

## SCHEDULE A: Applications with Recommendation

13/0481

Item No: 03

Date of Committee: 11/10/2013

**Appn Ref No:**  
13/0481

**Applicant:**  
Carlisle Estates Co  
Limited

**Parish:**  
Carlisle

**Date of Receipt:**  
13/06/2013

**Agent:**  
Black Box Architects  
Limited

**Ward:**  
Stanwix Urban

**Location:**

1, 1a, & 1b Thornton Road, Carlisle, CA3 9HZ

**Proposal:** Demolition Of 1, 1a, And 1b Thornton Road (Conservation Area Consent)

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## REPORT

**Case Officer:** Stephen Daniel

### 1. Recommendation

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

### 2. Main Issues

- 2.1 Impact On The Stanwix Conservation Area

### 3. Application Details

#### The Site

- 3.1 The north-eastern corner of the site, adjacent to Thornton Road, is occupied by a large two-storey Victorian building, which is currently divided into two dwellings. The front elevation of this building measures 13.5m in width and contains a two-storey gable, which measures 6.3m in width and which sits 2m forward of the remainder of the front elevation. This building has a ridge height of between 10.6m and 11m. The front elevation contains four windows at first floor level, which measure 1m in width by 2m in height. An additional flat is located to the rear of the main building and this fronts onto a private access road. The east elevation, that adjoins the private access

road, has a two-storey section which measures 17.3m, that is adjoined by a single-storey section, which measures 17.5m. This elevation contains five windows at first floor level. The front gable, rear and side (west) elevations of the main building are constructed of brick, with the remainder of the front elevation and the east elevation being rendered to the ground floor, with brick at first floor level, under a slate roof.

- 3.2 There is currently a 12m gap between the west elevation of the main building and 3 Thornton Road and this area contains a builders yard. This consists of a large area of hardstanding and a range of single-storey brick buildings which are located to the rear of the main building, in the south-east corner of the site. These buildings have a mixture of pitched slate roofs and flat sheet metal roofs. The builders yard is currently vacant and is becoming unsightly and run down in appearance.. A high brick wall lies along the southern boundary of the site, with a lower brick wall separating the yard from 3 Thornton Road, that adjoins the site to the west. The builders yard is separated from Thornton Road by a brick boundary wall, which incorporates corrugated metal gates, which provide access into the site.
- 3.3 A private road, that provides access to the rear of properties that front onto Scotland Road, adjoins the eastern boundary of the site. Thornton Mews, a one-and-a-half-storey property, with a mansard roof, adjoins the private road, as do the rear boundaries of 43 to 51 Scotland Road, which use the lane to access their garages/ driveways. These properties on Scotland Road are Grade II Listed.
- 3.4 A terrace of residential dwellings lie on the opposite side of Thornton Road to the application site and these are constructed of brick with rendered bay windows to the ground floor, under slate roofs. Thornton Road slopes downhill away from Scotland Road and this means the roof height of the terrace changes. Dwellings on Etterby Street, which have long rear gardens, adjoin the site to the south. These, which are Grade II Listed, adjoin the site to the south and these dwellings have long rear gardens
- 3.5 The site lies within the Stanwix Conservation Area. The dwellings on Scotland Road and Etterby Road that adjoin the site are all Grade II Listed.

## **Background**

- 3.6 In June 2013, demolition consent and Conservation Area Consent were granted for the partial demolition of rear storage buildings (13/0003/DEM & 13/0356).

## **The Proposal**

- 3.7 The proposal is seeking Conservation Area Consent to demolish the main large Victorian dwelling and the flat to the rear. The applicant initially considered converting the main building into a number of residential units. This would have involved the re-design of the internal spaces within the building, but with some ceilings being at over 3m high it became difficult to come up with a workable scheme. The street character would have shown no signs of improvement and the applicant, therefore, decided that the best

option would be to demolish the existing buildings on the site and to redevelop for residential purposes.

