel Lightfoot	Planning Agent
Karen Greig	Appeals Officer
Michelle Sowerby	Appeals Officer

INTERESTED PERSONS:

Isabel Ferguson	Local Resident
Geoff Ferguson	Local Resident
David Notman	Local Resident (representing the Save Wetheral Village Group)
Maureen Lofthouse	Local Resident
Michael Norman	Local Resident
Alun Porter	Local Resident
Lis Price	Local Resident
Andrew Hall	Local Resident
Andrew Lomax	Local Resident

DOCUMENTS AND PLANS SUBMITTED AT THE HEARING:

- 1 Plan Ref 03/2010/100 Proposed Block Plan revision A (Appeal A).
- 2 Plan Ref 03/2010/205B Site Plan showing proposed bin store location (Appeal B).
- 3 Copy of internal memorandum from Urban Design and Conservation Officer dated 14 August 2013.
- 4 Annotated drawings produced by appellant to show comparisons between the appeal schemes and that approved under application Ref 10/1066.
- 5 Deed of Variation of Agreement under Section 106 and 106A of the Town and Country Planning Act 1990 (one submitted for each of the two appeals).

Item No: 12

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0033**Applicant:**
Citadel Estates Ltd**Parish:**
Wetheral**Date of Receipt:**
21/01/2014**Agent:**
Holt Planning Consultancy
Ltd**Ward:**
Wetheral**Location:**
Skelton House, Wetheral, Carlisle, CA4 8JG**Grid Reference:**
346434 554574**Proposal:** Variation Of Condition 2 (Approved Documents) Of Previously Approved
Permission 10/1066 (Revised Application)**Amendment:**

REPORT**Case Officer:** Richard Maunsell**Decision on Appeals:****Appeal Against:** Appeal against refusal of planning perm.**Type of Appeal:** Informal Hearing**Report:** This appeals related to applications for the variation of a planning condition at Skelton House, Wetheral. The condition related to the listed of approved drawings and consent was sought to alter the layout of the site and revise the fenestration of the building.

The first application (reference 13/0521) was refused for the following reasons:

“The proposal, by virtue of its scale, massing and position within the site, does not respond to the local context and form of surrounding building in relation to height, scale and massing. The siting of the proposed building would differ from the approved scheme and would not be located on or close to the site of the original dwelling. The building is inappropriate to its prominent location in the Wetheral Conservation Area contrary to criteria 1 of Policy CP5 (Design), criterion 1 and 3 of Policy H10 (Replacement Dwellings in the Rural Area) and criterion 1 and 2 of Policy LE19 (Conservation Areas) of the Carlisle District Local Plan 2001-2016.

The proposed building would be located adjacent to neighbouring residential properties. In this instance, by virtue of the number of proposed windows serving habitable rooms on the east and west elevations of the

SCHEDULE C: Applications Determined by Other Authorities

building, the development would result in overlooking and a significant loss of privacy to the occupiers of the neighbouring properties. The proposed windows would also conflict with the Council's required minimum distances.

The proposal is therefore contrary to criteria 5 of Policy CP5 (Design) of the Carlisle District Local Plan 2001-2016 and the objectives of the Supplementary Planning Document "Achieving Well Designed Housing" "

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The proposed building would be located adjacent to neighbouring residential properties. In this instance, by virtue of the number of proposed windows serving habitable rooms on the east and west elevations of the building, the development would result in overlooking and a significant loss of privacy to the occupiers of the neighbouring properties. The proposed windows would also conflict with the Council's required minimum distances.

The proposal is therefore contrary to criteria 5 of Policy CP5 (Design) of the Carlisle District Local Plan 2001-2016 and the objectives of the Supplementary Planning Document "Achieving Well Designed Housing".

To the east of the application site is Acorn Bank which is a 2 storey Grade II listed building. Due to the proximity of the proposed building, together with its scale and mass, the development would fail to preserve the character or setting of the adjacent listed building. The proposal would be unsympathetic in scale and character and would adversely affect the appearance and setting of Acorn Bank, contrary to the Policy LE12 (Proposals Affecting Listed Buildings) of the Carlisle District Local Plan 2001-2016."

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SCHEDULE C: Applications Determined by Other Authorities

permission specifying the approved plans.

The Inspector highlighted that the main issues in both appeals were whether the proposed development, as amended, would preserve or enhance the character or appearance of the Wetheral Conservation Area and preserve the setting of the Grade II listed building known as Acorn Bank; and the effect of the proposed development, as amended, on the living conditions of the occupiers of Acorn Bank and Caerluel in respect of privacy.

It was noted that the main front elevation and bays would be closer to the road, although the bays relating to the second appeal would be single storey as opposed to the full three storey height for the first appeal. The former would have shallow depth, full height, gable features, the central one being slightly deeper than the two either side.

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SCHEDULE C: Applications Determined by Other Authorities

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The Inspector concluded that with regard to the impact on the conservation area and the listed building, the proposed development relating to both appeals, would neither preserve the character and appearance of the conservation area nor preserve the setting of the listed building.

With regard to the second issue, the proposed development, as amended, relating to both appeals would not cause unacceptable harm to the living conditions of the occupiers of Acorn Bank and Caerluel in respect of privacy.

For this reason, the appeals were dismissed.

Appeal Decision: Appeal Dismissed

Date: 06/08/2014

Appeal Decisions

Hearing held on 1 July 2014

Site visit made on 1 July 2014

by Andrew Dawe BSc(Hons) MSc MPhil MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

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- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Citadel Estates Ltd against the decision of Carlisle City Council.
 - The application Ref 14/0033, dated 17 January 2014, was refused by notice dated 7 March 2014.
 - The application sought planning permission for demolition of house, adjoining barn and outbuildings; redevelopment of site for the erection of single block comprising 15No. two-bed apartments with dedicated access, off-street parking and private amenity spaces without complying with a condition attached to planning permission Ref 10/1066, dated 24 May 2012.
 - The condition in dispute is No 2 which states the approved documents of the planning consent.
 - The reason given for the condition is: to define the permission.
-

Decision

1. Appeal A is dismissed and Appeal B is dismissed.

Application for costs

2. At the Hearing an application for costs was made by Mr Dean Thomas Montgomery against Carlisle City Council. This application is the subject of a separate Decision.

Procedural matters

3. I have taken into account the Government's Planning Practice Guidance (PPG), issued on 6 March 2014, in reaching my decision but in light of the facts of the case this has not altered my conclusions.
4. The applications subject to these appeals are made under Section 73 of the Planning Act for minor material amendments¹. They seek revised designs to the development approved under planning permission 10/1066 but with the same number of units and not a substantially different footprint area. This type of application is possible as a condition was imposed on the original permission specifying the approved plans. The appeals seek removal of the condition and replacement with a condition specifying the plans that reflect the amended designs.
5. Planning permission 10/1066 remains extant and is a material consideration of considerable weight in determining these appeals.
6. For ease of reference I refer to the different cases as Appeals A and B in this decision letter as set out in the headers. I have dealt with each appeal on its individual merits but to avoid duplication I have considered the proposals together in this document. Although there are two appeals, I have used singular terms in places for ease of reading.
7. I saw on my site visit that development had commenced on the site principally relating to the laying of the foundations which appeared to reflect the footprint of the two appeal proposals.

Main Issues

8. The main issues in both appeals are:
 - (i) whether the proposed development, as amended, would preserve or enhance the character or appearance of the Wetheral Conservation Area (CA) and preserve the setting of the Grade II listed building (LB) known as Acorn Bank;
 - (ii) the effect of the proposed development, as amended, on the living conditions of the occupiers of Acorn Bank and Caerluel in respect of privacy.

Reasons

Character and appearance of CA and setting of LB

9. The appeal site lies within the CA and adjacent to the LB on land previously occupied by Skelton House which has now been demolished along with all other associated buildings. Therefore, special attention has to be paid to the

¹ See Greater flexibility for planning permission: Guidance, October 2010 (Department of Communities and Local Government)

desirability of preserving or enhancing the character or appearance of the CA and preserving the setting of the listed building.

10. I note that the decision notice for Appeal B included a third reason for refusal, which was not on that for Appeal A, referring specifically to the impact of the development on the setting of the LB. Notwithstanding the lack of such a reason in relation to Appeal A, the Council said at the hearing that this did not reflect any greater impact of Appeal B. In any case, regardless of whether such a reason was given or not, there is a statutory duty to have regard to the effects on the special interest of the LB, and this is how I have approached both appeals.
11. The key design changes to the scheme approved under application 10/1066, other than positioning and design of fenestration, which, in relation to living conditions, I have dealt with separately under 'living conditions' below, would be as follows. For both appeals, the main front elevation and bays would be closer to the road, although the bays relating to Appeal B would be single storey as opposed to the full three storey height for Appeal A. The former would have shallow depth, full height, gable features, the central one being slightly deeper than the two either side.
12. Both appeal schemes would be narrower at the front, but with the front block extending further back than for the approved scheme, and the overall length of the buildings would be increased. The front elevation in both case would also be symmetrical either side of the central gable feature, which would not be the case with the approved scheme which, amongst other things would have a lower roof height on the side nearest Acorn Bank. The walls of the entire western section of the front elevation for Appeal B would be stone clad. The rear section of the building in both cases would have a reduced ridge height.
13. Appeal A would introduce glazed balconies. Both schemes would have the main entrance on the western side of the building with a false door in the front elevation. Appeal A would have a fourth storey within the roof space, created with a significant flat roof element hidden behind outward facing pitched roofs, although this additional level would be evidenced by velux windows. Both schemes would include alterations to the car parking and landscaping layout.
14. The CA, in the vicinity of the site, comprises a range of designs and sizes of properties. Whilst there are some examples of three storey buildings, these are in the minority. In the case of one such property in Pleasant View, a short distance to the east of the site, and a three storey element to Caerluel with the third storey being partially within the roof space, these are narrow and do not dominate the street scene. Acorn Bank is a two storey detached building of fairly modest height with a slightly higher semi-circular front bay to the east side of its front elevation. This is an attractive LB which, despite being set back from properties to its east, retains a strong presence. This is by virtue of its clear visibility when approaching from the west, particularly as the road starts to bend round more towards the east in front of the appeal site, and also given the modest height of the immediately neighbouring property to the east.
15. The proposed development, in the case of both appeals, would result in the main front elevation projecting noticeably beyond the line of the main front elevation of Acorn Bank, where the approved scheme showed it aligned with it. That scheme would have three storey bays projecting forward to the approximate alignment of the main elevation of the appeal schemes, but they

