

## SCHEDULE A: Applications with Recommendation

22/0262

Item No: 02

Date of Committee: 05/08/2022

**Appn Ref No:**  
22/0262

**Applicant:**  
University of Cumbria

**Parish:**  
Carlisle

**Agent:**  
DPP

**Ward:**  
Cathedral & Castle

**Location:** Citadel Buildings, English Street, Carlisle

**Proposal:** Alterations To Existing Citadels Buildings (Which Comprise The Crown Court, Nisi Prius & Hospital Wing); Insertion Of Opening To The Gaol Wall; Demolition Of 106-114 English Street, The Kramer Building & The Toilet Block To The Crown Court; Reinstatement Of Railings To Citadel Gardens; Comprehensive Refurbishment Of Former Crown Court, Nisi Prius & Hospital Wing To Provide Higher Education (Office & Teaching Spaces) Including Replacement Of Mechanical & Electrical Services, Installation Of WC's, Accessibility Enhancements & Removal Of Modern Detrimental Additions & Partitions; Hospital Wing Alterations Include: Removal Of Various Modern Subdivisions Across The Hospital Wing; Reopening Of Former Openings In The Hospital Wing External Elevations & New Bridges & Openings At First Floor Of The Hospital Wing (LBC)

**Date of Receipt:**  
04/04/2022

**Statutory Expiry Date**  
04/07/2022

**26 Week Determination**  
10/08/2022

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### REPORT

**Case Officer:** Alanzon Chan

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Impact Upon The Grade I and Grade II Listed Buildings  
2.2 Sustainable Development - Benefits Of The Proposed Development

#### 3. Application Details

## **The Site**

- 3.1 Carlisle Citadels are located at the southern side of Carlisle City Centre, and approximately 30m to the northwest of Carlisle Railway Station. The site comprises a parcel of land encompassing The Crescent, English Street, Court Square Brow, Borough Street and Victoria Viaduct.
- 3.2 The eastern side of the site contains two Grade I listed Citadel buildings (Crown Court Citadel and Nisi Prius). To the east of Nisi Prius is the grade II listed Statue of the Earl of Lonsdale. The former Hospital Wing of the County Gaol is Grade II listed and this is directly connected to the Crown Court building and the Kraemer Building. A Grade II listed wall wraps around the southern boundary of the site. This is known as Gaol Wall and dates from the mid-1820s and stands at 10 meters from ground level at its highest point. The western and northern parts of the site are encompassed by Victoria Viaduct and English Street frontages respectively, which both comprise a range of retail premises. The site is also located to the southeast of the Scheduled Ancient Monuments of the Town Wall, Roman and Medieval Town Area which is bound by Heads Lane West Wall and Blackfriars Street, and Carlisle Cathedral Precinct
- 3.3 The two bastions, known as The Citadels, were originally built in the 16th century, subsequently rebuilt in the 1800s. The Citadels were used to house the civil courts in the East Tower, and the criminal courts in the West Tower. The Citadels then became the local offices and meeting place for Cumbria County Council and ceased to function as a judicial facility in 1992, when the new Crown and County Courts Complex was built on Earl Street. In 2016, The Citadels ceased to function as a municipal facility when Cumbria County Council moved to a single building, Cumbria House, on Botchergate. Shortly after that, under County Council application 17/9007/CTY, both the Lower Gaol Yard and Lonsdale Building were considered to be in poor condition, and the Lonsdale Building was subsequently demolished. Permission was granted by the County Council (under application 18/9003/CTY) to use the area to the west of the Crown Court as a surface level car park until a new use for the site could be identified. Under application 20/0867, permission was granted for the demolition of Paton House at 9 Victoria Viaduct.
- 3.4 The whole site, including the Citadels buildings, adjacent properties on English Street, and the land to the rear of the site, extends to approximately 1.65 hectares.

## **The Proposal**

- 3.5 This application seeks Listed Building Consent for the alterations to the existing Citadels Buildings (which comprise the Crown Court, Nisi Prius and Hospital Wing); insertion of opening to the Gaol Wall; demolition of 106-114 English Street and the Kramer Building and the toilet block to the Crown Court; and reinstatement of railings to Citadel Gardens.
- 3.6 As an aside, a full planning permission has also been submitted (under application 22/0261) for the change of use of the existing Citadels Buildings

(which comprise the Crown Court, Nisi Prius and Hospital Wing), 94-96 English Street (known as Woolworth buildings), 98-104 English Street and 185 Victoria Viaduct (known as Burton's Building) to higher education use (Class F1(a)) with ancillary café (Class E(b)) at the ground floor of the Woolworth Buildings; erection of a single storey roof extension to the Woolworth Buildings; demolition of 106- 114 English Street and the Kramer Building (former CuCC offices) and construction of a new university entrance; reconfiguration of the former Paton House (now demolished) car park and construction of a 4 storeys over ground floor level (maximum) building with associated roof terraces for higher education use [Class F1(a)] at Bush Brow; with associated pedestrian access point through the former Gaol Wall, landscaping enhancements to the Citadels Gardens; the creation of a new publicly accessible privately owned (and managed) public realm/civic space within the centre of the scheme and associated adjacent highways works.

## Background

- 3.7 Following the submission of a Borderlands Inclusive Growth Deal proposal to the UK and Scottish Governments in 2018, The Borderlands Inclusive Growth Deal was signed in March 2021, which will bring up to £350million of investment into the Borderlands region, from the UK and Scottish Governments. The grant will be allocated to a range of projects across the region, these include:

**Carlisle Citadels** - transformation of the Grade I listed Citadels buildings into a new city centre campus for the University of Cumbria, expanding opportunities for local students and drawing in new students to the area.

**Carlisle Station Gateway** - developing Carlisle Station as the gateway to Carlisle and a key transport hub with connections across the Borderlands including preparations for the arrival of HS2 in the future.

**The Southern Gateway** - a transformative programme of public realm and access improvements which will bind these opportunities and deliver a change in movement and sense of place at the heart of Carlisle.

There are other notable city centre projects to be delivered as part of the Towns Fund for England (Towns Fund) and Future High Streets Fund, which include the reimagination of Market Square; improvement works to Devonshire Street; and the regeneration of the Victoria Viaduct Central Plaza Hotel site.

- 3.8 The redevelopment of Carlisle Citadels buildings and adjacent land for a new University of Cumbria campus in the city centre will involve the university relocating from its two existing Carlisle campuses, Fusehill Street and Brampton Road, into one city centre location. The two existing campuses comprise a number of buildings which are largely underutilised. Many teaching rooms are either under or oversized. Institutes and facilities are separated across different sites and buildings, and many spaces are duplicated. A new city centre campus will provide an opportunity to reduce

duplication of services, increase collaboration and interdisciplinary working through co-location and improve utilisation of spaces.

- 3.9 The proposed development will involve the part-demolition and part-retention of the existing buildings on the site. The proposed development will be carried out in two phases:

**Phase One** will involve the demolition of a few non-listed buildings, the refurbishment of the Citadels buildings along with new build provision. It will introduce a Gateway Building on English Street as the main entrance of the University campus, and a new Teaching Block. All ground floor spaces, including the Woolworths and Burton's Building will be re-purposed, and The Crown Court building, the Hospital Wing and Nisi Prius will be renovated. Phase One development will also include external works, car parking around the development and the introduction of an amphitheatrical courtyard area.

**Phase Two** will allow for future university expansion through the renovation of first and second floors of the Woolworth and Burton's Buildings; a rooftop extension above the Woolworth and Burton's Buildings; additional floor levels and planting to Teaching Block building and additional external rooftop space.

#### 4. Summary of Representations

- 4.1 This application has been advertised by means of press notice, site notices and direct notification to the occupiers of 123 properties. No verbal or written representations have been received during the advertisement period.

#### 5. Summary of Consultation Responses

**Historic Buildings and Places:** No comments received

**Council for British Archaeology:** No comments received

**National Amenity Society:** No comments received

**Georgian Group:** objects to the removal of central bar table and benches, and the massing of the new buildings

**Victorian Society:** No comments received

**Conservation Area Advisory Committee** No comments received

**Network Rail - LNW (North):** No objection

**Planning - Access Officer:** No objection

**Cumbria County Council - (Archaeological Services):** no objection subject to the imposition of conditions

**Local Environment - Environmental Protection:**

Noise & vibration

Consideration should be given to limit the permitted hours of work in order to protect any nearby residents or sensitive receptors from possible statutory noise nuisance, this includes vibration. Any other appropriate noise mitigation measures should be considered, for example, the use of noise attenuation barriers, the storage/unloading of aggregates away from sensitive receptors and the use of white noise reversing alarms, where possible. These measures should aim to minimise the overall noise disturbance during the

construction works.

#### Dust

It is necessary to protect any nearby residents or sensitive receptors from statutory nuisance being caused by dust from the site. It would be advisable to consider all appropriate mitigation measures. For example, vehicles carrying materials on and off site must be sheeted or otherwise contained, water suppression equipment should be present on site at all times and used when required, wheel wash facilities should be made available for vehicles leaving site and piles of dusty material should be covered or water suppression used.