- 3.8 Demolition Consent and Conservation Area Consent have already been granted for the partial demolition of rear storage buildings at the site, which formed part of the builders yard.
- 3.9 The demolition works fall under CDM regulations and the registered contractor would need to submit Method Statements for approval by the CDM co-ordinator before any demolition works commence.
- 3.10 The applicant has submitted a supporting statement which gives details of the method of demolition. The commercial outbuildings to the rear of the site would be demolished first and this would allow a greater area of cleared site for the parking of vehicles and the storage of skips. The boundary walls adjacent to the private access road would be retained at a height of 2m until new build construction is ready to commence, to maintain site security.
- 3.11 Access to the site would be through the current gateway on Thornton Road, with all demolition taking place internally. Contractors vehicles would also be parked within the site as far as practicable. Some slates and brickwork would be recycled, with the other material being removed from the site as work proceeds. Contractors would work from 8am to 4pm.

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

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to eighteen neighbouring properties. Four letters of objection have been received, which raise a number of issues, the majority of which relate to the redevelopment of the site and these are summarised in application 13/0474.
- 4.2 The following points are relevant to this application:
- worried about the large vehicles that would be required to demolish the building and used for rebuilding - worried about damage to cars and the road, which already requires repair to potholes;
  - where will the construction vehicles go when the demolition takes place?

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

Cumbria County Council - (Econ. Dir. Highways & Transportation): - the submitted details are acceptable to this Authority, with the existing access point being used;

Northern Gas Networks: - no objections.

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

## **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies LE17 and LE19 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
1. Impact Of The Proposal On The Stanwix Conservation Area
- 6.2 The existing site contains a large building which is of little architectural merit and a vacant builders yard which forms a gap in an otherwise built up frontage. The Council's Heritage Officer has no objections to proposals to demolish the existing buildings on the site and to redevelop the site for residential purposes.
- 6.3 A condition has been added to the permission to ensure that a contract for the carrying out of works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.
2. Other Matters
- 6.4 Objectors have raised concerns about where vehicles would park when the building is being demolished. The supporting statement that accompanies the application gives details of the method of demolition. The commercial outbuildings to the rear of the site would be demolished first and this would allow a greater area of cleared site for the parking of vehicles and the storage of skips. Contractors vehicles would be parked within the site as far as practicable. Access to the site would be through the current gateway on Thornton Road, with all demolition taking place internally. A condition has also been added to the permission, which requires the applicant to submit a plan to show adequate land reserved for the parking of vehicles and for the storage of plant and machinery. This should ensure that the demolition works have limited impact on the parking situation in Thornton Road.
- 6.5 Concerns have also been raised about possible damage to parked vehicles during the demolition/ construction phase but this is a civil matter and it not an issue for the planning application.
- 6.6 A member of the Planning Department lives in Thornton Road but he has had no direct or indirect involvement in the application.

## **Conclusion**

- 6.7 The proposal would not have an adverse impact on the Stanwix Conservation Area. In all aspects, the proposal is compliant with the relevant planning policies contained within the Carlisle District Local Plan 2001-2016.

## **7. Planning History**

- 7.1 In June 2013, demolition consent and Conservation Area Consent were granted for the partial demolition of rear storage buildings (13/0003/DEM & 13/0356).

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

1. The development shall be begun not later than the expiration of 3 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 Conservation Area Consent comprise:

1. the submitted planning application form received 17th June 2013;
2. the Supporting Statement received 19th June 2013;
3. the Location Plan (drawing ref 11-13-26) received 13th June 2013;
4. the Site Survey (drawing ref 10-113-30) received 13th June 2013;
5. the Notice of Decision; and
6. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. The main dwelling (1 & 1a Thornton Road) shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

**Reason:** To safeguard against premature demolition in accord with Policies LE17 and LE19 of the Carlisle District Local Plan 2001-2016.

4. Before any building works commence (including demolition), a plan shall be submitted for prior approval by the Local Planning Authority reserving adequate land for the parking of vehicles/plant and material storage associated with the works hereby approved, and such, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

**Reason:** The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

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13 JUN 2013

13/0487



Project	Thornton Road. Carlisle			Black Box Architects Limited.	
Drawing	Planning Submission.			Rickerby Buildings	
Detail	Location Plan			Currock Road	
	Revision		Scale	1:1250	
	Job.no.	11-13-26	Date	may-13	
				Carlisle. Cumbria. CA2 4AU	
				Tel: 01228 402 200	

**BLACK BOX**  
architects



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Carlisle, Cumbria CA2 4AU  
Tel: 01228 402 200

Project	Thornton Road, Carlisle
Drawing	Planning Submission, Residential
Detail	Site Survey
Scale	1:100
Date	apr-13
Job no.	10-113-30
Revision	