- would be three, separated, and relatively narrow, features as opposed to a continuous mass along that particular alignment. The proposed bays whether single storey or three storey would project further still which, as I saw on site, would be just beyond the line of the front of the circular bay of Acorn Bank.
16. Therefore, although the building would be narrower than that approved, the front elevation would still present a wide frontage whose massing would be much more to the fore. Whilst the overall impact of Appeal B, with only the single storey front bays, would be less than Appeal A, both proposals would create a structure that would have an adverse visual impact compared with the approved scheme and dominate the adjoining LB and the street generally, making it an obtrusive and jarring feature. Despite the varying use of stone finish on the front elevation of both proposals, the symmetrical lines would further emphasise the singular massing of the building.
 17. The introduction of glazed balconies in Appeal A, whilst intended not to screen the features of the main building and to provide amenity space for the apartments, would nevertheless introduce alien features into the street scene that would further draw the eye disproportionately towards the development. This would be all the more so with the inevitable household paraphernalia that would be visible on the balconies. Furthermore, the attempt to portray a frontage onto the street with a false front door would portray a disingenuous appearance particularly as it would not be read as such without an associated entrance pathway and general evidence of activity. Whilst it was explained at the hearing that this was partly done to reduce the likelihood of vehicles being parked on the road in the vicinity of the adjacent bus stop, it has been agreed that clear way markings would be implemented to prevent such parking.
 18. With regard to paragraphs 132 and 134 of the Framework, harm to the significance of the LB and the character and appearance of the CA would be less than substantial, due to the fact that the LB itself remains unaltered and given the relatively small, but nevertheless significant amendments to the approved scheme. However, I do not consider there to be any public benefits sufficient to outweigh that harm.
 19. I have had regard to the appellant's submissions relating to inconsistent comments made by the Conservation Officer and the Conservation Area Advisory Committee. However, I have determined these appeals on their merits taking account of all the evidence and observations on my site visit.
 20. For the above reasons, I conclude on this issue that the proposed development, as amended, relating to both Appeals A and B, would neither preserve the character and appearance of the CA nor preserve the setting of the LB. As such it would be contrary to Policies CP5, H1, LE12 and LE19 of the Carlisle District Local Plan (the Local Plan). These policies together, in respect of this issue, require, amongst other things, development to respond to local context and the form and character of the existing settlement and surrounding buildings, to preserve or enhance the CA and to preserve the character and setting of listed buildings.
 21. The Council also refers to Policy H10 of the Local Plan in its decision notice. However, the Council confirmed at the hearing that this policy is not relevant to this appeal, which relates to amendments to a development already approved and is extant, and I agree with that position.

Living conditions

22. Caerluel has some windows on its side elevation, most of which appeared to be related to non-habitable rooms although I understand that one of them serves a bedroom. There is an existing wall along the side boundary and I understand that it would be intended to raise this further in order to provide adequate screening from any potential overlooking from ground floor rooms and the entrance door of the proposed development. I saw that this would be the case.
23. In terms of any overlooking from upper floor rooms with windows facing the side of Caerluel, the main differences with the approved scheme Ref 10/1066 would be as follows. Above the entrance door there would be a second floor study window for Appeal A or obscure glazed kitchen window for Appeal B, as opposed to roof veluxes to a bedroom, and a first floor bedroom window for appeal A and obscure glazed kitchen window for Appeal B, as opposed to an oblique view oriel window. Appeal B would also include a first floor oblique view oriel kitchen window alongside the obscure glazed window. Towards the rear of the building on the side elevation, there would be high level veluxes serving first floor rooms for both schemes and Appeal B would include two first floor conventional bedroom windows.
24. Whilst there would be additional upper floor windows compared to the approved scheme, those that would be obscure glazed or of oriel design would prevent undue overlooking to the side windows of Caerluel. As agreed at the hearing, further details of the obscured windows, to ensure this, could be secured by condition were the appeal allowed. In relation to the other proposed additional conventional windows, there would not be a significantly greater level of overlooking of the side bedroom window of Caerluel than would be the case from the previously approved side living room windows of the front flats. The angle of any viewing would also be slightly oblique. Together with the degree of distance there would be between the windows of the two properties, and the fact that they would be slightly further apart than for the approved scheme, I consider that there would not be undue additional loss of privacy to the residents of Caerluel in this respect.
25. In terms of any potential overlooking of the rear garden of Caerluel, the additional windows that would directly face that space would be set a significant distance from the boundary. Furthermore, the rear facing windows would only afford oblique angle viewing of the garden. Caerluel also has quite a wide rear garden such that in the context of the overall amount of outdoor space of that property, any additional overlooking would not amount to unacceptable loss of privacy to its residents.
26. The windows in the east side elevation would match those on the west side. Acorn Bank has no side windows and so the only potential additional overlooking of this property compared to the approved scheme would be of its rear garden. In terms of ground floor windows, the boundary wall and hedge would prevent overlooking and, were the appeal allowed, details of measures to augment this treatment could be secured by condition as agreed at the hearing. The first floor side oriel window would be angled towards the rear garden but as it would be set back from the rear building line of Acorn Bank's rear extension, the angle of view to the garden would be oblique.
27. The proposed first floor side bedroom windows towards the rear would have the potential to result in direct overlooking of part of Acorn Bank's garden, but

whilst closer to the boundary than those on the western side, the degree of separation would still mitigate this to a significant degree. Again, the rear facing windows would only afford oblique angle views of the garden. Furthermore, it is a large garden, such that the majority of it would not be directly overlooked. Therefore, any additional overlooking would not amount to an unacceptable loss of privacy to the residents of Acorn Bank.

28. For the above reasons, I conclude on this issue that the proposed development, as amended, relating to both Appeals A and B would not cause unacceptable harm to the living conditions of the occupiers of Acorn Bank and Caerluel in respect of privacy. As such, in respect of this issue, it would accord with Policy CP5 of the Local Plan and would not be at odds with the principles of the Council's Supplementary Planning Document: Achieving Well Designed Housing (the SPD) to which I have applied considerable weight due to its fairly recent adoption in 2011. This policy and SPD, in respect of this issue, requires, amongst other things, development not to have any adverse effect on the residential amenity of existing areas or adjacent land uses.
29. Some discussion was had at the hearing as to whether the second reason for refusal in each case related also to the privacy of prospective residents in respect of any overlooking from side windows in Caerluel. Although the reason does not refer to this, I am nevertheless satisfied that, in light of the above reasoning, the prospective occupiers of the proposed flats would not be overlooked from rooms of Caerluel to the extent that this would cause unacceptable levels of privacy.

Other matter

30. The appellant submits that the amendments would make the apartments more marketable and thereby improve deliverability to the benefit of housing supply. However, I have no substantive evidence before me as to why this would be the case or the extent to which the approved and appeal schemes differ in respect of marketability. I have therefore applied little weight to this factor in coming to my decision.

Conclusion

31. I have found that the proposed development, as amended, relating to both Appeals A and B would not cause unacceptable harm to the living conditions of the occupiers of Acorn Bank and Caerluel in respect of privacy. However, this does not outweigh the harm that would be caused in respect of the character and appearance of the CA and the setting of the LB.
32. Therefore, for the above reasons, and having regard to all other matters raised, I conclude that the appeals should be dismissed.

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Sandy Johnston Architect

Andrew Willison-Holt Agent

FOR THE LOCAL PLANNING AUTHORITY:

Cllr Barry Ogilvie Earp Councillor

Rachel Lightfoot Planning Agent

Karen Greig Appeals Officer

Michelle Sowerby Appeals Officer

INTERESTED PERSONS:

Isabel Ferguson Local Resident

Geoff Ferguson Local Resident

David Notman Local Resident (representing the Save Wetheral Village Group)

Maureen Lofthouse Local Resident

Michael Norman Local Resident

Alun Porter Local Resident

Lis Price Local Resident

Andrew Hall Local Resident

Andrew Lomax Local Resident

DOCUMENTS AND PLANS SUBMITTED AT THE HEARING:

- 1 Plan Ref 03/2010/100 Proposed Block Plan revision A (Appeal A).
- 2 Plan Ref 03/2010/205B Site Plan showing proposed bin store location (Appeal B).
- 3 Copy of internal memorandum from Urban Design and Conservation Officer dated 14 August 2013.
- 4 Annotated drawings produced by appellant to show comparisons between the appeal schemes and that approved under application Ref 10/1066.
- 5 Deed of Variation of Agreement under Section 106 and 106A of the Town and Country Planning Act 1990 (one submitted for each of the two appeals).

Item No: 13 Between 12/07/2014 and 15/08/2014

Appn Ref No:
13/0822

Applicant:
Mr J Peart

Parish:
Scaleby

Date of Receipt:
30/10/2013

Agent:
South Bank Architects

Ward:
Stanwix Rural

Location:
Sand House, Burnhill, Scaleby, Carlisle, CA6 4LU

Grid Reference:
343597 563182

Proposal: Demolition Of Existing Extension To Original Cottage And Erection Of Two Storey Extension; Modification Of Existing Gatehouse; Erection Of 2no. Dwellings With Associated Outbuildings, Gardens And Landscaping

Amendment:

REPORT

Case Officer: Stephen Daniel

Decision on Appeals:

Appeal Against: Appeal against refusal of planning perm.

Type of Appeal: Written Representations

Report: The appeal relates to the demolition of an existing extension to the original cottage and the erection of a two storey extension; modification of the existing gatehouse; the erection of 2no. dwellings with associated outbuildings, gardens and landscaping at Sand House, Burnhill, Scaleby, Carlisle, CA6 4LU.

The application was refused under delegated powers in December 2013 for the following reasons:

1. *The application site lies outside a settlement in an unsustainable location. The National Planning Policy Framework (NPPF) states that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances. No special circumstances have put been forward by the applicant that would justify a new dwelling in this location. The proposal is, therefore, contrary to Policy DP1 of the Carlisle District Local Plan 2001-2016 and Paragraph 55 of the National Planning Policy Framework.*
2. *Sandhouse is a single-storey stone longhouse with a slate roof. The proposed two-storey extension would dominate the original dwelling, being totally out of scale and character and would have a significant*

adverse impact on the property. The proposed extension would, therefore, be contrary to Criterion 1 of Policy CP5 of the Carlisle District Local Plan 2001-2016, which seeks to ensure that proposals respond to the local context and the form of surrounding buildings in relation to height, scale and massing.

Saved Policy DP1 of the Carlisle District Local Plan 2001-2106 (the Local Plan) seeks to resist residential development outside of defined settlement boundaries, unless there is a demonstrable need for it in a specified location. The appellant had raised concern over the restrictive nature of saved Policy DP1 and the references to settlement boundaries, and whether this would be in accordance with the National Planning Policy Framework (the Framework) and in particular paragraph 55. In this respect, whilst the reliance on settlement boundaries would set the Local Plan policy at odds with the promotion of sustainable development in rural areas as advocated in the Framework, there is consistency between the local plan and the Framework in the assertion that all development proposals will be assessed against their ability to promote sustainable development. Furthermore, the policy referred to the need to give priority to previously developed land in considering residential proposals, and referred to the desirability of development sustaining existing rural facilities and services, which are again broadly consistent with the Framework. On this basis, the Inspector was satisfied that it remained appropriate to attach significant weight to the development plan policy.

The Inspector considered that the appeal site is set within a small cluster of dwellings in the open countryside, with the proposed development located in an isolated position with comparatively poor access to services, facilities and public transport, which given the distances to surrounding settlements would consequently foster a reliance on the private car. This reliance would be exacerbated by the lack of a safe pedestrian environment on the roads and lanes between the appeal site and nearby settlements. He acknowledged that paragraph 55 of the Framework advocates that where there are groups of smaller settlements that development in one village may support services in a village nearby, but this would not result in an automatic presumption in favour of the development of additional dwellings in the countryside, and given the distance to nearby settlements with available services and facilities, would not be applicable in this case.