#### Mobile Crusher

If a mobile crusher is to be used on site, Environmental Health would usually be informed of this in advance of operation. Crushers must be operated in line with the Environmental Permit and best practice, in order to limit noise, dust and vibration impacts.

#### Public Information

It would be advisable for the applicant to write to all residents and businesses within the vicinity of the site, which could be potentially adversely affected by the works. This could include detail of the planned hours of work and duration of the project, prior to commencement of works. The applicant should also distribute details of a suitable contact number which can be used in the event of issues/complaint.

**National Highways:** no objection

**Historic England:** supports the principle of the proposal and advises that many aspects of the scheme are sensitive and well considered but they have made the following comments:

- highly supportive of the principle of accommodating the University campus use on the Citadel site
- Subject to the fixtures and fittings being retained within the Citadel, and Carlisle City Council securing this via condition, this approach to the incorporation of these important spaces within the scheme is considered a pragmatic one.
- the scale and massing of phase 1 would allow the Citadel to maintain this primacy but the massing of phase 2, as currently designed, would challenge the Citadel's primacy.
- consider that the proposed new opening within the Gaol Wall would harm the legibility of the Citadel gateway / English St as the primary entry point and route into the City from the south and its place within the street hierarchy, as well as the character of the conservation area, and thus their significance.
- The new opening within the Gaol wall would also harm the defensive character of the robust and impenetrable Gaol wall, the character of the wider Citadel group and the conservation area, and thus their significance.
- The opening to access and roof terrace at the Crown Court would weaken the defensive character of this bastion, harming its significance.
- recommend that the City Council seek to ensure that there is a synergy between public realm projects and that their impact on the significance of the Citadel buildings and their settings is duly considered in their design.
- welcome the retention and repurposing of the majority of the Woolworths

buildings. The loss of building 1 of the 'Woolworths buildings' represents a low level of less than substantial harm to the wider conservation area  
- The oriel window or 'pop out' above the new entrance would intrude in views and interrupt the smooth curvature of English Street, detracting from the visual harmony of this positive red sandstone set.

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

### **Assessment**

- 6.1 Section 70 (2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) together with Policies SP1, SP6, HE3 and HE6 of the Carlisle District Local Plan (CDLP) 2015-2030. Section 66 of the Planning (Listed Building) Act 1990 (LBA), National Design Guide, Urban Design Guide and Public Realm Framework SPD (2009), Carlisle City Council Development Framework (2015) (CCDF) and Cumbria Development Design Guide are also material planning considerations.

The proposal raises the following planning issues:

### **1. Impact Of The Proposal Upon The Grade I and Grade II Listed Buildings**

- 6.3 There are a series of important heritage assets surrounding the site. These are:

- a) The Crown Court
- b) Nisi Prius Court
- c) The Hospital Wing
- d) Statue of Earl of Lonsdale
- e) Goal Wall

- 6.4 Below are the list entries and description for each of the listed asset:

#### **a) The Crown Court**

Grade: I

Date first listed: 01 Jun 1949

Statutory Address: Crown Court, Adjoining Offices And Gate Arch, English Street

Description: *'Formerly known as: The Citadel. Crown Court and Court Offices on the site of the 1542 Citadel. 1810-17 (interior not completed until 1822) by Sir Robert Smirke. Red sandstone ashlar on chamfered plinth with string courses, machicolated cornice (in part) and battlemented parapets. Hipped lead roofs. Rounded tall tower is completely C19, on the site of the*

demolished western tower of the Citadel (of the same dimensions); clasping the NW side is a lower 2-storey office block of 6 bays, with mock gate projection into English Street; all in Gothic style and almost a mirror image of the Nisi Prius Court range opposite, with which it forms a pair. Tower has tall 2-light windows in rounded deeply-recessed chamfered arch, over small lancets. Office block has right double plank doors in pointed Gothic arch; similar off-centre doorway projects in a battlemented porch, now fitted with a casement window. Ground-floor stone mullioned windows in double chamfered surrounds. Larger 2-light Gothic windows above with central trefoil heads in pointed arches. Gate projection was formerly a passageway to the court; ends in 2 octagonal turrets flanking central arch under a cross vent; the side walls have been pierced by 2 pointed arches created in 1929 (formerly the pavement went around the turrets). INTERIOR of court retains its original galleried seating of panelled oak. The offices are internally divided on ground floor. Members' room has late C19 monogrammed carved oak fireplace with tiled and engraved slate fireback. Upper floor No.2 Courtroom has plain stone fireplace, pointed archways, dado panelling along one wall and rib-panelled plaster ceiling. In an outer corridor the removal of a false ceiling has revealed the earlier painting of the panelled ceiling. Marble statue of Major Aglionby by Musgrave Lewthwaite Watson, 1844, has been moved from the main entrance and temporarily boxed in to prevent damage during renovation work. Staircase has ribbed and traceried wooden ceiling with flat central skylight (void above). Grand Jury Room has dado oak panelling; pointed arches, one an alcove and rib-vaulted plaster ceiling. Some original panelled doors. For further details see J Hughes CWAAS, Trans.NS LXX, Perriam CWAAS, Trans.NS LXXVIII. (Cumb. & West. Antiquarian & Archaeological Soc., New Series: Hughes J: LXX: The building of the Courts, Carlisle 1807-22: 205-20; Cumb. & West. Antiquarian & Archaeological Soc., New Series: Perriam DR: LXXVIII: The dating of the County Goal: 129-140).'

## **b) Nisi Prius Court**

Grade: I

Date first listed: 01 Jun 1949

Statutory Address: Nisi Prius Courthouse, Associated Offices And Gate Arch, English Street

Description: 'Formerly known as: The Citadel. Citadel, then Court House and Court Offices, now County Council Offices. 1542 by Stephen von Haschenperg with 1809-12 alterations and additions, by Thomas Telford and Sir Robert Smirke. Red sandstone ashlar on chamfered plinth with string courses, machicolated cornice (in part) and battlemented parapets. C20 greenslate roof on offices without chimneys and hipped lead roof on tower. Tower was formerly the Nisi Prius Court and is oval, the core being the former Citadel east tower, heightened and refaced in C19; clasping NW side is a 2-storey (internally 3 storeys) office block of 6 bays, with mock gate projection into English Street; all in Gothic style. The tower has tall 2-light windows in rounded deeply-recessed chamfered archs, over small lancets and 2-light openings. Office block has left double plank doors in pointed Gothic arch; similar off-centre doorway projects in a battlemented porch, now fitted with a casement window. Ground floor 2-, 3- and 4-light stone mullioned windows above with central trefoil heads in pointed arches. Gate projection is basically

*an elongated passageway to the court; ends in 2 octagonal turrets flanking central arch under a cross vent; the side walls have been pierced by 2 pointed arches created in 1929 (formerly the pavement went round the turrets). Left return has windows similar to the main facade (some are C20) and blind statue niches. Rear has some C20 windows inserted. INTERIOR of tower retains its galleried semicircular court seating and judges bench (ceased to be used 1971). Ceiling replica replaced in 1980s renovation; much external stonework was replaced in same restoration. Office block interior extensively altered.'*

### **c) The Hospital Wing**

Grade: II

Date first listed: 11 Apr 1994

Statutory Address: Hospital Wing Of County Gaol And Gaol Wall, English Street

Description: *'Hospital wing of County Gaol, now offices, and gaol wall. 1824-7 by Christopher Hodgson. Red sandstone ashlar, extensively restored, with solid parapet, battlemented on the English Street facade. Flat lead roof. 2 storeys, numerous bays. Facing onto English Street is the gaol wall on chamfered plinth with regularly-placed blind lancets with single metal bar. On the top on the angle of the wall, public executions were performed and a cast plaque records the last one in 1862. The wall joins with the Crown Court offices and is an integral part of those offices. The rear of the wall has built against it the hospital wing. 2 off-centre former segmental-arched doorways are now infilled and fitted with casement windows in stone surrounds, some paired. INTERIOR alterations, but the solitary confinement cell is still complete with its iron door and peep hole, now used as a strong room. For further details see Perriam, CWAAS, Trans.NS LXXVII. (Cumb. & West. Antiquarian & Archaeological Soc., New Series: Perriam DR: LXXXVII: The dating of the County Goal: P.129-140)'*