The appellant had not advanced any special circumstances which would support the case for development in this specific location, and the proposals would not qualify as an exception as described at paragraph 55 of the Framework as, most pertinently, the dwellings have not been highlighted as meeting an essential need for a rural worker to live permanently at or near their place of work in the countryside. Furthermore, the appellant had not promoted the development as meeting a specific housing need in response to local circumstances, and particularly in respect of affordable housing. Whilst the Inspector took into account the geographical relationship between the appeal site and Carlisle, the strategic road network, and rail and air links, the proposal would amount to

an unsustainable form of development resulting in isolated new dwellings in the open countryside for which there was no demonstrable exception.

The appellant had challenged the use of 'isolated' in respect of the reason for refusal, and contended that the Council had erroneously applied it in reaching its decision. The appellant had also applied the natural meaning of 'isolated' to mean that the proposed dwelling would have to be located on its own away from other development. In the context of the underlying objective of achieving sustainable development as set out in the Framework, the Inspector could not agree with the appellant's application of 'isolated' in this case, or that it has only a single application in terms of definition. The existing group of dwellings around the appeal site are isolated as a group by virtue of their distance, geography and linkages to existing services and facilities within other nearby settlements, and any additions to the group would also be treated thus. In seeking to promote economic growth in rural areas, the Framework requires sustainable development to strike a balance between the enhancement and maintenance of existing rural communities, and the protection of the countryside from the proliferation of unsustainable development. This would seem to encapsulate the underlying purpose of requiring special circumstances to justify allowing new isolated homes in the countryside, whilst continuing to ensure that the majority of new development is guided to existing settlements capable of supporting the needs of the rural community.

The Inspector also considered that the appellant and the Council had referred to Policy S1 of Carlisle's emerging Local Plan which has reached the Preferred Options Stage. However, he noted from the submissions that the document has been recently out to public consultation and has not yet been through examination. However, whilst he noted the consistency in the approach towards assessing the sustainability of development within the countryside, given the documents limited progress through the process towards adoption and publication, he would attach only very limited weight at this stage to the policy.

The Inspector concluded that the proposed development would result in an unjustified and unsustainable form of development within the countryside, with limited access to services and facilities. The proposal would thus conflict with the objective of saved Policy DP1 of the Local Plan which seeks to promote sustainable development. Furthermore, the proposed development would also conflict with paragraph 55 of the Framework, which sets out the special circumstances which would justify new residential development in the countryside. The dwellings in the immediate vicinity of the appeal site are a mix of singlestorey and two-storey properties, which have been constructed in a variety of different styles and from different materials. In this respect, the proposed two new dwellings would not be uncharacteristic of the design and detailing of other existing dwellings in the area, and would not therefore appear incongruous in this context. However, in assessing the impact of the proposed two-storey extension to the rear of the existing single storey longhouse, the Inspector

considered that it would represent an uncharacteristic and overly-dominant form of development in the context of the existing dwelling. The different scales and orientation of the existing and proposed elements would create an awkward juxtaposition between the traditional scale and appearance of the existing single-storey dwelling, and that of the large two-storey modern addition to the rear. He acknowledged that the incorporation of a two-storey gable end facing towards the road would not be an uncharacteristic design feature within the area, this would not mitigate the adverse visual impact that the proposed development would have in the context of the existing dwelling and the character and appearance of the area.

The appellant had drawn the Inspector's attention to the benefit of removing the current large single-storey extensions to the rear of the existing dwelling. However, whilst he agreed that the extensions did not have any particular merit in design terms in the context of either the existing dwelling or the area, they were nevertheless relatively well screened from the public realm and have very limited visual impact. He also took into account that the resultant dwellings would be set back from the road, that it would not prove necessary to remove any of the existing large boundary trees as a result of the development, and that the proposed landscaping of the plots would assist with the assimilation of the development with the existing landscape. The Inspector considered that whilst these factors would weigh in support of the proposals, they would not be sufficient to outweigh the visual impact of the proposed extensions. Whilst the two proposed dwellings would not appear as uncharacteristic development in the context of the area, the proposed two-storey extension would be an incongruous and overly-dominant addition to the existing dwelling, and would have an adverse impact on the character and appearance of the area. The proposal would therefore not accord with saved Policy CP5 of the Local Plan, which seeks to ensure that development responds to the local context and form of surrounding buildings in relation to their height, scale and massing. Furthermore, the proposals would also conflict with the Framework which states in the core planning principles at paragraph 17 that planning should always seek high quality design.

The appellant had highlighted that there has been a persistent shortfall in the Council's five-year supply of deliverable housing land. However, the Council had indicated that it is now able to identify a five-year supply of deliverable housing land and an additional 20% buffer. In response, the appellant had indicated that the two new dwellings proposed in these circumstances would contribute towards meeting the five-year supply and the indicated reliance on windfall sites to achieve this. The Inspector considered that the contribution that this development would make towards the five-year supply of deliverable housing land would not outweigh the harm which the scheme would cause through the introduction of unjustified development within an isolated countryside location, and the harmful impact of the development on the character and appearance of the area. In this respect, the proposals would conflict with relevant development plan

policies and the Framework and would not therefore amount to sustainable development for which there is a presumption in favour.

The appeal was therefore dismissed.

Appeal Decision: Appeal Dismissed

Date: 21/07/2014

SCHEDULE C: Applications Determined by Other Authorities

Item No: 14

Between 12/07/2014 and 15/08/2014

Appn Ref No:

14/9010

Applicant:

The Governors

Parish:

Date of Receipt:

14/07/2014

Agent:

Cumbria County Council -
Economy & Planning

Ward:

Harraby

Location:

Inglewood Infant School, School Road, Harraby,
Carlisle, CA1 3LX

Grid Reference:

342079 554232

Proposal: Extension To Dining Hall

Amendment:

REPORT

Case Officer: Stephen Daniel

City Council Observations on the Proposal:

Decision: City Council Observation - Raise No Objection

Date: 29/07/2014

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 11/08/2014

A copy of the Notice of the decision of the Determining Authority is printed following the report.

CUMBRIA COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010

NOTICE OF PLANNING CONSENT

To: Inglewood Infants School
School Road
Harraby
Carlisle

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans/drawings attached thereto received on 10 July 2014.

viz: Extension to Dining Hall.

Inglewood Infant School, School Road, Harraby, Carlisle, CA1 3LX

Subject to due compliance with the following conditions:

Time Limit for Implementation

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

Approved Scheme

2. The development shall be carried out strictly in accordance with the approved documents, hereinafter referred to as the approved scheme. The approved scheme shall comprise the following:
 - a. The submitted Application Form - dated 9 July 2014
 - b. Plans numbered and named:
 - i) 11078-05D - As Proposed Plan and Elevations
 - ii) 11078-06A - Site Location
 - c. This Decision Notice

Reason: To avoid confusion as to what comprises the approved scheme and ensure the development is carried out to an approved appropriate standard.

Dated the 11 August 2014

Signed: Angela Jones
Assistant Director of Environment & Regulatory Services
on behalf of Cumbria County Council.

NOTES

- The local planning authority has worked with the applicant/agent in a positive and proactive manner to seek solutions to any problems which have arisen in relation to dealing with the planning application and has implemented the requirements of the National Planning Policy Framework.
- The policies and reasons for the approval of this planning application are set out within the planning officers' report on the application which can be viewed online via: Onlineplanning.cumbria.gov.uk/ePlanningOPS/searchPageLoad.do
- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Submissions to discharge conditions may require a fee (*see point 5 of Appendix*)
- Any approval to be given by the Assistant Director of Environment & Regulatory Services or any other officer of Cumbria County Council shall be in writing.

APPENDIX TO NOTIFICATION OF PLANNING DECISION

This Appendix does not form part of any consent. However, you should take careful notice of the advice given below as it may affect your proposal.

1. Unless specifically exempt by the Waste Management Licensing Regulations 1994, all operations involving "controlled waste", which includes most wastes excluding mine and radioactive waste, requires a Waste Management Licence or Pollution Prevention and Control Permit issued by the Environment Agency. Where your proposal includes the disposal, storage, transfer or treatment of any waste material on the permission site, you should contact the Environment Agency, Ghyll Mount, Gillan Way, Penrith 40 Business Park, Penrith, CA11 9BP (Tel. 03708 506506), regarding applying for a licence, if you have not already done so. It is a criminal offence to deposit controlled waste and in certain circumstances to store, transfer or treat waste without a licence.
2. Obtaining any planning permission does not imply that any consents or licences required to be obtained from United Utilities Plc or the Environment Agency would be granted. You are advised to consult the appropriate body to determine if any such consent or licence may be required.
3. Any grant of planning permission does not entitle developers to obstruct a public right of way. Development, insofar as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 or 257 of the Town and Country Planning Act 1990, or other appropriate legislation, for the diversion or extinguishment of right of way has been made and confirmed.
4. The attention of the person to whom any permission has been granted is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings or any prescribed document replacing that code.
5. Any application made to the Local Planning Authority for any consent, agreement or approval required by a condition or limitation attached to a grant of planning permission will be treated as an application under Article 30 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and must be made in writing. Applications will be acknowledged and the Local Planning Authority is required to determine them within 8 weeks of receipt unless otherwise agreed in writing. A fee of £97 is payable for each submission (except for mining and landfill sites where fees are chargeable for site visits). A single submission may relate to more than one condition. If the County Council does not make a decision within 12 weeks of the date of submission the fee will be returned.

SCHEDULE D

SCHEDULE D

SCHEDULE D: Reports on Previously Deferred Decisions

Item No: 15

Between 11/07/2014 and 15/08/2014

Appn Ref No:

13/0973

Applicant:

Greensyke Properties Ltd

Parish:

Dalston

Date of Receipt:

11/12/2013 13:03:05

Agent:

Swarbrick Associates

Ward:

Dalston

Location:

Kingswood Educational Centre Greensyke,
Cumdivock, Dalston, Carlisle, CA5 7JW

Grid Reference:

335463 548364

Proposal: Amended Siting/Design For Unit 7; Amended Curtilage For Unit 10; 2No. Additional Dwellings; Amendments To Previously Approved Permissions 12/0185 And 12/0818

Amendment:

REPORT

Case Officer: Stephen Daniel

Details of Deferral:

Members will recall at Committee meeting held on 7th March 2014 that authority was given to the Director (Economic Development) to issue approval subject to the completion of a revised S106 Agreement to deal with the provision of affordable housing.

This has been completed and approval was issued on 11th July 2014.

Decision: Granted Subject to Legal Agreement

Date: 11/07/2014

1. The development shall be begun not later than the expiration of 5 years beginning with the date of the grant of this permission.

Reason:

In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:

1. the submitted planning application form, received 11th December 2013;
2. Design & Access Statement, received 12th December 2013;

SCHEDULE D: Reports on Previously Deferred Decisions

3. the Site Plan as existing (drawing reference 1514-p-01) received 11th December 2013;
4. the Site Plan as proposed (drawing reference 1514-p-02 Rev C) received 26th February 2014;
5. the Plans and Elevations Plot 7 as proposed (drawing reference 1514-p-09A) received 14th February 2014;
6. the Plans and Elevations Plots 11 and 12 as proposed (drawing reference 1514-p-11A) received 14th February 2014;
7. the Landscape Masterplan (drawing reference 001-R00) received 11th December 2013;
8. the Planting Plan (drawing reference 002-R00) received 11th December 2013;
9. the Tree Report received 12th December 2013;
10. the Plant Schedules received 11th December 2013;
11. the Bat Survey for Unit 10 received 11th December 2013;
12. the Bat Survey received 11th December 2013;
13. the Notice of Decision; and
14. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2106 are met and to ensure a satisfactory external appearance for the completed development.

4. The proposed hard and soft landscape works shall be carried out in strict accordance with the details contained on the Site Plan as Proposed (Drawing 1514-p-02 Rev A, received on 23 December 2013), the Planting Plan (Drawing 002-R00, received 11 December 2013) and the Plant Schedules & Establishment Regime (received 11 December 2013), unless otherwise agreed in writing with the Local Planning Authority. These works shall be carried out in the first planting season following the occupation of the first dwelling. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

SCHEDULE D: Reports on Previously Deferred Decisions

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. The boundary treatment shall be implemented in strict accordance with the details contained on the Site Plan as Proposed (Drawing 1514-p-02 Rev A, received 23 December 2013), unless otherwise agreed in writing with the Local Planning Authority. These works shall be carried out as approved prior to the occupation of any part of the development.

Reason: To ensure the rural character of the site is retained in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage works has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of surface water disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwellings hereby approved, within the meaning of Schedule 2 Part 1 of these Orders, without the written approval of the Local Planning Authority.

Reason: To ensure that the character and attractive appearance of the buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking and re-enacting that Order), no wall, fence or other means of enclosure shall be erected within any part of the site (other than those shown in any plans which form part of this application), without the written approval of the Local Planning Authority.

Reason: To ensure that any form of enclosure is carried out in a co-ordinated manner that safeguards the character of the area in accord with Policy CP5 of the Carlisle District Local Plan 2001-2016.

SCHEDULE D: Reports on Previously Deferred Decisions

9. Any external lighting installed within the application site shall be in accordance with the details contained on the Site Plan as Proposed (Drawing 1514-p-02 Rev A, received 23 December 2013), unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to ensure no adverse impact on a European Protected Species in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

10. Notwithstanding the provisions of Article 3(1) and the Schedule 2 Part 17 Class G (B) of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no distribution poles or overhead lines (to connect telephone, electricity and (if necessary) communal television services), shall be erected within the site without the prior written approval of the Local Planning Authority.

Reason: To maintain the special visual character of the locality in accord with Policy CP5 of the Carlisle and District Local Plan 2001-2016.

11. For the duration of the development works, existing trees and hedgerows to be retained shall be protected by suitable barriers erected and maintained in accordance with the details shown on the Site Plan as Proposed (Dwg No. 1514-p-02 rev C, received on 26 February 2014). The Authority shall be notified at least seven days before work starts on site so that barrier positions can be established. Within this protected area there shall be no excavation, washing or mixing of any associated construction materials and equipment, tipping or stacking, nor compaction of the ground by any other means.

Reason: To protect trees and hedges during development works in accordance with Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

12. Trees or hedges to be retained shall not for the duration of the development works be damaged or destroyed, uprooted, felled, lopped or topped without prior written consent of the Local Planning Authority.

Reason: To protect trees and hedges during development works in accordance with Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

13. The development shall be carried out in accordance with the remaining conditions attached to the application 12/0185 & 12/0818.

Reason: For the avoidance of doubt.

SCHEDULE E

SCHEDULE E

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 12/07/2014 and 15/08/2014

Appn Ref No:
13/0808

Applicant:
Mrs A Williamson

Parish:
Carlisle

Date of Receipt:
28/05/2014

Agent:

Ward:
Belah

Location:
Dreamsday Spa, 238 Kingstown Road, Carlisle,
CA3 0DE

Grid Reference:
339556 559144

Proposal: Display Of 3no. Non Illuminated Fascia Signs To Front And Side
Elevation

Amendment:

Decision: Grant Permission

Date: 22/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
13/0858

Applicant:
Mr Montgomery

Parish:
Hayton

Date of Receipt:
18/11/2013

Agent:
Holt Planning Consultancy
Ltd

Ward:
Great Corby & Geltsdale

Location:
Springwell Farm, Talkin, Brampton

Grid Reference:
355086 557791

Proposal: Removal Of Condition 7 (Demolition Of Springwell Farm House) Of
Previously Approved Application 11/0714

Amendment:

Decision: Grant Permission

Date: 15/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
13/0898

Applicant:
Mr Stephen Threlkeld

Parish:
Stanwix Rural

Date of Receipt:
06/01/2014

Agent:
Space Designed Solutions

Ward:
Stanwix Rural

SCHEDULE E: Decisions Issued Under Delegated Powers

Limited

Location:
Holme Park, Crosby on Eden, Carlisle, CA6 4RA

Grid Reference:
346856 558256

Proposal: Erection Of Agricultural Dwelling (Outline)

Amendment:

Decision: Grant Permission

Date: 18/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0002

Applicant:
DGT Consultants Limited

Parish:
Arthuret

Date of Receipt:
31/01/2014

Agent:

Ward:
Longtown & Rockcliffe

Location:
15 High Street, Longtown, Carlisle, CA6 5UA

Grid Reference:
337938 568713

Proposal: Change Of Use From Tattoo Parlour To Marine And Tropical Fish Shop
With Coffee Bar Trading Until 2300 Hours

Amendment:

Decision: Grant Permission

Date: 07/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0023

Applicant:
Mr Little

Parish:
Cummersdale

Date of Receipt:
17/06/2014

Agent:

Ward:
Dalston

Location:
Old Post Office, 5 The Square, Cummersdale, CA2
6BG

Grid Reference:
339001 553280

Proposal: Conversion Of 2no. Flats Into 2no. Dwellings

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 31/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0189

Applicant:
ESH Developments

Parish:
Brampton

Date of Receipt:
01/04/2014

Agent:

Ward:
Brampton

Location:
Land adjacent Garth House, Greenfield Lane,
Brampton, CA8 1AY

Grid Reference:
352589 561482

Proposal: Substitution Of House Types Of Previously Approved Application
12/0811

Amendment:

Decision: Granted Subject to Legal Agreement

Date: 28/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0204

Applicant:
Gatehouse Cafe

Parish:

Date of Receipt:
10/06/2014

Agent:
Mrs Dianne Lynch

Ward:
Denton Holme

Location:
Former Cemetery Building, Richardson Street,
Carlisle, CA2 7AL

Grid Reference:
339112 554497

Proposal: Display Of 1no. Fascia Sign (LBC)

Amendment:

Decision: Grant Permission

Date: 05/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:

Applicant:

Parish:

Appn Ref No: 14/0276	Applicant: Dawson and Sanderson Ltd	Parish: Carlisle
Date of Receipt: 12/06/2014	Agent:	Ward: Castle
Location: Dawson & Sanderson Ltd, 31 Lowther Street, Carlisle, CA3 8EJ		Grid Reference: 340227 555793
Proposal: Replacement Of Existing Shop Front		

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 31/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0285

Applicant:
Mr J T Wigham

Parish:
Irthington

Date of Receipt:
06/06/2014

Agent:
Abacus Building Design

Ward:
Stanwix Rural

Location:
Riggshield Farm, Irthington, Carlisle, Cumbria, CA6
4PS

Grid Reference:
347078 563517

Proposal: Erection Of Agricultural Steel Framed Shed

Amendment:

Decision: Grant Permission

Date: 31/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0310

Applicant:
Mr & Mrs Robley

Parish:
Cumwhitton

Date of Receipt:
22/05/2014

Agent:
NWAD

Ward:
Great Corby & Geltsdale

Location:
Morley Hill, Heads Nook, Brampton, CA8 9EP

Grid Reference:
350835 553041

Proposal: Discharge Of Conditions 4 (Hard And Soft Landscaping Works); 5 (Walls/Gates/Fences/Boundary Treatments); 6 (Foul Drainage Works); 8 (Bat And Barn Owl Mitigation And Monitoring Strategy); 9 (Level 2 Survey) Of Previously Approved Permission 13/0831

Amendment:

Decision: Grant Permission

Date: 16/07/2014

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0331

Applicant:
Mr Paci

Parish:

Date of Receipt:
02/06/2014

Agent:
Powrie-Smith Architects

Ward:
Botcherby

Location:
407 Warwick Road, Carlisle, CA1 2RZ

Grid Reference:
342072 555951

Proposal: Display Of Various Illuminated And Non-Illuminated Signage
(Retrospective)

Amendment:

Decision: Grant Permission

Date: 28/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0352

Applicant:
Defence Infrastructure
Organisation

Parish:
Kingwater

Date of Receipt:
29/04/2014

Agent:
Frank Shaw Associates

Ward:
Irthing

Location:
Kingwater House RAF Spadeadam, Gilsland,
Brampton

Grid Reference:
361485 570391

Proposal: Variation Of Condition 2 (Approved Documents) Of Previously Approved
Permission 13/0317

Amendment:

Decision: Grant Permission

Date: 29/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0388

Applicant:
Mr S Salkeld

Parish:

Date of Receipt:
19/05/2014

Agent:
Broadway Malyn

Ward:
Castle

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Swift Mews, Strand Road, Carlisle, Cumbria, CA1
1HS

Grid Reference:

340398 556091

Proposal: Discharge Of Conditions 4 (Landscape Works) And 9 (Parking Area/Hard Landscaping) Of Previously Approved Application 13/0802

Amendment:

Decision: Grant Permission

Date: 06/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:

14/0391

Applicant:

Tesco Stores Limited

Parish:

Carlisle

Date of Receipt:

02/05/2014 23:00:10

Agent:

Edgeplan

Ward:

Yewdale

Location:

Bowling Green Adjacent to Horse & Farrier Public
House, Wigton Road, Carlisle

Grid Reference:

338324 555194

Proposal: Discharge Of Conditions 6 (Planted Green Roof); 8 (Hard Surface Finishes); 10 (Perimeter Fencing); 11 (Materials For Disabled Access Ramp); 12 (Railings); 13 (Fixed Mechanical & Refrigeration Plant); 21 (External Lighting); 22 (CCTV); 23 (Telescopic Bollards); 24 (Landscaping Scheme); 25 (Root Protection Areas); 26 (Disabled Access Ramp); 27 (Highway Works) And 29 (Surface Water Drainage System) Of Previously Approved Permission 09/1082

Amendment:

Decision: Grant Permission

Date: 04/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:

14/0392

Applicant:

Mr Ayres

Parish:

Brampton

Date of Receipt:

18/06/2014

Agent:

Underwood Associates

Ward:

Brampton

Location:**Grid Reference:**

SCHEDULE E: Decisions Issued Under Delegated Powers

Land adjacent Beech Mount, Capon Tree Road,
Brampton, CA8 1QL

352770 559926

Proposal: Erection Of 1no. Dwelling (Outline)

Amendment:

Decision: Grant Permission

Date: 08/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0408

Applicant:
CeX Ltd

Parish:
Carlisle

Date of Receipt:
28/05/2014

Agent:
DMU Designs Ltd

Ward:
Castle

Location:
Mountain Warehouse, 42 Scotch Street, Carlisle,
CA3 8PU

Grid Reference:
340070 556063

Proposal: Display Of Non Illuminated Fascia And Projecting Signage

Amendment:

Decision: Grant Permission

Date: 23/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0410

Applicant:
Thomas Graham & Sons
Ltd

Parish:

Date of Receipt:
19/05/2014

Agent:
Walton Goodland Ltd

Ward:
Denton Holme

Location:
Thomas Graham & Sons Ltd, Unit 4, Shaddongate,
Carlisle, CA2 5TU

Grid Reference:
339517 555833

Proposal: Certificate Of Existing Lawfulness For Area Used As Showroom And For
Retail Sales