### **d) Statue of Earl of Lonsdale**

Grade: II

Date first listed: 13 Nov 1972

Statutory Address: Statue Of Earl Of Lonsdale, The Crescent

Description: *'Statue. 1846 for the subscribers, signed M.L.WATSON, SCULPTOR. Calciferous sandstone base, plinth and shaft; white marble figure. Rusticated square base and plinth; shaft inscribed at front in six lines WILLIAM EARL OF LONSDALE, LORD LIEUTENANT OF CUMBERLAND AND WESTMORLAND FROM 1802 TO 1844. Larger-than-life figure dressed in robe and costume of the Order of the Garter. A competition for the statue was held in 1845. Its original location was in English Street between the Courthouses, where the foundation stone was laid in 1846, but because of a dispute it was not erected until a year later, (see Carlisle Journal 1845, 6 and 7). A photograph of the statue being moved on 25 July 1929 is in Cumberland News, 19 September 1986. It was placed in its present location in the Courthouse Gardens in 1930. For an illustration of the statue and details of the sculptor, see Marshall Hall (1979). (Carlisle Journal: 8 March 1845; Carlisle Journal: 24 October 1846; Carlisle Journal: 13 August 1847;*



*Cumberland News: 19 September 1986; Marshall Hall: The Artists of Cumbria: 1979-: P.93)*

#### **e) Goal Wall**

Grade: II

Date first listed: 11 Apr 1994

Statutory Address: Gaol Wall, West Of Crown Court, Borough Street

Description: *'County Gaol wall. 1824-7 by Christopher Hodgson. High snecked red sandstone wall without plinth, with rounded coping. Extends from the Crown Court down Court Square Brow, along Borough Street and up Bush Brow, enclosing the former gaol yard. Nearest the Crown Court the wall stands to its full original height of almost 10 metres, with the blocked archway into the former stone yard. Along Borough Street and Bush Brow its height has been reduced. The squared gate piers on Bush Brow are not 1820s but are included for group value. Christopher Hodgson's original drawings for the gaol and this wall, dated 1824, are in Carlisle Library. For a further section of this wall, see Hospital Wing of County Gaol and Gaol Wall, English Street (qv).'*

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

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

- 6.6 Paragraph 201 of the NPPF states "where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use."

- 6.7 In paragraph 202, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public

benefits of the proposal, including securing its optimum viable use.

- 6.8 Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.9 Meanwhile, CDLP Policy HE3 highlights that development within the locality of a listed building should preserve or enhance its character and setting and be sympathetic in scale, character and materials. Any harm to the significance of a listed building will only be justified where the public benefits of the proposal clearly outweigh the significance.
- 6.10 The applicant has submitted the following documents in support of the application:

**a Conservation Management Plan (CoMP)**, prepared by Purcell Heritage Consultants. This is a strategic document intended to guide the future development and conservation of the designated heritage assets on Site by setting out a framework for their management, maintenance and safeguarding, based on a foundation understanding of their history, significance and the issues they face

**a Heritage Impact Assessment (HIA)**, prepared by Purcell Heritage Consultants. This sets out an assessment of the impact of the proposed development upon the designated Heritage Assets of The Crown Court building and The Nisi Prius building, alongside the landscape and setting, and key views

**a Visual Structural Condition Appraisal**, prepared by Curtins. It is a structural condition appraisal for the designated Nisi Prius Courthouse, Crown Court, Hospital Wing and Gaol Wall Frontage, and Gaol Wall assets, alongside the formation of a Remedial Works schedule

**a Condition Survey**, prepared by Purcell Heritage Consultants. This provides a description of both the current interior and exterior conditions of the Crown Court, Nisi Prius, Gaol Wall, Retaining Walls and Woolworth Buildings

The details contained within these aforementioned documents have been taken into consideration when assessing the impact of the proposal upon the heritage and archaeological assets.

- 6.11 It is noted that the significance of the site cannot be underestimated, and this significance permeates through to the interior of the buildings, in particular the Grade I Citadels Buildings whose interior retains important court room spaces, and a variety of period interiors richly decorated in keeping with the high status of these former courtrooms and associated spaces. Therefore, whilst the principle of University occupation is very welcome, it is important that this is balanced against the significance of the assets, and that an

optimum outcome is achieved both for occupiers and for the heritage assets themselves, in order to sustain their significance and also support their future viability.

#### Impact of the proposal upon the Crown Court

- 6.12 The applicant proposes to carry out the following works to the Crown Court Building:
- a) Reopen existing external doorway onto Citadels garden
- 6.13 The impact of reopening of a currently infilled former doorway is considered low. It is not considered that the proposed reopening of an existing external doorway will have an adverse impact upon the significance of the Building. Rather, it will have some public benefits as it will facilitate public access to the gallery of the Court.
- b) New accessible WC and Floor level raised at the Former Petty Jury Room
- 6.14 This room is located adjacent to the Court Room, and has few historic features of note due to its function as the former Petty Jury Room. The applicant proposes to use this empty room to provide new accessible WC to serve future users of the Building. The historic features of the room will be retained, nevertheless, the installation of the WC will have some low impact upon the historic significance of this room. That being said, the provision of the accessible WC is considered essential given it will facilitate the reuse of the Court room and surrounding vacant rooms as multi-use teaching / events rooms. As for the proposal to raise the floor level, it will facilitate step free access for wheelchair users. As such, this work also considered acceptable as it will allow the effective use of the Building and facilitate access for wheelchair users without any significant harm towards the historic significance of this room.
- c) Removal of window to form new opening to terrace at the Former Labour Group Room
- 6.15 The stone mullioned window is proposed for removal to facilitate access onto the terrace above the modern cell block. The window proposed for replacement and removal is original of high significance and it is considered that the loss of this feature will result in some harm to the appearance of the room and the external appearance of the Building. A concern has been raised to the proposed loss of a historic window to create a doorway accessing a roof terrace in the south elevation of the Crown Court might weaken the defensive character of this bastion and harming its significance.
- 6.16 It is noted that the roof terrace in the Crown Court Building will be used as an outdoor breakout and event space, and it will help to revitalise a secluded part of the Citadels Garden. Furthermore, it will also increase the active surveillance of the Citadels gardens space, whose southern end has long been neglected as it is effectively a cul-de-sac. These interventions create a much more active space that minimises anti-social activity and stimulates

activity through the site. In this case, it is considered that the public benefits this proposed alteration provides would outweigh the less than substantial harm to the heritage asset. As such, it is considered that the proposal to replace a historic window to form a door opening to access on to a proposed roof terrace is acceptable. To ensure the proposed doorway would not have a detrimental impact upon the listed building, it is recommended that a condition is to be included within the decision notice to request for details of the proposed Corten doorway metal panel to be submitted to and approved by the LPA prior to the window taken down.

d) Removal of central bar table, existing radiators, first row of benches to create stage area and raised timber floor to rear platform to create level access from stair lift

- 6.17 The Crown Court court room is a very high significance space. The removal of the court room furniture and by its nature the no longer complete court room will be harmful to significance as the intactness and integrity of the court and its significance will be reduced. The submitted HIA considers the magnitude of impact resulting from the proposed development in the Crown Court building, and has categorised this work as 'high adverse' towards the significance of the Building. An objection was received from the Georgian Group stating that the proposed removal of the central bar table and benches would have the potential to cause irreversible and significant harm to the special interest of the court room.
- 6.18 Whilst the impact of the furniture removal is noted, it is also recognised that the court room by its nature is highly prohibitive to an alternative use due to courtroom fixtures, complex circulation routes and the narrow passages between benches. By removing the central bar table and surrounding benches will help to create a more open space that can be used for lectures or ceremonies. If the bar table remains in-situ, it will significantly reduce the functionality of the space and increase the risk of the space becoming unusable on a daily basis. In addition, new stage area would allow for loose furniture to suit ambulant disabled and other users. As such, it is considered that some modest alterations would be necessary to facilitate a new use. This view is also shared by Historic England and the Council's Urban Design/Conservation Officer.
- 6.19 According to the submitted documents, the intention of the proposal is to celebrate the history of the court room whilst invigorating it with new functions such as small concerts, performance speakers and feature events to encourage more people within the University and local community to inhabit the space. The submitted Courtroom Furniture report (prepared by Purcell) has confirmed that the central bar table is not fixed and is therefore easily movable, and the seating is fixed to the floor with visible metal straps which can be unscrewed from the floor. As part of the mitigation measures, it is proposed that the removed central bar table and seating are relocated within the new buildings of the campus and utilised in specialist meeting and presentation spaces.
- 6.20 Relocation of these elements to another part of the site means that they will

be visible and available for reinstatement in the future if required. This means that the heritage fabric will not be lost and can continue to be appreciated and used in a different context. This also means that this scheme is reversible and the furniture could be relocated back into the court rooms in the future if necessary. Both Historic England and The Council's Urban Design/Conservation Officer agree that this approach to the incorporation of these important spaces within the scheme is a pragmatic one and have raised no objection to the proposed mitigation measure. It is recommended that a condition is to be included to ensure that the fixtures and fitting will be retained within the Citadels buildings and their uses specified. In this case, given that the relocation of small amount of court room furniture will bring the Building back into beneficial use, and that the furniture can be relocated back to the court room in the future, it is considered that the benefits of this proposed alteration provides would outweigh the less than substantial harm to the heritage asset.