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 13/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0420

Applicant:
Carlisle Shopping Centre
Ltd

Parish:

Date of Receipt:
11/06/2014

Agent:
Architects Plus (UK) Ltd

Ward:
Castle

Location:
First Floor Opposite Library, The Lanes Shopping
Centre, Carlisle, CA3 8NX

Grid Reference:
340183 556036

Proposal: Change Of Use Of Office Accommodation To Provide WC Provision

Amendment:

Decision: Grant Permission

Date: 14/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0425

Applicant:
Mr James Bell

Parish:
Scaleby

Date of Receipt:
21/05/2014

Agent:
Mr Rodney Jeremiah

Ward:
Stanwix Rural

Location:
L/A West Brighten Flatt, Scaleby, Carlisle, CA6 4LA

Grid Reference:
345741 564052

Proposal: Erection Of 1No. Replacement Dwelling With Integral Garages And
Associated Landscaping (Revised Application)

Amendment:

Decision: Grant Permission

Date: 16/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0426

Applicant:
Mr A Kennell

Parish:
Kingmoor

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
27/05/2014

Agent:

Ward:
Stanwix Rural

Location:
Field No. 1800 Cargo, Carlisle,

Grid Reference:
336196 559012

Proposal: Erection of New Stable Block & Hay Store
Amendment:

Decision: Grant Permission

Date: 18/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0428

Applicant:
Dr Peter Lefley

Parish:
Hayton

Date of Receipt:
27/05/2014

Agent:
F J Elliott - Architect

Ward:
Hayton

Location:
Townfoot Barn, Hayton, Carlisle, CA8 9HR

Grid Reference:
350657 557712

Proposal: Erection Of Two Storey Side Extension To Provide Store On Ground Floor With Additional Accommodation Above

Amendment:

Decision: Grant Permission

Date: 22/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0430

Applicant:
Mr & Mrs Geary

Parish:
Nether Denton

Date of Receipt:
22/05/2014

Agent:
AA Design Services

Ward:
Irthing

Location:
3 Chapelburn Cottages, Low Row, Brampton, CA8 2LZ

Grid Reference:
359787 564593

Proposal: Erection Of Two Storey Rear Extension To Provide Extended Kitchen On Ground Floor With Extended Bedroom And Bathroom Above

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 16/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0436

Applicant:
Wilko

Parish:

Date of Receipt:
28/05/2014

Agent:
Butterfield Signs Limited

Ward:
Castle

Location:
Wilkinsons, 34-36 Scotch Street, Carlisle, CA3 8PU

Grid Reference:
340085 556085

Proposal: Installation Of Replacement Internally And Externally Illuminated
Signage To Front Elevation (Retrospective)

Amendment:

Decision: Grant Permission

Date: 15/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0438

Applicant:
Mr Norman

Parish:

Date of Receipt:
28/05/2014

Agent:
Black Box Architects
Limited

Ward:
Castle

Location:
3 Carlyles Court, Carlisle, CA3 8RY

Grid Reference:
339967 556039

Proposal: Change Of Use Of Unit 3 From A1 (Retail) To A3 (Restaurant/Cafe);
Internal Alterations

Amendment:

Decision: Grant Permission

Date: 21/07/2014

Between 12/07/2014 and 15/08/2014

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
14/0441

Applicant:
Mrs Jordan

Parish:

Date of Receipt:
29/05/2014

Agent:

Ward:
Castle

Location:
14 Howard Place, Carlisle, CA1 1HR

Grid Reference:
340725 556000

Proposal: Change Of Use From Bed And Breakfast To Dwellinghouse

Amendment:

Decision: Grant Permission

Date: 17/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0445

Applicant:
Mr & Mrs Cooper

Parish:
Irthington

Date of Receipt:
23/05/2014 13:00:18

Agent:
Countryside Consultants

Ward:
Stanwix Rural

Location:
The Croft, Irthington, Carlisle, CA6 4NJ

Grid Reference:
349788 561621

Proposal: Works To Enable Roof Void Ventilation; Modifications To Roof Drainage;
Erection of Satellite Dish and Works To Improve Parapet And Roof
Weather Proofing (LBC)

Amendment:

Decision: Grant Permission

Date: 18/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0446

Applicant:
Watt Power Limited.

Parish:
Brampton

Date of Receipt:
29/05/2014

Agent:
PBA

Ward:
Brampton

Location:
Land adj Capon Tree Electricity Sub Station (to the

Grid Reference:
352972 559670

SCHEDULE E: Decisions Issued Under Delegated Powers

South of A69), Capon Hill, Brampton, Carlisle

Proposal: Proposed Installation And Operation Of A 6MWe Diesel Fired Peaking Plant To Supply The Regional Grid With 'Back Up' Electricity At Times Of Peak Demand

Amendment:

Decision: Grant Permission

Date: 15/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0449

Applicant:
Mr David Knight

Parish:
Hayton

Date of Receipt:
16/06/2014

Agent:

Ward:
Hayton

Location:
Land adj Lea Croft, Fenton Lane End, How Mill,
Carlisle

Grid Reference:
351037 555570

Proposal: Erection Of 1No. Dwelling (Outline)

Amendment:

Decision: Refuse Permission

Date: 08/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0451

Applicant:
The Governors & Head
Teacher of

Parish:
Hayton

Date of Receipt:
28/05/2014

Agent:
TSF Developments Ltd

Ward:
Hayton

Location:
Hayton C of E Primary School, Brampton, CA8 9HR

Grid Reference:
350753 557682

Proposal: Removal Of Existing Canopy And Erection Of New
Classroom/Multi-Purpose Room

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 23/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0452

Applicant:
Head Teacher &
Governors, Hayton C of E
Primary School

Parish:
Hayton

Date of Receipt:
28/05/2014

Agent:
TSF Developments Ltd

Ward:
Hayton

Location:
Hayton C of E Primary School, Brampton, Cumbria,
CA8 9HR

Grid Reference:
350753 557682

Proposal: Removal Of Existing Canopy And Erection Of New
Classroom/Multi-Purpose Room (LBC)

Amendment:

Decision: Grant Permission

Date: 23/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0453

Applicant:
The Tranquil Otter Ltd

Parish:
Burgh-by-Sands

Date of Receipt:
16/06/2014

Agent:
Ashton Design

Ward:
Burgh

Location:
The Tranquil Otter Ltd, The Lough, Thurstonfield,
Carlisle, CA5 6HB

Grid Reference:
332115 556371

Proposal: Erection Of 2no. Log Cabins For Holiday Lets

Amendment:

Decision: Grant Permission

Date: 05/08/2014

Between 12/07/2014 and 15/08/2014

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
14/0454

Applicant:
Solway Sun Club

Parish:
Stanwix Rural

Date of Receipt:
12/06/2014

Agent:

Ward:
Stanwix Rural

Location:
Solway Sun Club, Mampus Woods, The Knells,
Houghton, Carlisle, CA6 4JH

Grid Reference:
341375 561965

Proposal: Use Of Two Existing Hardstandings For Siting Of Two Motor Homes In
Lieu Of Two Static Caravans Together With Use Of Grassed Areas For
The Pitching Of Upto Ten Tents

Amendment:

Decision: Grant Permission

Date: 25/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0457

Applicant:
Mr Blunt

Parish:
Dalston

Date of Receipt:
29/05/2014 11:02:00

Agent:
John Lyon Associates Ltd

Ward:
Dalston

Location:
Low Mill Barn, Low Mill, Dalston, Carlisle, CA5 7JU

Grid Reference:
337773 551099

Proposal: Removal Of Conditions 2, 3, 4, 5 And 6 And Variation Of Condition 7
Relating To A Live/Work Unit Of Previously Approved Application
09/0050 To Enable The Barn To Be Used As Domestic Accommodation
Only

Amendment:

Decision: Grant Permission

Date: 14/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0459

Applicant:
Mr & Mrs McKenna

Parish:
Dalston

Date of Receipt:
29/05/2014

Agent:
Hyde Harrington

Ward:
Dalston

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Holly Oaks, The Gill, Dalston, Carlisle, CA5 7JP

Grid Reference:

335278 548363

Proposal: Change Of Use Of Redundant Coach Garage To 1no. Dwelling Together With Extensions And Alterations To Provide Additional Ground And First Floor Accommodation (Revised Application)

Amendment:

Decision: Grant Permission

Date: 17/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:

14/0465

Applicant:

HTE Limited

Parish:

Carlisle

Date of Receipt:

04/06/2014

Agent:

Mr Les Armstrong

Ward:

Castle

Location:

4 Hartington Place, Carlisle, CA1 1HL

Grid Reference:

340675 555911

Proposal: Insertion Of 2no. Dormers To Front Elevation Together With Internal Alterations To Create All En-Suite Bedrooms And 1no. Additional Bedroom Within The Roof Space

Amendment:

Decision: Grant Permission

Date: 17/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:

14/0466

Applicant:

HTE Limited

Parish:

Carlisle

Date of Receipt:

04/06/2014

Agent:

Mr Les Armstrong

Ward:

Castle

Location:

4 Hartington Place, Carlisle, CA1 1HL

Grid Reference:

340675 555911

Proposal: Insertion Of 2no. Dormers To Front Elevation Together With Internal Alterations To Create All En-Suite Bedrooms And 1no. Additional Bedroom Within The Roof Space (LBC)

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 17/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0467

Applicant:
Mr Gibson

Parish:

Date of Receipt:
30/05/2014 11:02:21

Agent:
PlanB Building Drawing

Ward:
Harraby

Location:
25 Mallyclose Drive, Carlisle, CA1 3HH

Grid Reference:
342539 553398

Proposal: Demolition Of Existing Attached Garage; Erection Of Single Storey Side Extension To Kitchen And Living Room And Single Storey Rear Extension To Replace Sun Room; Erection Of Detached Garage With Utility And W.C.; Repositioning Of Double Gate Vehicular Access And Provision Of New Hard Standing

Amendment:

Decision: Grant Permission

Date: 25/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0470

Applicant:
Mr Kevin Irving

Parish:

Date of Receipt:
18/06/2014

Agent:

Ward:
Harraby

Location:
3 High Green Croft, Carlisle, CA1 3HP

Grid Reference:
342535 553440

Proposal: Removal Of Detached Garage And Erection Of Single Storey Side Extension To Provide Extended Kitchen, Utility And WC

Amendment:

Decision: Grant Permission

Date: 25/07/2014

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0474

Applicant:
Mr Couzens

Parish:
Stanwix Rural

Date of Receipt:
03/06/2014

Agent:
JPR Building Design Ltd

Ward:
Stanwix Rural

Location:
Crosby Lodge, Crosby on Eden, Carlisle, CA6 4QZ

Grid Reference:
345464 559575

Proposal: Erection Of Single Storey Infill Extension To Provide Ancillary Accommodation; Internal Alterations And Additional Window Openings Together With Re-Roofing Of Main Building. Erection Of Detached Double Garage, Workshop And Storage Area (LBC)

Amendment:

Decision: Grant Permission

Date: 04/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0476

Applicant:
Mr & Mrs Smith

Parish:
Wetheral

Date of Receipt:
04/06/2014

Agent:
IGB Architectural Design

Ward:
Wetheral

Location:
2 Prospect Terrace, Back Street, Cotehill, Carlisle,
CA4 0DJ

Grid Reference:
346750 550297

Proposal: Erection Of Two Storey Side Extension To Provide Extended Kitchen On Ground Floor With 1no. Bedroom And Bathroom Above Together With Detached Summer House (Part Retrospective)

Amendment:

Decision: Grant Permission

Date: 15/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0477

Applicant:
EWM Propco

Parish:
Hayton

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
25/06/2014

Agent:
SPACE Designed
Solutions Ltd

Ward:
Hayton

Location:
The Bothey, Hayton High Estate, Hayton, Carlisle

Grid Reference:
352665 557887

Proposal: Discharge Of Condition 3 (Mitigation Measures For Bats & Owls) Of
Previously Approved Application 11/0981

Amendment:

Decision: Grant Permission

Date: 04/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0478

Applicant:
Mr Campbell

Parish:
Arthuret

Date of Receipt:
09/06/2014

Agent:
Tsada Building Design
Services

Ward:
Longtown & Rockcliffe

Location:
Land to the rear of 52-54 English Street, Longtown,
Carlisle, CA6 5SD

Grid Reference:
337985 568483

Proposal: Conversion Of Storage Building And Garage To 1no. Dwelling

Amendment:

Decision: Grant Permission

Date: 31/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0479

Applicant:
Woodland Shavings Ltd

Parish:
Brampton

Date of Receipt:
12/06/2014

Agent:
Tsada Building Design
Services

Ward:
Brampton

Location:
Plot 6, Townfoot Industrial Estate, Brampton

Grid Reference:
351886 561209

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Erection Of Timber Processing Building And Storage Yard For Raw Wood & Wood Product

Amendment:

Decision: Grant Permission

Date: 08/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0481

Applicant:
The Entertainer
(Amersham) Limited

Parish:
Carlisle

Date of Receipt:
05/06/2014

Agent:
Cube Property Services

Ward:
Castle

Location:
6-12 English Street, Carlisle, CA3 8HX

Grid Reference:
340013 555916

Proposal: Replacement Of Existing Shopfronts And Internal Alterations (Revised Application)

Amendment:

Decision: Grant Permission

Date: 23/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0482

Applicant:
The Entertainer
(Amersham) Limited

Parish:
Carlisle

Date of Receipt:
09/06/2014

Agent:
Cube Property Services

Ward:
Castle

Location:
6-12 English Street, Carlisle, CA3 8HX

Grid Reference:
340013 555916

Proposal: Replacement Of Existing Shopfronts And Internal Alterations Together With Display Of Internally Illuminated Fascia Signs And Projecting Signs (LBC)

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 23/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0483

Applicant:
Mr & Mrs Littleton

Parish:
Stanwix Rural

Date of Receipt:
05/06/2014

Agent:
Phoenix Architects

Ward:
Stanwix Rural

Location:
Tarraby Farm, Tarraby, Carlisle, CA3 0JS

Grid Reference:
340947 558207

Proposal: Erection Of 1no. Dwelling

Amendment:

Decision: Grant Permission

Date: 31/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0484

Applicant:
Mrs Cheryl Grainger

Parish:
Carlisle

Date of Receipt:
12/06/2014

Agent:

Ward:
Belah

Location:
11 Moorville Drive South, Carlisle, CA3 0AW

Grid Reference:
339636 558331

Proposal: Change Of Use Of Land To Garden

Amendment:

Decision: Grant Permission

Date: 30/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0485

Applicant:
Mr E J Marshall

Parish:
Dalston

Date of Receipt:
19/06/2014

Agent:

Ward:
Dalston

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Craiktrees Cottage, Townhead Road, Dalston,
Carlisle, CA5 7QX

Grid Reference:

336594 550038

Proposal: Change Of Use Of Land To Garden And Erection Of 1m High Boundary
Fence (Retrospective)

Amendment:

Decision: Grant Permission

Date: 14/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0486

Applicant:
Mrs R Field

Parish:

Date of Receipt:
09/06/2014

Agent:

Ward:
Morton

Location:

15 Westrigg Road, Carlisle, CA2 6LE

Grid Reference:

337934 554331

Proposal: Erection Of Two Storey Rear Extension To Provide Kitchen And Dining
Room On Ground Floor With Additional Bedroom Above

Amendment:

Decision: Grant Permission

Date: 24/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0491

Applicant:
National Grid

Parish:
Stanwix Rural

Date of Receipt:
16/06/2014

Agent:
Hyder Consulting (UK) Ltd

Ward:
Stanwix Rural

Location:

Land adjacent A689 between West House and East
Lodge, Crosby on Eden, Carlisle, Cumbria

Grid Reference:

343696 559490

Proposal: Discharge Of Condition 3 (Landscaping Scheme) Of Previously
Approved Application 14/0239

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 22/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0492

Applicant:
Mr Thomson

Parish:
Brampton

Date of Receipt:
30/06/2014

Agent:
IGB Architectural Design

Ward:
Brampton

Location:
Thorongil, Capon Tree Road, Brampton, CA8 1QL

Grid Reference:
352805 560021

Proposal: Change Of Use Of Land To Garden And Erection Of Single Storey
Garden Room

Amendment:

Decision: Grant Permission

Date: 11/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0493

Applicant:
Mr Mason

Parish:
Castle Carrock

Date of Receipt:
09/06/2014

Agent:
Architects Plus (UK) Ltd

Ward:
Great Corby & Geltsdale

Location:
Land opposite Hallsteads, Castle Carrock, Cumbria,
CA8 9NE

Grid Reference:
354623 555245

Proposal: Erection Of 1no. Dwelling (Revised Application)

Amendment:

Decision: Grant Permission

Date: 22/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:

Applicant:

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

14/0494 Parkstone Limited Carlisle

Date of Receipt: 09/06/2014
Agent: Architects Plus (UK) Ltd
Ward: Castle

Location: 41-51 Castle Street, Carlisle, CA3 8SR
Grid Reference: 339954 556012

Proposal: Change Of Use Of Ground Floor From A1 (Retail) To A3 (Restaurants & Cafes) To Provide 3no. Units Together With Alterations To Existing Shopfront

Amendment:

Decision: Grant Permission

Date: 04/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No: 14/0495
Applicant: The Entertainer (Amersham) Limited
Parish: Carlisle

Date of Receipt: 09/06/2014 23:00:09
Agent: Cube Property Services
Ward: Castle

Location: 6-12 English Street, Carlisle, CA3 8HX
Grid Reference: 340013 555916

Proposal: Display Of Internally Illuminated Fascia Signs And Projecting Signs

Amendment:

Decision: Grant Permission

Date: 23/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No: 14/0497
Applicant: Mr M Butler
Parish:

Date of Receipt: 26/06/2014
Agent: Higgins Design Services
Ward: Belah

Location: 200 Kingstown Road, Carlisle, CA3 0BG
Grid Reference: 339597 558942

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Extension To Existing Garage To Provide Workshop (Plot 1)

Amendment:

Decision: Grant Permission

Date: 06/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0498

Applicant:
Iceland Foods Limited

Parish:

Date of Receipt:
10/06/2014

Agent:
RRDS Limited

Ward:
Currock

Location:
Unit 3A, St Nicholas Gate Retail Park, London
Road, Carlisle, CA1 2EA

Grid Reference:
340850 555011

Proposal: Display Of 1no. Internally Illuminated Fascia Sign And 3no. Non
Illuminated Fascia Panels (Retrospective/Revised Application)

Amendment:

Decision: Grant Permission

Date: 14/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0499

Applicant:
Mrs Molloy

Parish:
Carlisle

Date of Receipt:
11/06/2014

Agent:
Black Box Architects
Limited

Ward:
Yewdale

Location:
91 Chesterholm, Carlisle, CA2 7XH

Grid Reference:
337187 555572

Proposal: Two Storey Side Extension

Amendment:

Decision: Grant Permission

Date: 23/07/2014

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0500

Applicant:
Pizza Express

Parish:
Carlisle

Date of Receipt:
13/06/2014

Agent:
Technical Signs

Ward:
Castle

Location:
21 Lowther Street, Carlisle, CA3 8ES

Grid Reference:
340232 555748

Proposal: Display Of Various Illuminated Signage & Erection Of 4no. Awnings
Amendment:

Decision: Grant Permission

Date: 07/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0501

Applicant:
Pizza Express

Parish:
Carlisle

Date of Receipt:
13/06/2014

Agent:
Technical Signs

Ward:
Castle

Location:
21 Lowther Street, Carlisle, CA3 8ES

Grid Reference:
340232 555748

Proposal: Display Of Various Illuminated Signage & Erection Of 4no. Awnings
(LBC)

Amendment:

Decision: Grant Permission

Date: 07/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0503

Applicant:
Mrs Kassi Martin

Parish:
Carlisle

Date of Receipt:
19/06/2014

Agent:

Ward:
Castle

Location:
40 Abbey Street, Carlisle, CA3 8TX

Grid Reference:
339774 555968

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Use Of Ground Floor For Retail And Change Of Use Of First Floor To Therapy Rooms For Counselling, Reiki And Massage

Amendment:

Decision: Grant Permission

Date: 06/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0504

Applicant:
C/O Agent

Parish:
Carlisle

Date of Receipt:
12/06/2014 23:00:06

Agent:
Daly International

Ward:
Castle

Location:
Civic Centre, Rickergate, Carlisle, CA3 8QG

Grid Reference:
340157 556265

Proposal: Installation Of 3no. Pole Mounted Antenna On The Roof; Internal Equipment Rack To Be Located Within The Plant Room

Amendment:

Decision: Grant Permission

Date: 07/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0506

Applicant:
Mr Stephen Briggs

Parish:

Date of Receipt:
12/06/2014

Agent:
Neil Withington
Architectural Design

Ward:

Location:
Land behind Townfoot Farm, Castle Carrock,
Brampton, CA8 9LT

Grid Reference:
354168 555639

Proposal: Discharge Of Conditions 3 (Materials); 4 (Hard & Soft Landscape Works); 5 (Boundary Treatments); 6 (Surface Water Drainage) And 9 (Parking During Construction) Of Previously Approved Application 13/0841

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 18/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0508

Applicant:
G Howe Fencing Ltd

Parish:

Date of Receipt:
18/06/2014

Agent:
S & H Construction

Ward:
Belle Vue

Location:
Graeme Howe Fencing, Unit 2, Marconi Road,
Burgh Road Industrial Estate, Carlisle, CA2 7NA

Grid Reference:
337638 556369

Proposal: Siting And Operation Of Additional Aggregate Silo For Concrete
Production

Amendment:

Decision: Grant Permission

Date: 31/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0509

Applicant:
Mr Briggs

Parish:
Castle Carrock

Date of Receipt:
16/06/2014

Agent:
NWAD

Ward:
Great Corby & Geltsdale

Location:
Land behind Townfoot Farm, Castle Carrock,
Brampton, CA8 9LT

Grid Reference:
354168 555639

Proposal: Variation Of Condition 2 (Approved Documents) Of Previously Approved
Application 13/0841

Amendment:

Decision: Grant Permission

Date: 06/08/2014

Between 12/07/2014 and 15/08/2014

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
14/0510

Applicant:
Mr & Mrs Milbourn

Parish:
Stanwix Rural

Date of Receipt:
13/06/2014 16:00:11

Agent:
GR Architects

Ward:
Stanwix Rural

Location:
Walby Cottage, Birky Lane, Walby, Carlisle, CA6
4QL

Grid Reference:
343788 560668

Proposal: Discharge Of Conditions 4 (Landscaping) And 6 (Surface Water Disposal) Of Previously Approved Permission 14/0065

Amendment:

Decision: Grant Permission

Date: 04/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0511

Applicant:
Mr Harrington

Parish:

Date of Receipt:
16/06/2014 08:00:12

Agent:
JPR Building Design Ltd

Ward:
Stanwix Urban

Location:
217 Brampton Road, Carlisle, CA3 9AX

Grid Reference:
340935 557693

Proposal: Erection Of Single & Two Storey Rear Extension To Provide Kitchen & Family Room On Ground Floor With 1no. Bedroom & Enlarged Bathroom Above Together With Single Storey Side Extension To Provide Utility Room

Amendment:

Decision: Grant Permission

Date: 05/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0513

Applicant:
Cumbria Partnership NHS Foundation Trust

Parish:
Carlisle

Date of Receipt:
18/06/2014

Agent:
Johnston & Wright

Ward:
Castle

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:
11 Portland Square, Carlisle, CA1 1PT

Grid Reference:
340611 555731

Proposal: Internal Alterations To Form New Store Within Existing Offices Together
With Building Up Of Existing Openings Into Adjacent Property (No.12)
(LBC) (Part Retrospective)

Amendment:

Decision: Grant Permission

Date: 12/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0516

Applicant:
Mr A Hunter

Parish:
Irthington

Date of Receipt:
17/06/2014

Agent:
Jock Gordon Architectural
SVS Ltd

Ward:
Stanwix Rural

Location:
Land adjoining The Village Shop, Irthington, CA6
4NN

Grid Reference:
349940 561757

Proposal: Erection Of Detached Dwelling (Revised Application)

Amendment:

Decision: Grant Permission

Date: 31/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0517

Applicant:
Maris Properties Ltd

Parish:
Burgh-by-Sands

Date of Receipt:
17/06/2014 11:00:42

Agent:

Ward:
Burgh

Location:
Hill Farm (The Lilacs), Thurstonfield, Carlisle, CA5
6HG

Grid Reference:
331265 556719

Proposal: Erection Of 2no. Dwellings And Associated Landscaping

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 29/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0518

Applicant:
Mr D Hetherington

Parish:
Irthington

Date of Receipt:
17/06/2014 11:00:56

Agent:
JPR Building Design Ltd

Ward:
Stanwix Rural

Location:
Greenwood, Irthington, Carlisle, CA6 4NJ

Grid Reference:
349651 561407

Proposal: Single Storey Rear Extension To Provide Additional Kitchen/Dining And Family Space

Amendment:

Decision: Grant Permission

Date: 04/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0519

Applicant:
Mrs S J Towers

Parish:

Date of Receipt:
30/06/2014

Agent:

Ward:
Belle Vue

Location:
4 Crown Road, Carlisle, CA2 7QQ

Grid Reference:
337243 556084

Proposal: Erection Of Rear Conservatory

Amendment:

Decision: Grant Permission

Date: 29/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0520

Applicant:
Mr & Mrs Notman

Parish:
Dalston

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
18/06/2014

Agent:
Mr D Andrew

Ward:
Dalston

Location:
Sunny View, High Bridge, Dalston, Carlisle,
Cumbria

Grid Reference:
339507 544205

Proposal: Demolition Of Existing Kitchen And Sun Room Extensions; Erection Of Replacement Larger Extensions To Provide Kitchen/Dining Room To Front And Sun Room To Rear; Internal Alterations And Replacement Windows/Doors Including Enlargement Of Openings

Amendment:

Decision: Grant Permission

Date: 04/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0521

Applicant:
Mrs Susan James

Parish:

Date of Receipt:
20/06/2014

Agent:
Plan B Building Drawing

Ward:
Morton

Location:
66 Skiddaw Road, Carlisle, CA2 5QS

Grid Reference:
338793 555056

Proposal: Demolition Of Existing Garage; Erection Of Single Storey Extensions To Provide Extended Kitchen/Dining Room, W.C. And Store To Side And Sun Room To Rear

Amendment:

Decision: Grant Permission

Date: 05/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0522

Applicant:
Mr Lancaster

Parish:

Date of Receipt:
17/06/2014 23:00:11

Agent:
CONCEPT

Ward:
Castle

Location:

Grid Reference:

SCHEDULE E: Decisions Issued Under Delegated Powers

25 Tait Street, Carlisle, CA1 1RU

340525 555544

Proposal: Proposed Basement Conversion; Replacement Sliding Sash Windows;
Formation Of 2No. Shower Rooms At First Floor Level Together With
Various Internal Alterations (LBC)

Amendment:

Decision: Grant Permission

Date: 28/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0523

Applicant:
Buckabank Farm Ltd

Parish:
Dalston

Date of Receipt:
20/06/2014

Agent:
H&H Land and Property

Ward:
Dalston

Location:
Buckabank Farm, Buckabank, Dalston, Carlisle,
CA5 7AB

Grid Reference:
338079 549459

Proposal: Steel Portal Frame Building For Housing Milking Facilities

Amendment:

Decision: Grant Permission

Date: 31/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0524

Applicant:
Mr Graham

Parish:
St Cuthberts Without

Date of Receipt:
10/07/2014

Agent:

Ward:
Dalston

Location:
Land Adjacent to 97 Durdar Road, Carlisle, CA2
4SU

Grid Reference:
340266 552958

Proposal: Variation Of Condition 2 (Approved Documents To Allow The Use Of
Lagan Tile In Lieu Of Riven Tile) Of Previously Approved Application
13/0147

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 05/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0525

Applicant:
Buckabank Farm Ltd

Parish:
Dalston

Date of Receipt:
20/06/2014

Agent:
H&H Land and Property

Ward:
Dalston

Location:
Buckabank Farm, Buckabank, Dalston, Carlisle,
CA5 7AB

Grid Reference:
338034 594439

Proposal: Steel Portal Frame Cubicle Shed For Housing Dairy Cows

Amendment:

Decision: Grant Permission

Date: 31/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0526

Applicant:
Buckabank Farm Ltd

Parish:
Dalston

Date of Receipt:
20/06/2014

Agent:
H&H Land and Property

Ward:
Dalston

Location:
Buckabank Farm, Buckabank, Dalston, Carlisle,
CA5 7AB

Grid Reference:
337949 549429

Proposal: Steel Portal Frame Feeding Area

Amendment:

Decision: Grant Permission

Date: 31/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0528

Applicant:
Hearthstone Homes Ltd

Parish:
Wetheral

SCHEDULE E: Decisions Issued Under Delegated Powers

Date of Receipt:
19/06/2014 16:00:57

Agent:
Alpha Design

Ward:
Wetheral

Location:
Land adjacent Quentin Gardens, Peter Gate,
Cumwhinton, Carlisle, CA4 8DX

Grid Reference:
345275 552677

Proposal: Revised House Type (Plot 4) Relating To Previously Approved
Application 13/0702

Amendment:

Decision: Grant Permission

Date: 31/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0530

Applicant:
Dawson & Sanderson Ltd

Parish:
Carlisle

Date of Receipt:
27/06/2014

Agent:
Escott Signs Ltd

Ward:
Castle

Location:
Dawson & Sanderson Ltd, 31 Lowther Street,
Carlisle, CA3 8EJ

Grid Reference:
340227 555793

Proposal: Display Of 2No. Internally Illuminated Fascia Signs And 1No. Non
Illuminated Projecting Sign

Amendment:

Decision: Grant Permission

Date: 06/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0532

Applicant:
DNV GL

Parish:
Kingwater

Date of Receipt:
24/06/2014

Agent:

Ward:
Irthing

Location:
MOD Range 5 RAF Spadeadam, Gilsland

Grid Reference:
361582 572567

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Erection Of Conference Centre (Revised Application)

Amendment:

Decision: Grant Permission

Date: 08/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0537

Applicant:
Story Homes

Parish:
Kingmoor

Date of Receipt:
26/06/2014

Agent:

Ward:
Stanwix Rural

Location:
HQ, Building A, Lords Way, Kingmoor Park North,
Carlisle

Grid Reference:
338351 560314

Proposal: Refurbishment Of Former Ministry Of Defence Office Including
Alterations To Front Elevation And Extensions To Both Wings

Amendment:

Decision: Grant Permission

Date: 11/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0541

Applicant:
Mr Ferguson

Parish:
Dalston

Date of Receipt:
02/07/2014

Agent:
A-Tech Design & Build Ltd

Ward:
Dalston

Location:
18 Brow Nelson, Dalston, Carlisle, CA5 7LE

Grid Reference:
337755 552569

Proposal: Single Storey Extension To Existing Outbuilding To Provide Dog
Grooming Parlour, Store, Office And W.C. (Retrospective)

Amendment:

Decision: Grant Permission

Date: 11/08/2014

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0545

Applicant:
Mr & Mrs Harris

Parish:
Wetheral

Date of Receipt:
25/06/2014

Agent:
Neil Withington
Architectural Design

Ward:
Wetheral

Location:
Edenhurst, Waterside Road, Wetheral, Carlisle,
CA4 8HA

Grid Reference:
346896 554396

Proposal: Non Material Amendment Of Previously Approved Planning Permission
13/0409

Amendment:

Decision: Amendment Accepted
21/07/2014

Date:

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0548

Applicant:
Mr R Adamiec

Parish:
Carlisle

Date of Receipt:
26/06/2014

Agent:
Jock Gordon Architectural
SVS Ltd

Ward:
Currock

Location:
16 Jubilee Road, Carlisle, CA2 4DF

Grid Reference:
340180 554044

Proposal: Erection Of Porch To Front Elevation (Part Retrospective)

Amendment:

Decision: Grant Permission

Date: 25/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0549

Applicant:
Messrs Baxter

Parish:
Nicholforest

Date of Receipt:

Agent:

Ward:

SCHEDULE E: Decisions Issued Under Delegated Powers

26/06/2014

Abacus Building Design

Lyne

Location:

Sunnythwaite, Penton, Longtown, Cumbria, CA6 5RZ

Grid Reference:

345685 574513

Proposal: Erection Of Slurry Tank To Serve Park House Herd Farm

Amendment:

Decision: Grant Permission

Date: 04/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:

14/0556

Applicant:

S & K Properties

Parish:

Carlisle

Date of Receipt:

30/06/2014 08:00:19

Agent:

Concept A & D Services

Ward:

Belle Vue

Location:

Rear of St Barnabas Church Hall, Newton Road, Carlisle, CA2 7NJ

Grid Reference:

338078 556087

Proposal: Erection Of 4no. 3 Bedroom Terraced Townhouses (Revised Application)

Amendment:

Decision: Grant Permission

Date: 15/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:

14/0558

Applicant:

Mr Paul Maxwell

Parish:

Carlisle

Date of Receipt:

07/07/2014

Agent:

Ward:

Belah

Location:

10 Sanderson Close, Carlisle, CA3 0QA

Grid Reference:

339436 558571

Proposal: Enlargement Of Existing Porch Including Pitched Roof (Revised Application)

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 04/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0560

Applicant:
Mr T Bell

Parish:

Date of Receipt:
09/07/2014

Agent:
Jock Gordon

Ward:
Belah

Location:
Greymoor Farm, Greymoor Hill, Kingstown, Carlisle,
CA3 0HS

Grid Reference:
339489 559695

Proposal: Roofing Over Of The Open Yard

Amendment:

Decision: Withdrawn by Applicant/or by default

Date: 25/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0561

Applicant:
Mr & Mrs Root

Parish:
Carlisle

Date of Receipt:
07/07/2014

Agent:
IGB Architectural Design

Ward:
Stanwix Urban

Location:
Kilmuir, 14 Etterby Scaur, Carlisle, CA3 9NX

Grid Reference:
339345 557311

Proposal: Erection Of Single Storey Extension To Form Garden Room And
Covered Patios Together With Widening Of Existing Driveway

Amendment:

Decision: Grant Permission

Date: 11/08/2014

Between 12/07/2014 and 15/08/2014

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
14/0564

Applicant:
Mr Parr

Parish:
Wetheral

Date of Receipt:
30/06/2014 16:00:22

Agent:
John Lyon Associates Ltd

Ward:
Wetheral

Location:
Land adjacent Orchard House, Broomfallen Road,
Scotby, Carlisle, CA4 8DF

Grid Reference:
344208 554141

Proposal: Erection Of 1no. Dwelling (Revised Application)

Amendment:

Decision: Grant Permission

Date: 12/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0567

Applicant:
H2Energy Ltd

Parish:
Carlisle

Date of Receipt:
08/07/2014

Agent:
H2Energy

Ward:
Harraby

Location:
Cavaghan & Gray (Riverbank Site), Brunel Way,
Durranshill Industrial Estate, Carlisle, Cumbria

Grid Reference:
341746 554859

Proposal: Installation Of Bio-Refinery Unit (Multi-Stage Anaerobic Digestion
Facility) Connected To A CHP Unit (Combined Heat And Power Unit)

Amendment:

Decision: Grant Permission

Date: 12/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0568

Applicant:
Mr Bowers

Parish:
Wetheral

Date of Receipt:
01/07/2014 23:00:05

Agent:
Black Box Architects
Limited

Ward:
Wetheral

Location:

Grid Reference:

SCHEDULE E: Decisions Issued Under Delegated Powers

Tynedale, Plains Road, Wetheral, Carlisle, CA4 8LA 346334 555057

Proposal: Demolition Of Previous Rear Extension; Erection Of Two Storey Side Extension To Provide Garage And Utility On Ground Floor With 1No. En Suite Bedroom Above; Erection Of Single Storey Rear Extension To Provide Living/Dining/Kitchen Area (Revised Application)

Amendment:

Decision: Grant Permission

Date: 08/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0570

Applicant:
Mr Briggs

Parish:
Wetheral

Date of Receipt:
02/07/2014 11:01:05

Agent:

Ward:
Wetheral

Location:
Kerrera, Garth Park, Cotehill, Carlisle, CA4 0EB

Grid Reference:
346765 550330

Proposal: Erection Of First Floor Side Extension To Provide Bathroom And Bedroom

Amendment:

Decision: Grant Permission

Date: 14/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0571

Applicant:
Mr Shaw

Parish:
Stanwix Rural

Date of Receipt:
04/07/2014

Agent:
Co-ordinate (Cumbria)
Limited

Ward:
Stanwix Rural

Location:
165 Tribune Drive, Houghton, Carlisle, CA3 0LF

Grid Reference:
341324 559117

Proposal: Demolition Of Existing Conservatory And Erection Of Single Storey Sun Room And Chimney For Wood Burning Stove

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 14/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0572

Applicant:
Mr David Allison

Parish:

Date of Receipt:
08/07/2014

Agent:
Alan Wood & Partners

Ward:
Castle

Location:
McVities Group, 54 Church Street, Carlisle, CA2
5TG

Grid Reference:
339245 555916

Proposal: Re-roofing Of Bakehouse Roof With Liquid Plastic Finish To Existing
Profile Metal

Amendment:

Decision: Grant Permission

Date: 11/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0577

Applicant:
Mr D Mossop

Parish:
Carlisle

Date of Receipt:
11/07/2014

Agent:

Ward:
Harraby

Location:
Ashbourne, 11 Lazonby Terrace, London Road,
Carlisle, CA1 2PZ

Grid Reference:
341415 554566

Proposal: Change Of Use From Bed & Breakfast To Residential (Retrospective)

Amendment:

Decision: Grant Permission

Date: 08/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:

Applicant:

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

14/0578 Mr Alan Sharpley St Cuthberts Without

Date of Receipt:
04/07/2014

Agent:

Ward:
Dalston

Location:
26 Cawflands, Durdar, Carlisle, CA2 4UH

Grid Reference:
340557 551101

Proposal: Non Material Amendment Of Previously Approved Permission 11/0466
Amendment:

Decision: Amendment Accepted
15/07/2014

Date:

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0581

Applicant:
HB Villages Developments
Limited

Parish:

Date of Receipt:
09/07/2014

Agent:
Peter Brett Associates

Ward:
Upperby

Location:
Land at Petheril Bank Road, Carlisle, CA1 3AG

Grid Reference:
341857 553871

Proposal: Erection Of Two Storey Residential Block Comprising 14no. Supported
Living Apartments Together With Associated Landscaping And Car
Parking

Amendment:

Decision: Grant Permission

Date: 15/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0591

Applicant:
Mr Michael Brown

Parish:

Date of Receipt:
08/07/2014

Agent:

Ward:
Stanwix Urban

Location:
Carmoni, Cavendish Terrace, Carlisle, CA3 9NF

Grid Reference:
339718 557031

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Non Material Amendment Of Previously Approved Planning Application
13/0667

Amendment:

Decision: Amendment Accepted
16/07/2014

Date:

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0592

Applicant:
Mr Gordon Brown

Parish:
Irthington

Date of Receipt:
08/07/2014

Agent:

Ward:
Stanwix Rural

Location:
Lane End Farm, Irthington, Carlisle, Cumbria, CA6
4NE

Grid Reference:
348323 559830

Proposal: Extension To Livestock Building And Widening Of Vehicular Access

Amendment:

Decision: Grant Permission

Date: 11/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0595

Applicant:
James Allan Builders
(Carlisle) Limited

Parish:

Date of Receipt:
09/07/2014

Agent:
Architects Plus (UK) Ltd

Ward:
Castle

Location:
3 Compton Street, Carlisle, CA1 1HT

Grid Reference:
340431 556080

Proposal: Non Material Amendment Of Previously Approved Application 14/0081

Amendment:

Decision: Amendment Accepted

Date:

SCHEDULE E: Decisions Issued Under Delegated Powers

04/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0601

Applicant:
c/o The Governors of St.
Margaret Marys Catholic
Primary School

Parish:
Carlisle

Date of Receipt:
09/07/2014 16:00:08

Agent:
Swarbrick Associates

Ward:
Upperby

Location:
St Margaret Mary RC Primary School, Kirklands
Road, Carlisle, CA2 4JD

Grid Reference:
340750 553895

Proposal: Discharge Of Condition 3 (Construction Traffic Management Plan) Of
Previously Approved Permission 14/0338

Amendment:

Decision: Grant Permission

Date: 23/07/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0602

Applicant:
Mr Anderson

Parish:
Hayton

Date of Receipt:
11/07/2014

Agent:
Black Box Architects
Limited

Ward:
Hayton

Location:
Land adjacent Bothy Cottage, Hayton, Brampton,
CA8 9HT

Grid Reference:
351069 557887

Proposal: Erection Of Detached House (Revised Application)

Amendment:

Decision: Grant Permission

Date: 06/08/2014

Between 12/07/2014 and 15/08/2014

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
14/0607

Applicant:
c/o The Governors of St
Margaret Mary's Catholic
Primary School

Parish:
Carlisle

Date of Receipt:
09/07/2014

Agent:
Swarbrick Associates

Ward:
Upperby

Location:
St Margaret Mary RC Primary School, Kirklands
Road, Carlisle, CA2 4JD

Grid Reference:
340750 553895

Proposal: Non Material Amendment Of Previously Approved Planning Application
14/0338

Amendment:

Decision: Amendment Accepted
23/07/2014

Date:

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0620

Applicant:
Mrs Tomlinson

Parish:
Carlisle

Date of Receipt:
17/07/2014

Agent:
NWAD

Ward:
Stanwix Urban

Location:
3 The Nook, Belah Crescent, Carlisle, CA3 9TY

Grid Reference:
339876 557727

Proposal: Replacement Of Existing Porch

Amendment:

Decision: Grant Permission

Date: 15/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/0624

Applicant:
Dr O N Umez-Eronini

Parish:
Brampton

Date of Receipt:
17/07/2014

Agent:
EAPS

Ward:
Brampton

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

48-50 Front Street, Brampton, CA8 1NT

Grid Reference:

352879 561051

Proposal: Discharge Of Condition 3 (Details Of Windows & Doors) Of Previously Approved Application 14/0092

Amendment:

Decision: Grant Permission

Date: 11/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:

14/0650

Applicant:

Platinum Homes Ltd

Parish:

Brampton

Date of Receipt:

24/07/2014

Agent:

John Lyon Associates

Ward:

Brampton

Location:

Warren Bank, Station Road, Brampton, CA8 1EX

Grid Reference:

353865 561097

Proposal: Non Material Amendment of Previously Approved Permission 06/0225

Amendment:

Decision: Amendment Accepted
08/08/2014

Date:

Between 12/07/2014 and 15/08/2014

Appn Ref No:

14/0674

Applicant:

Mr Dave Brown

Parish:

Kingmoor

Date of Receipt:**Agent:****Ward:**

Stanwix Rural

Location:

3 Crindledyke Estate, Kingstown, Carlisle, CA6 4BZ

Grid Reference:

338338 560466

Proposal: Demolition Of Existing Conservatory And Erection Of Single Storey Extension To Provide Dining Room

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Wdn - Permitted Dev./Appn. not required

Date: 04/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/9011

Applicant:
Cumbria County Council

Parish:
Carlisle

Date of Receipt:
24/07/2014

Agent:
Cumbria County Council -
Economy & Planning

Ward:
Castle

Location:
1-5 Alfred Street North, Carlisle, CA1 1PX

Grid Reference:
340583 555794

Proposal: Erection Of 2no. Timber Fences And Gates And Timber Bin Store

Amendment:

Decision: City Council Observation - Observations

Date: 12/08/2014

Between 12/07/2014 and 15/08/2014

Appn Ref No:
14/9012

Applicant:
Cumbria County Council

Parish:
Carlisle

Date of Receipt:
24/07/2014

Agent:
Cumbria County Council -
Economy & Planning

Ward:
Castle

Location:
1 - 5 Alfred Street North, Carlisle, CA1 1PX

Grid Reference:
340583 555794

Proposal: Internal Alterations To Include The Creation Of 2no. New Door Openings, Blocking Up Of 3no. Doorways, Erection Of Timber Framed Glazed Panels Around 2no. Staircases, Erection Of Partition Walling; And External Alterations To Include The Erection Of Security Lighting And CCTV, The Installation Of A Concrete Disabled Access Ramp, And The Erection Of 2no. Timber Fences And Gates And Timber Bin Store

Amendment:

Decision: City Council Observation - Observations

SCHEDULE E: Decisions Issued Under Delegated Powers

Date: 12/08/2014