- 6.21 The raised timber floor to the rear platform is an inserted platform as evidenced by how it cuts across earlier radiators, as such, it is of no significance. In light of this, the proposal removal of this raised platform to create level access from stair lift is considered acceptable.

e) Removal of high-level glazed panels

- 6.22 The applicant proposes to removal the high-level glazed panels on the backs of some benches to improve visibility of the room. These glass panels are a modern addition and therefore, their removal is considered beneficial and will not have an adverse impact upon the significance of the Building.

f) Reconfiguration of timber panel

- 6.23 On the back level where the raised timber platform is being removed to provide level wheelchair access, the applicant proposes to reduce the height of the timber uprights to allow visibility into the space. This will mean an amendment to the existing panelling and some loss of high significance fabric, however, this loss is relatively small, and the integrity of the courtroom will largely be retained. As such, this work is considered acceptable as it will not cause any significant harm to the Building.

g) New stair lift at landings

- 6.24 As a principal circulation space within the building, this space is of high historic interest. The addition of the stairlift will cause some visual harm to the existing landing areas, although the significance largely relates to the historic value which will be largely unaltered. The stairlift is required to bridge the stairs for wheelchairs to access the proposed ceremony space behind. In light of the significance of the landing areas will be largely unaltered, it is considered that the visual harm caused by the new stair lift would be outweighed by the benefits of the proposed works.

h) Various like-for-like repairs throughout the Building

- 6.25 Various repairs are outlined in the accompanying condition survey report. Although some elements may be considered to have moderate impact upon the significance of the building, such as installation of roof access equipment, the majority of the proposals are like for like repairs, along with some elements to be restored. Therefore, the proposed repair works are considered beneficial to significance. The Council's Urban Design/Conservation Officer has raised no objection to the proposed works.

Impact of the proposal upon the Nisi Prius Building

- 6.26 The applicant proposes to carry out the following works to the Nisi Prius Building:

a) Minor alteration to an existing external doorway and two new platform lifts at corridor allow disabled access from street level to basement

- 6.27 The applicant proposes to utilise an existing external doorway as a new public entrance to the Nisi Prius building. To accommodate that, the applicant would need to remove a step and lower the doorway slightly. Whilst it has a slight impact upon the appearance of the Building, it is considered the proposed alteration is crucial as it will provide a levelled access that can be utilised by the public. In addition, the applicant proposes to install 2 new platform lifts at the corridor adjacent to the court room with an aim to allow disabled access from street level to basement. Whilst it is inevitable that the addition of the platform lifts will lead to some extent of visual harm to the space, it is considered that the platform lifts are essential to bridge the stairs for wheelchairs to access the site. Overall, it is considered that the public benefits of the minor alterations to the external doorway and the installation of two platform lifts at the corridor within the Nisi Prius Building would outweigh the less than substantial harm to this space.

b) New accessible WCs on all floors

- 6.28 Most of the proposed locations for the new WCs are formed of modern partitions and therefore have low or no significance as identified within the submitted HIA. Similar to the new WCs at Crown Court Building, the provision of the accessible WCs is considered essential given it will facilitate the reuse of the Court room and surrounding vacant rooms within the Nisi Prius Building. Since it is not considered that the proposed new accessible WCs will lead to any unacceptable harm to the Building, these works are considered acceptable.

c) Removal of modern subdivisions and modern glazed screens on the back of the benches

- 6.29 It is noted that the building has previously been subject to some unsympathetic alterations, notably during its 1980s refurbishment, a subdivision was built between the offices adjacent to the corridor the court room which was originally a public entrance. The subdivision of this space dates from c.1889 and is not an original feature. Although there is some limited historic interest showing the adaption of the buildings in the 19th

century, this wall divides the public entrance and negatively impacts the spatial characteristics of the room. There are other modern subdivisions on the second and third floors within the Building, which the applicant proposes to removal as part of this application. Likewise, the glass panels on the back of some benches are a modern addition that change the aesthetics of the court room. Overall, it is considered that the removal of the modern subdivisions and glazed screens would have a beneficial impact upon the significance of the Building.

d) New platform lift at first floor corridor adjacent to the court room

- 6.30 Whilst the proposed platform lift will have some visual harm to the space, this space is considered to have low significance due to last alterations made to this space. Nevertheless, the significance of this space largely relates to the historic value which will be largely unaltered by the new platform lift. As the proposed platform lift is required to bridge the stairs

e) Removal of central bar table and first row of benches in court room

- 6.31 Similar to the Crown Court court room, the court room in the Nisi Prius is of very high significance. The removal of the court room furnitures and by its nature the no longer complete court room will be harmful to significance as the intactness and integrity of the court and its significance will be reduced. That being said, given that the relocation of small amount of court room furniture will bring the Building back into beneficial use, and that the retention and reuse of the fixtures and fitting can be satisfactorily mitigated for by planning condition, it is considered that the proposed removal and relocation of the courtroom furniture is acceptable, and that the benefits of this proposed work would outweigh the less than substantial harm to the heritage asset.

f) Various like-for-like repairs throughout the Building

- 6.32 Various repairs are outlined in the accompanying condition survey report. Although some elements may be considered to have moderate impact upon the significance of the building, such as installation of roof access equipment, the majority of the proposals are like for like repairs, along with some elements to be restored. Therefore, the proposed repair works are considered beneficial to significance. The Council's Urban Design/Conservation Officer has raised no objection to the proposed works.

#### Impact of the proposal Upon the Hospital Wing

- 6.33 The applicant proposes to carry out the following works to the Hospital Wing:

a) Removal of external ramp and various internal modern subdivisions

- 6.34 The Hospital Wing façade will be retained. Though, the Hospital Wing has been extensively refurbished in the 20th century and little remains of the historic plan form. Given that the ramp and inserted stud walls are harmful to the significance of the Hospital Wing, the proposed removal of these modern

additions would be considered beneficial. The proposed removal of an external ramp and internal subdivisions will allow level access from the new building (the new business interaction centre) without causing adverse harm to the listed building. The Council's Urban Design/Conservation Officer has confirmed that this will help to open up the space into a form which is more in keeping with its original arrangements.

b) Reopen former openings in the Hospital Wing external elevations (on ground floor level)

- 6.35 The Gaol elevation had two large arched openings that are currently infilled with stonework and modern timber windows. It is proposed to reopen these as entry points into the building. Given the historic access will be reinstated, it is not considered that this work will have any adverse impact upon the listed building.

c) New bridges and openings at first floor of the Hospital Wing

- 6.36 Two new openings are proposed in the gaol elevation of the Hospital Wing. This is to facilitate access to the proposed new build (Business Interaction Centre) to the southwest of the Hospital Wing and the Forum, and encourage the integration of the historic assets with the wider site. In addition, the applicant proposes to have a first floor linking bridge, will bring the building into the heart of the scheme and sustains its use and purpose. Overall, it is accepted that the proposed work will result in some harm to the significance of the listed building, however, given the works are proposed in an elevation that is not highly visible from the public realm and that the proposed alteration would allow an effective use of the existing building, it is considered that the proposed works to the Hospital Wing is acceptable. The proposed development will have any detrimental impact upon the character, appearance and historical significance of the listed building. Both Historic England and the Council's Urban Design/Conservation Officer have confirmed that they have no objection to the proposed works at the Hospital Wing.

#### Impact of the proposal Upon the Statue of Earl of Lonsdale

- 6.37 Given that the external façade of the Nisi Prius building will remain unaltered and that no works are proposed to the statue, cannons or drinking fountain at this site, it is not considered that there will be any introduction of harmful elements into the immediate setting. As such, it is not considered that the proposal will affect the historical significance of the Statue.

#### Impact of the proposal Upon the Gaol Wall

- 6.38 It has been proposed that an opening is to be created at the Gaol Wall to provide a secondary pedestrian route between the City Centre and Carlisle Railway Station, and a direct access to the University campus.
- 6.39 Whilst creating an opening at the Gaol Wall will help to improve the pedestrian permeability through the site and will have numerous positive



knock-on effects to the viability of the City Centre, a concern has been raised that the new opening in the Gaol Wall would harm the legibility of the Citadel gateway/English Street as the primary entry route into the city, and would also harm the defensive character of the robust and impenetrable Gaol wall .

- 6.40 It should be noted that historically English Gate near this location would have been the main route into Carlisle and there is an existing opening in the gaol wall near this location that has been infilled, all adding a precedent for access in this area. Given that there is a historic opening in the Gaol Wall a few metres away from the proposed opening, it demonstrates that the Gaol Wall is not an uninterrupted feature. Nevertheless, it is accepted that a new opening to the Gaol Wall will inevitably have some harm to the significance of the Gaol Wall due to some loss of heritage fabric in the formation of the opening.
- 6.41 In addition, due to the topography of the site, it is required to bridge the height difference either side of the wall. Therefore, the proposed opening at the Gaol Wall will have some visual impact on the setting of the assets and the gardens from the raised earth as well.
- 6.42 This level difference cannot be bridged internally, and the possibility to reuse the previous Gaol Wall opening at a lower level of the site had been explored during the pre-application stage. It was concluded the previous Gaol Wall opening cannot be reused due to the topography of the site and the requirement for a DDA compliant route. The applicant proposes to mitigate the impact by reducing the size of the earthen bank to the minimum required by landscaping. This design option was considered to have the least impact upon the setting of the listed building, and the harm is considered less than substantial, especially when taking into account that the immediate setting has already been impacted by the 20th century cell block. Previous designs involve the utilisation of a corten ramp, however, this was considered more harmful to the semi-natural setting of the gardens and has therefore been discounted.
- 6.43 Whilst it is acknowledged that the proposal to create an opening at the Gaol Wall would lead to some harm to the Grade II Listed Gaol Wall and the setting of the Grade I listed Crown Court, taking into consideration the Gaol Wall is not an uninterrupted feature, the size of the proposed opening and that the opening is created at a discreet location of the Gaol Wall, it is considered that the harm identified would be within the less than substantial harm category.
- 6.44 Meanwhile, it is acknowledged that this part of the site is currently underused and acts as a dead end. As such, it is considered that by having an opening at the Gaol Wall will encourage more use of the Citadels garden spaces and encourage better visitor flow through the campus site.
- 6.45 Given that the proposed location of the opening will increase the legibility of the site and the route from the top of the Citadels Gardens through to the Gaol Wall will be DDA compliant, it is considered that the proposed opening of the Gaol Wall will have great public benefits (please refer to Section 13 for

detailed assessment of public benefits from the proposed Gaol Wall opening). The Council's Urban Design/Conservation Officer also has raised no objection to the proposed opening of the Gaol Wall.

- 6.46 Given that the active frontage and the entrance of the University is located on English Street, and that the opening of the Gaol Wall is modest in size and in a discreet location, it is considered that the Gaol Wall opening will only provide a secondary access point to the amphitheatre/courtyard space and improves city centre permeability. It is considered that English Street will remain the primary route into the City Centre and the proposed secondary opening in the Gaol Wall will not detract from that.
- 6.47 Overall, given that the proposed opening in the Gaol Wall would only cause a low level of harm that is justifiable by the wider benefits of the scheme, it is considered that the principle of having an opening in the Gaol Wall is acceptable in this instance and it will not cause a detrimental harm to the listed building to an extent which is significant enough to warrant refusal of this application.
- 6.48 The creation of an opening in the Gaol Wall is considered acceptable. However, buttressing will probably be required for additional support, and further investigations are recommended to attain the feasibility of this proposal. Given that the applicant would need to investigate whether or not buttress structure will be required for the proposed Gaol Wall opening, and that no details regarding buttressing were provided as part of this application, it is considered that a separate Listed Building Consent would be required in the future (should buttressing is required for the opening of the Gaol Wall), so that the LPA can assess whether or not the proposed buttress structure would be acceptable. This will help to minimise any unnecessary interference with the Gaol wall and to ensure the any proposed buttress structures will not have an adverse visual impact upon the area.

Impact of the proposal upon the Woolworth and Burton's Buildings  
(Non-Designated Heritage Asset)

- 6.49 Although the Woolworth and Burton's Buildings are not listed buildings, the fascia of the Woolworth and Burton's Buildings greatly contribute to the historic character of the area and as such, they are considered as a non-designated heritage asset. Therefore, the effect of the application on the significance of these buildings should be taken into account in determining the application.
- 6.50 As stated within the previous sections, the overall façade and structural elements of the existing Woolworth and Burton's Buildings will be retained. That being said, to enhance the appearance of the façade of the building, the University proposes to replace the existing windows as many of those are corroded and in very poor condition. The proposed new double glazing will help achieve energy efficiency improvements for the building and the steel frame windows will maintain the visual interest of the existing windows. Although it is acknowledged that by replacing some original steel framed windows of the Woolworth and Burton's Buildings will cause some less than

substantial harm to the buildings, it is considered that the proposed works will improve the energy efficiency and visual appearance of the buildings. Therefore, this is considered acceptable.

- 6.51 During Phase 2 of the proposed development, it is proposed that an additional storey is to be added above the Woolworth Buildings. In recognising that the fascia is significant, particularly in the streetscene, the parapet roof line as seen from the street also needs to be understood. Following a series of discussions between the Agent, Architects and Officers, the design for the proposed roof extension has been revised and it now appears to have a lighter visual appearance through the use of slender columns, reduced height and an amended roof edge detail.
- 6.52 Given that the proposed roof extension would be of a lightweight construction and will be set back from the existing perimeter parapet of the building, it will not detract from the overall fascia of the Woolworth Buildings which is of significance. It is also noted that the relatively steep viewing angle along English Street means that much of this extension would not be visible from street level. Overall, whilst it is acknowledged that the proposed roof extension will have a visual impact, it will not constitute substantial harm and will not detrimentally harm the appearance or historical significance of the Woolworth and Burton's Buildings.
- 6.53 With regard to the shop frontages at the Woolworth Buildings, the applicant proposes to replace the glazing and change the materials of the store risers and pillars from granite, steel and tile to sandstone. The Council's Urban Design/Conservation Officer considers that the existing granite fascias, stallrisers and pillars have the potential to contribute to the character of the buildings. That being said, given the sandstone is the dominant material in the fascia of the Woolworth Buildings, it is considered that the use of sandstone at this location will ensure the ground floor frontage of the building is in keeping with the upper sections of the building. Given that the surrounding buildings also have a sandstone finish, it is considered that the proposed change in material for the fascia, store riser and pillar at Woolworth and Burton's Buildings to sandstone is acceptable.

Impact of the Teaching Block and Phase 2 Development upon the setting of the listed buildings

- 6.54 Concerns were received regarding that massing of the Teaching Block and rooftop extensions from the Phase 2 massing would affect the Citadel's primacy, in particular from Victoria Viaduct.
- 6.55 According to the applicant, the Phase 2 quantum is informed by current floorspace of the existing Brampton Road and Fusehill campuses Centre, along with a review of current operating patterns and future requirements. The AUDE Higher Education Estates report sets out that the University of Cumbria is currently operating with between 5-10m<sup>2</sup> per full time student / staff member. As such, the suggested floor space will be required at Phase 2 to accommodate the University's need for expansion.

- 6.56 It is recognised that the design has had to accommodate not only the floorspace to meet the project brief to make the scheme viable, but also minimise heritage impact on setting and key views and to minimise harm to architecture and archaeology, which means that massing is pushed more towards the Victoria Viaduct end of the site, which was agreed in the early stages of the design with the LPA. This protects the setting of the more prominent views around The Crescent and English Street and minimises archaeological disturbance.
- 6.57 It is noted that Victoria Viaduct was a product of the evolution of the Citadel railway, because of this the views provided by Victoria Viaduct are a product of the Victorian era. The original Citadels building was never constructed with such intentional vantage points to appreciate the building. Therefore, it is considered that this view of the Citadel is not a long standing historic view. It is also noted that the view of the Citadel from Victoria Viaduct is a walking view which in itself has been interrupted by other buildings over time. The view of the Citadels from Victoria Viaduct is already partially obstructed by the existing/previous buildings (Paton House, the Kramer Building and the Crown Court toilet block). Whilst it is accepted that the proposal will result in a building that would have a greater mass than the Paton House, and thus will screen the view of the Citadels from certain viewpoints along Victoria Viaduct, the scale of the Citadels Buildings can still be recognised and appreciated from Victoria Viaduct. As such, it is not considered that the Phase 2 development will lead to such a degree of harm that would warrant refusal of this application.
- 6.58 Notwithstanding this, to reduce its impact, the Architects have reduced the proposed height and massing of the elevations of the Phase 2 proposed structures at the parapet level and the façade treatment has also been adjusted to lighten and visually reduce the height. In addition, the colonnade has been omitted on the Southern elevation of Phase 2. It is noted that the proposed Teaching Block will be a stepped structure. The stepping feature has been introduced to respect the visual primacy of the Citadels Buildings. It is considered that these combined amendments will open up the viewpoint to the Citadels from Victoria Viaduct. In light of this, it is considered that the proposed massing of Phase 2 is acceptable within the context of the public benefits of the application being weighed against the 'less than substantial' harm generated by the proposed development.
- 6.59 Overall, it is considered that the proposal will not lead to any significant harm to any of the listed buildings, non-designated heritage asset nor their settings. Whilst less than substantial harm to the significance of the listed buildings were identified, the above assessment has demonstrated that the public benefits of the application will outweigh the less than substantial harm caused by the proposed development, in accordance with paragraph 202 of the NPPF.

Impact Of The Demolition Of 106-114 English Street, Kramer Building & The Toilet Block To The Crown Court

- 6.60 Part of the proposal seeks to demolish a small proportion of the existing

buildings on site to form a new Gateway building (the main entrance for University of Cumbria). The buildings that are proposed to be demolished are the Kramer Building, the late 20th century roof built onto the Hospital Wing serving Kramer House and the building at 106-114 English Street.

- 6.61 The applicant has submitted a Condition Report (Feb 2022) (Ref 003, prepared by Purcell UK) which shows that they are in poor condition and are not suitable for re-use. Given that the English Street façade forms a key feature of the townscape and key views to the entrance of the City, it is considered that the proposed demolition of these buildings which are dated and in poor conditions could provide an opportunity for new development to revitalise the street scene and appearance of the area.
- 6.62 In terms of the proposed demolition of toilet block to Crown Court, it has been demonstrated within submitted HIA that it is a poor-quality late 20th century building that is detrimental to the significance of Crown Court to which it abuts. Although it is built to the rear of the site with less sensitive views, the building is still a negative feature adjacent to a grade I listed asset. Therefore, it is considered that its removal will improve the setting of the building in this location.
- 6.63 The applicant has previously considered having the main entrance at the other sections of Woolworths Building (94-96 English Street) but it was considered that the facade of that section of the Woolworth Buildings has a much greater significance than the facade and the internal structures of 106-114 English Street which is currently in poor condition. As such, the proposed location for the new Gateway building is considered to have the least impact upon the non-designated heritage asset and setting of the listed buildings, especially given 106-114 English Street has the least significance amongst other buildings on site. The demolition of these buildings will enable the construction of a Gateway Building which will turn help to attract and optimise the footfall required to maintain an active frontage along this part of English Street. This will also ensure that English Street will remain the primary route into the City Centre whilst allowing the Citadels Buildings continue to be appreciated by visitors and residents of Carlisle. In light of this, it is considered that the demolition of 106-114 English Street, Kramer Building and the Toilet Block to The Crown Court is acceptable within the context of the public benefits of the application being weighed against the 'less than substantial' harm generated by the proposed demolition.

#### Reinstatement Of Railings To Citadel Gardens

- 6.64 It is noted that a series of public realm works are proposed, notably the re-erection of the lost perimeter railings to the Citadel Gardens. The railings were an original feature demarking the Citadel gardens from the road. The proposed reinstatement of the railing to Citadel Gardens not only will demark the gardens as a green space and restore a lost feature but they will also enhance the setting of the Citadels and the wider public realm and conservation area. In this instance, it is considered that the proposal to reinstate the railings to the citadel gardens is acceptable and it will not adversely affect the historical significance of any listed building.

## 2. Sustainable Development - Benefits Of The Proposed Development

- 6.65 The overarching aim of the proposal is to create a new campus development for the University of Cumbria that will allow them to consolidate their operations into a visible, accessible and high-quality campus within the city centre of Carlisle. The new campus will replace the two existing poorly located and dated campuses at Fusehill Street and Brampton Road. The proposal also seeks to revitalise Carlisle and the City Centre by improving the access route to the City Centre and enhancing the environmental infrastructure on site, including energy conservation, green infrastructure and landscaping. The Proposal seeks to attract more people to study, work and live in Carlisle, and contribute to the improvement of productivity across Carlisle and the Borderlands region.
- 6.66 The redevelopment of the Citadels site has numerous benefits that would help to regenerate the City Centre of Carlisle. According to the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 6.67 Paragraph 10 of the NPPF states that at the heart of the Framework is a presumption in favour of sustainable development and, in applying this principle, Paragraph 11 goes on to require that decision making should apply this presumption in favour of sustainable development.
- 6.68 This coincides with the objectives of CDLP Policy SP1 which state that Carlisle City Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF, and will work proactively with applicants, and communities, jointly to find

solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions of the District.

### **Economic Benefits** .

- 6.69 In terms of Economic benefits of the proposal, it is recognised that the University currently makes a significant contribution towards the local, regional and national economy. According to the submitted documents, its most recent assessment of its economic impact indicated a worth annually of some £120 million to the regional (Cumbrian) economy, and £230 million to the national Economy.
- 6.70 Work carried out for the Cumbria Learning Improvement Service (LIS) has identified that Cumbria has, based on current projections, the slowest growing population of any Local Economic Partnership (LEP) area across England. In addition, the LIS evidence base also identified that the workforce in Cumbria has a low proportion with higher levels qualifications, and the lowest absolute number of people educated to NVQ level 4 or better of any LEP area in England. This represents that Cumbria currently has a very thin pool of higher-level skills impacting on productivity.
- 6.71 CDLP Policy SP10 provides a clear commitment that the City Council will work with partners to develop a skilled population and workforce within Carlisle. The policy states that the City Council will support developments which relate to the operational needs of the District's higher, further and specialist education establishments including the University of Cumbria.
- 6.72 One of the major roles of the Citadels project is to attract and retain more workers, especially graduate level workers, which will help address the demographic and thin pool of higher-level skills challenges in Cumbria/Borderlands.
- 6.73 The two existing campuses have a low presence in the City, nor do they give any indication that Carlisle is a university city. They severely constrain the growth of the University and its ability to provide the best education and training in the following ways:
- a) The campuses are hidden away and have a low profile for visitors and prospective students alike (both younger undergraduates, but also business users).
  - b) There is a lack of high quality business-facing facilities and provision.
  - c) The campuses are poorly located and, in the case of Brampton Road in particular, relatively inaccessible to the city centre (and the train station).
  - d) The buildings are old and not suited to modern HE provision and, in particular, the ability to deliver blended provision using the latest digital technology is constrained.
  - e) The campuses are separate and cannot be run efficiently together creating a significant running cost overhead.
  - f) The spread out nature of facilities means there is a lack of a critical mass

of facilities for students in one location

As such, it is recognised that there is a need for a new campus at a centralised and prominent location to accommodate future growth for the University and attract more students, learners and skilled workforce.

- 6.74 According to the submitted details, it has been projected that the new higher education facilities will increase the total number of undergraduate and postgraduate students studying in Carlisle each year by around 1,200 extra full-time equivalent (FTE) students compared to the baseline without the new campus (around 1,900 FTEs). This represents roughly 400 extra new graduate entrants to the labour market each year. As a result, significant productivity benefits will be generated in Cumbria and the Borderlands region.
- 6.75 Apart from students, the submitted documents confirms that the proposal will also improve engagement between the University and employers, and so to help expand the number of people already in the workforce to get involved in higher skills development. Since the proposal will attract more people to enter higher education or engage in higher skills development, it is considered that the proposal will generate significant productivity benefits in Cumbria and the Borderlands region.
- 6.76 In addition, the proposed development will create numerous direct and indirect jobs throughout the construction phase and additional jobs through the operation of the campus. According to the submitted documents, the proposed development has the potential to facilitate the creation of approximately 145 temporary direct full time employment construction jobs and 219 temporary indirect full time employment jobs per annum over the approximate 32 month construction period. During the operation of the University Campus, it is anticipated that an additional circa.164 full time employment university jobs will be created over the 20 years from opening in 2025/26.
- 6.77 It is acknowledged that Carlisle, as with other towns and cities, faces considerable challenges in its high street with declining footfall and increased vacancy rates in the retail sector, which have been accelerated by Covid-19. Therefore, maintaining and boosting the vibrancy of the city centre is critical as part of efforts to ensure Carlisle is an attractive place to live, work and visit.
- 6.78 The proposed development will increase footfall to a key gateway site into Carlisle City Centre, which will consequently have a wider knock-on effect of increasing the vitality, vibrancy and viability of Carlisle City Centre's Primary Shopping Area. This will help to encourage economic activity and revitalisation of the high street and Carlisle City Centre, and will also help to boost the general liveability of Carlisle for current and future residents, visitor and workers. As such, it is considered that the proposal will have significantly benefits to the Carlisle's economy and housing market.



## **Social Benefits**

- 6.79 In terms of social benefits of the proposal, the new campus will deliver a mixture of modern, high quality and innovative educational facilities for use by existing and future University of Cumbria students. These include fully digital enabled teaching spaces, business interaction spaces, and university administration and support services space.
- 6.80 Apart from that, the proposed development will also generate significant social benefit by opening up cultural facilities run by University of Cumbria. The new cultural facilities right in the city centre at the Citadels site will include the university's centre for digital transformation, a 200 seater multi-purpose lecture theatre and internal and external exhibition areas.
- 6.81 Although these facilities will primarily be for teaching/education purposes, the University has confirmed that they will also be made available to the wider community, members of the public and local groups, particularly through a partnership with Multi Cultural Cumbria (to be based at the Citadels Campus) and as partners of the Carlisle Culture Consortium. The new campus will provide venues that can be used by other cultural organisations and open up the University's own cultural activity more widely. This in turn will support and enhance the cultural sector in the city, and improve the overall attractiveness and liveability of Carlisle as a city.
- 6.82 In addition, the proposal will allow the site to be opened up to the public, increasing permeability and accessibility to the Site, City Centre and the surrounding area through the development of a central publicly accessible space, known as 'The Forum', providing residents and visitors with improved recreational space in a highly sustainable location.

## **Environmental Benefits**

- 6.83 In terms of environmental benefit, the application site is located within a central city centre location which is accessible via a range of sustainable modes of transport. In comparison to the existing campuses, the location of the proposed new campus will facilitate and encourage staff, students and visitors to access by public transport or walking/cycling rather than private vehicles.
- 6.84 The proposed development will incorporate elements of new build construction and the refurbishment of existing buildings on site. Given that Listed assets are involved, the proposed development has been designed through using Fabric First approach combined with energy efficiency measures and renewable energy generation to achieve a net-zero-ready scheme. In addition, the proposal has incorporated electric vehicle charging points. 10% of the proposed electric vehicle car parking bays will be 'active' upon the opening of the site, with additional 40% of parking bays future proofed with ducting and cabling so that EV infrastructure can be readily provided if future demand increases on site.

- 6.85 The proposed development will dramatically reduce the University's energy demand and usage, and will respond positively to all national regional and local energy policies (Please refer to Section 12 for further assessment with regard to sustainable construction).
- 6.86 According to the submitted details, the proposed development will also result in the creation of higher quality habitats post-development with a biodiversity net gain of 100.4% on Site, resulting in an extremely positive impact on the environment.
- 6.87 In light of the above, it is considered that the proposal will bring numerous social, economic and environmental benefits to Carlisle. The proposed development is therefore considered to be a sustainable development, in line with the NPPF and objectives of CDLP Policy SP1.

## **Conclusion**

- 6.88 The proposed development will deliver a University campus in a sustainable and central city centre location, and will bring the Citadels Buildings back into beneficial use. The proposal will provide modern and innovative educational facilities for use by existing and future University of Cumbria students, and will also strengthen the University's role as the anchor higher education institution for Cumbria and would hopefully encourage more young people in Cumbria progress into higher education.
- 6.89 The design of the proposal has been engineered to be a low carbon solution , with the ability to help the university become a Net Zero Carbon organisation. It can also be seen that the design of the proposal respects the rich history of the site, which is embedded in the Listed Buildings and non-listed retained buildings, as well as within buried archaeology.
- 6.90 The proposal will facilitate connection, optimise footfall and create an enhanced sense of place by providing alternative routes into the City Centre, and will help to re-establish English Street as an important thoroughfare and public place within the city.
- 6.91 Overall, the application has demonstrated that the proposal has numerous benefits both socially, economically and environmentally.
- 6.92 The assessment of this planning application has taken into account all relevant planning material considerations, including the effect of the application on the significance of all listed heritage assets on site. Great weight is afforded to any harm to heritage assets and in particular the listed buildings of greater historical significance which are particularly relevant to this application. It is considered that the proposal will not cause any substantial harm but will cause some less than substantial harm to two Grade I listed buildings (Crown Court and Nisi Pirus) due to the relocation of court room furniture, raising of internal floor levelling and the installation of WCs and platform lifts; Grade II listed Hospital Wing due to some loss of historic fabric from the new openings; Grade II listed Gaol Wall due to the loss of historic fabric from the proposed opening. However, it has been clearly

demonstrated within the application that the public benefits of the proposal will outweigh the identified harms.

- 6.93 Overall, It is considered that the application is in full accordance with both local and national planning policies. Whilst it is noted that the proposal will cause some 'less than substantial' harms to a few listed buildings, the proposal has clearly demonstrated within the application that the public benefits of the application will outweigh the identified harms, and therefore listed building consent should not be withheld, in accordance with paragraph 202 of the NPPF, Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and CDLP Policy HE3. In light of the above, it is recommended that this application is approved with conditions.

## **7. Planning History**

- 7.1 The following planning history relates to the assessment of this planning application:

**The 'Offices and Former Nisi Prius Buildings' contains the following significant planning applications:**

(Pre 1974) TP1838- Provision of additional 3,500 sq.ft. of office accommodation by construction of three new floors:- Two to Citadel Row Block, one to English Street Block. Granted.

**The 'Former Crown Court Buildings' contains the following significant planning applications:**

- 99/9009 - Internal alterations, redecoration and re-routing of surface-mounted services to provide a new reception area, disabled WC and disabled access
- 98/9018 - Items of minor alteration in former Grand Jury Room, replacement of glazed ceiling panels in former Courts Entrance Foyer (LBC)
- 93/9022 - Change of use of part of the old Crown Court buildings from Crown Courts to County Council office use (Reg 3 App)
- 01/9011 - Lift installation to access first floor and brass tubular handrailing to grand staircase (LBC) Permission was granted.
- 01/9017 - Remodelling of modern extension including glazed corridor and access ramp (LBC) Permission was granted.

**The 'Paton House' building and surrounding area to the rear contains the following significant planning applications:**

- 94/0899 - Change of use of vacant garage to public car park. Permission was granted.
- 98/0078 - Renewal of permission for part of former garage for car parking (80 spaces), Permission was granted.
- 01/0232 - Change of use of part of garage to car parking (80 spaces), Permission was granted.
- 14/9002/CTY - Installation Of Cast Iron Downpipe And Hopper To

Discharge To New Gulley (LBC), Permission was granted.

- 17/9007/CTY - Demolition Of The Lower Gaol Yard And Lonsdale Buildings. Permission was granted.

- 18/9003/CTY - Change Of Use To A Surface Level Car Park And Erection Of Ancillary Infrastructure

- 20/0867 - Demolition Of Building at Paton House, 9 Victoria Viaduct. Permission was granted.

- 21/0633 - Discharge Of Conditions 3 (Level 2 Survey); 4 (Construction Management Plan) And 5 (Construction Phase Traffic Management Plan) Of Previously Approved Application 20/0867. Permission was granted.

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

1. The works identified within the approved application shall be commenced within 3 years of this consent.

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

2. The development shall be undertaken in strict accordance with the approved documents for this Listed Building Consent which comprise:

1. the submitted planning application form, received 29 Mar 2022;
2. Location Plan (Dwg No. DAY-XX-XX-DR-A-04-0100), received 29 Mar 2022;
3. Proposed Site Plan (Dwg No. DAY-XX-XX-DR-A-04-0110), received 29 Mar 2022;
4. Proposed Block Plan (Dwg No. DAY-XX-XX-DR-A-04-0124), received 29 Mar 2022;
5. Section and elevation Key (Dwg No. DAY-XX-XX-DR-A-04-0125), received 29 Mar 2022;
6. Demolition GIA Use Category Plans (Dwg No. DAY-XX-ZZ-DR-A-04-0152), received 29 Mar 2022;
7. Phase 2 GIA Use Category Plan (Dwg No. DAY-XX-ZZ-DR-A-04-0154), received 29 Mar 2022;
8. New Build GEA Plans Phase 2 (Dwg No. DAY-XX-ZZ-DR-A-04-0156), received 29 Mar 2022;
9. Crown Court Demolition Plans (Dwg No. DAY-XX-ZZ-DR-ID-04-0132, Rev A), received 10 Jun 2022;
10. Nisi Pirus Demolition Plans (Dwg No. DAY-XX-ZZ-DR-ID-04-0133, Rev A), received 10 Jun 2022;
11. Site Elevations (Street Scenes) Proposed Phase 1 (Dwg No.

- DAY-XX-XX-DR-A-04-1105, Rev A), received 10 Jun 2022;
12. Site Elevations (Street Scenes) Proposed Phase 2 (Dwg No. DAY-XX-XX-DR-A-04-1106, Rev A), received 10 Jun 2022;
  13. Site Elevations (Central Plaza) Proposed Phase 1 (Dwg No. DAY-XX-XX-DR-A-04-1108, Rev A), received 10 Jun 2022;
  14. Site Elevations (Central Plaza) Proposed Phase 2 (Dwg No. DAY-XX-XX-DR-A-04-1109, Rev A), received 10 Jun 2022;
  15. Woolworths Elevations Proposed Phase 1 (Dwg No. DAY-XX-ZZ-DR-A-04-1102, Rev A), received 10 Jun 2022;
  16. Woolworths Elevations Proposed Phase 2 (Dwg No. DAY-XX-ZZ-DR-A-04-1103, Rev A), received 10 Jun 2022;
  17. Site Demolition Plan Phase 1 (Dwg no. DAY-XX-XX-DR-A-04-0130), received 29 Mar 2022;
  18. Site Demolition Plan Phase 2 (Dwg no. DAY-XX-XX-DR-A-04-0131), received 29 Mar 2022;
  19. General Arrangement Plan - Lower Ground Floor Proposed Phase 1 and 2 (Dwg no. DAY-XX-B1-DR-A-04-0111), received 29 Mar 2022;
  20. General Arrangement Plan - Ground Floor Proposed Phase 1 and 2 (Dwg no. DAY-XX-00-DR-A-04-0112 Rev A), received 14 Jul 2022;
  21. General Arrangement Plan - First Floor Proposed Phase 1 (Dwg no. DAY-XX-01-DR-A-04-0113), received 29 Mar 2022;
  22. General Arrangement Plan - First Floor Proposed Phase 2 (Dwg no. DAY-XX-01-DR-A-04-0114), received 29 Mar 2022;
  23. General Arrangement Plan - Second Floor Proposed Phase 1 (Dwg no. DAY-XX-02-DR-A-04-0115), received 29 Mar 2022;
  24. General Arrangement Plan - Second Floor Proposed Phase 2 (Dwg no. DAY-XX-02-DR-A-04-0116), received 29 Mar 2022;
  25. General Arrangement Plan - Third Floor Proposed Phase 1 (Dwg no. DAY-XX-03-DR-A-04-0117), received 29 Mar 2022;
  26. General Arrangement Plan - Third Floor Proposed Phase 2 (Dwg no. DAY-XX-03-DR-A-04-0118), received 29 Mar 2022;
  27. General Arrangement Plan - Roof Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-0119 Rev A), received 10 Jun 2022;
  28. General Arrangement Plan - Roof Proposed Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-0120 Rev A), received 10 Jun 2022;
  29. General Arrangement Plan - Hospital Wing and Crown Court Building Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-0121 Rev A),

received 10 Jun 2022;

30. General Arrangement Plan - Nisi Prius Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-0122 Rev A), received 10 Jun 2022;
31. Section Through Site Axis Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2101 Rev A), received 10 Jun 2022;
32. Section Through Site Axis Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2102 Rev A), received 10 Jun 2022;
33. Sections longitudinal Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2103 Rev A), received 10 Jun 2022;
34. Sections longitudinal Proposed Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2104 Rev A), received 10 Jun 2022;
35. Sections Transverse Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2105 Rev A), received 10 Jun 2022;
36. Sections Transverse Proposed Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2106 Rev A), received 10 Jun 2022;
37. Section Floor Levels Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2107 Rev A), received 10 Jun 2022;
38. Section Floor Levels Proposed Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2108 Rev A), received 10 Jun 2022;
39. 3D Sections A B C Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2117 Rev A), received 10 Jun 2022;
40. 3D Sections D E F Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2118 Rev A), received 10 Jun 2022;
41. 3D Sections G H Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2119 Rev A), received 10 Jun 2022;
42. 3D Sections A B C Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2120 Rev A), received 10 Jun 2022;
43. 3D Sections D E F Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2121 Rev A), received 10 Jun 2022;
44. 3D Sections G H Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2122 Rev A), received 10 Jun 2022;
45. Business Interaction Centre Floor Level Section Plan (Dwg no. DAY-BB-ZZ-DR-A-04-2125), received 10 Jun 2022;
46. Hospital Wing Floor Level Sections Plan (Pt 1) (Dwg no. DAY-BB-ZZ-DR-A-04-2123), received 10 Jun 2022;
47. Hospital Wing Floor Level Sections Plan (Pt 2) (Dwg no. DAY-BB-ZZ-DR-A-04-2124), received 10 Jun 2022;

48. General Arrangement Plan (Dwg no. UG\_471\_LAN\_GA\_DRW\_001 Rev P16), received 30 Jun 2022;
49. Gaol Wall Opening (Dwg no. DAY-XX-XX-DR-A-04-2113 Rev A), received 10 Jun 2022;
50. Facade Study - New Build Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2111 Rev A), received 10 Jun 2022;
51. Facade Study - New Build Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2112), received 10 Jun 2022;
52. the Notice of Decision; and
53. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. The development shall be undertaken in general accordance with the approved documents for this Listed Building Consent which comprise:
  1. Carlisle Citadels: Archaeological Impact Assessment (undertaken by Oxford Archaeology), received 29 Mar 2022;
  2. Bat Survey Report (undertaken by Urban Green), received 29 Mar 2022;
  3. Biodiversity Net Gain Design Stage Assessment (undertaken by Urban Green), received 29 Mar 2022;
  4. Condition Survey (undertaken by Purcell), received 29 Mar 2022;
  5. Carlisle Citadels Conservation Management Plan (prepared by Purcell), received 29 Mar 2022;
  6. Demolition Statement (Revision: P01, prepared by Curtins), received 29 Mar 2022;
  7. Energy & Sustainability Statement (Ref: 16110-HYD-XX-XX-RP-Y-5002, prepared by Hydrock Consultants Limited), received 29 Mar 2022;
  8. Written Scheme of Investigation for an Archaeological Evaluation and Watching Brief, received 29 Mar 2022;
  9. Heritage Impact Assessment (Issue 02, undertaken by Purcell), received 29 Mar 2022;
  10. Interim Travel Plan (Revision: V04, prepared by Curtins), received 29 Mar 2022;
  11. Phase 1 Preliminary Risk Assessment (Revision: V02, prepared by Curtins), received 29 Mar 2022;
  12. Preliminary Ecological Appraisal (prepared by Urban Green), received 29 Mar 2022;

13. Servicing Strategy (Revision: V03, prepared by Curtins), received 29 Mar 2022;
14. Stage I Visual Structural Condition Appraisal (prepared by Curtins), received 29 Mar 2022;
15. Townscape & Visual Impact Appraisal (prepared by Urban Green), received 29 Mar 2022;
16. Transport Assessment (Revision: V03, prepared by Curtins), received 29 Mar 2022;
17. Urban Design Framework Statement (prepared by Urban Green), received 29 Mar 2022;
18. Geophysical Survey Report (prepared by SUMO Geophysics Ltd), received 1 Apr 2022;
19. Arboricultural Impact Assessment (AIA) (undertaken by Urban Green), received 10 Jun 2022;
20. Historic Buildings Design and Usage Review (Revision G, prepared by Purcell and Day Architectural Ltd), received 10 Jun 2022;

**Reason:** To define the permission.

3. Details and drawings including sections and elevations and a method statement for the restoration and repair of any existing windows and doors, panelling and other period joinery shall be submitted to and approved in writing by the Local Planning Authority prior to any works to these features. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, and in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

4. All existing historic doors within the listed buildings shall be retained and if required to be altered in any way, details shall be submitted to and approved in writing by the local planning authority prior to any works to the doors. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, and in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

5. Prior to the insertion of any new doors, details at a scale of 1:5 of new doors including construction, means of affixing to the wall, the size, proposed frames, panels and depth of reveal and new internal doors (listed buildings only) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in



accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, and in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

6. Notwithstanding any information as submitted, prior to the insertion of any new/replacement windows on any listed buildings, details at a scale of 1:5 of any new windows, including the construction, means of affixing to the walls, the size, glazing, opening mechanisms, cill and lintol arrangement and the depth of the reveal shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth and Burton's Buildings. In accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

7. Full details of sound proofing and fire protection measures shall be submitted to and approved in writing by the Local Planning Authority prior to any of these measures being undertaken. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, and in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

8. Prior to the commencement of the development hereby approved, a Conservation Strategy shall be submitted to and approved in writing by the Local Planning Authority detailing the protection of all historic features, including staircases, windows and glazing, fireplaces, panelling, plaster ceilings, cornicing and any other internal architectural features, during the works to the buildings. Thereafter all works to historic features shall follow this strategy.

**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth Buildings, and in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

9. Prior to the installation of any platform lifts, details of the location, materiality and means of fixing to the listed structures shall be submitted to and approved by the local planning authority.

**Reason:** In the interest of the appearance and character of the listed buildings. In accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

10. Prior to the removal of the window at the Former Labour Group Room at the Crown Court Building (as shown on Carlisle Citadels Conservation Management Plan, prepared by Purcell, received 29 Mar 2022), details of the proposed roof terrace access shall be submitted to and approved by the local planning authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

11. Prior to the removal of any Court Room furniture in Nisi Prius and the Crown Court Buildings, a programme of works for the court room furniture relocation, and photographs and drawings as existing, and as proposed, shall be submitted to and approved in writing by the Local Planning Authority. The programme of works shall identify how and by whom supervision of the works shall be undertaken and shall include details regarding the exact proposed locations (within the application site) and uses for the removed court room furniture. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, and in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

12. Details of the paint colour and finish, including manufacturer's specification to be used on the internal (listed buildings only) and external areas of the existing buildings shall be submitted to and approved in writing by the Local Planning Authority prior to any painting work commencing. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth and Burton's Buildings, and in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

13. Prior to the commencement of any works (excluding demolition and foundation works), full details of all proposed gating, including pedestrian gates, within the application site shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include detailed design and size of the gates.

**Reason:** In the interest of the appearance and character of the listed buildings and the conservation area, in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

14. Notwithstanding the details that have been submitted with the application, full details including drawings and manufacturers details where appropriate

of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to any works to the boundaries. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth and Burton's Buildings, in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

15. Prior to the occupation of phase 1 of the development, an Operational Management Plan shall be submitted to and approved in writing by the LPA. The Operational Management Plan shall, as a minimum, cover the following points:

1. The location of all ground/lower ground external access points and how they will be managed
2. How all external access points will be controlled during the day and out of hours i.e. fob/key card
3. The times that the external access gates will be closed to the public
4. The location of CCTV
5. Noise management for any external event at the Forum

**Reason:** In accordance with Policies CM4 and HE3 of the Carlisle District Local Plan 2015-2030.

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