

## SCHEDULE A: Applications with Recommendation

20/0445

Item No: 02

Date of Committee: 09/10/2020

**Appn Ref No:**  
20/0445

**Applicant:**  
Old Brewery  
Developments Ltd

**Parish:**  
Carlisle

**Agent:**  
Unwin Jones Partnership

**Ward:**  
Cathedral & Castle

**Location:** 18 Maltmill House, Bridge Lane, Caldewgate, Carlisle, CA2 5SR

**Proposal:** Change Of Use From Former Student Flat To Gym With Minor Alterations

**Date of Receipt:**  
06/07/2020

**Statutory Expiry Date**  
31/08/2020

**26 Week Determination**  
06/11/2020

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### REPORT

**Case Officer:** Richard Maunsell

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether The Principle of Development Is Acceptable
- 2.2 Scale And Design
- 2.3 The Impact Of The Development On Heritage Assets
- 2.4 The Effect On The Living Conditions Of Occupiers Of Neighbouring Premises
- 2.5 Potential For Crime, Disorder And Anti-Social Behaviour
- 2.6 Highway Issues
- 2.7 Development Within The Flood Zone

#### 3. Application Details

##### The Site

- 3.1 Maltmill House comprises a one of a group of five buildings of which 'old Brewery Residences', 'Tun House' and 'Maltmill House' are Grade II Listed

Buildings.

- 3.2 The site is located in the Caldewgate area of Carlisle to the north of Bridge Street with good access to the city centre, transport links and public car parks. The site is bound to the north by Caldew Maltings, to the east by the River Caldew beyond which is Devonshire Walk public car park and Carlisle City Centre Conservation Area, to the south by Castle Way and to the west by the Little Caldew watercourse.

## **Background**

- 3.3 The buildings previously housed The Carlisle Old Brewery company until its closure in 1987. There then followed a period of internal demolition and strip out. The building was listed in 1987.
- 3.4 In 1993 the site was substantially redeveloped to form the Northumbria University Halls of Residence. Impact Housing Association acquired the site from the then Northumbria University in November 2014. The buildings have been occupied as student residence until September 2016 and have been vacant since.
- 3.5 The student numbers in Carlisle were anticipated to increase and planning applications were approved in Denton Holme on Denton Street and Norfolk Street accordingly. However, the demand for student accommodation did not meet the expectation and take up of student accommodation stagnated. Occupation numbers reduced by two thirds at the Old Brewery since 2012 and this prompted Impact Housing Association to review their options. Feasibility studies concluded that conversion to affordable housing was the most practical and sustainable option.
- 3.6 The site is also located in Flood Zone 3 and was flooded in 2005 and again in 2015. However, the site is within an area benefiting from flood defences.

## **The Proposal**

- 3.7 This application seeks full planning permission for the change of use of part of the ground floor of Maltmill from that of a student flat to a specialist support gym.
- 3.8 Minor works are proposed to the listed building which will be minimized to accommodate the gym and associated facilities and will incorporate flood resilience measures. In order to facilitate the change of use, some alterations are proposed to the building, which in summary comprise of:
- the floor will be overlaid and insulated;
  - stud partitions will be erected forming an office, changing area and toilets;
  - the area will be rewired, drainage altered and new gas and electricity supplies installed;
  - externally the only visible change will be the alteration of a window opening to form a door within the courtyard.

- 3.9 Two additional car parking spaces are to be provided within the overall site.

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

- 4.1 This application has been advertised by means of a site notice, a press notice and direct notification to the occupiers of 49 of the neighbouring properties. In response, two letters of objection have been received and the main issues raised are summarised as follows:
1. the opening of the emergency gates between Caldew Maltings and the Old Brewery would cause a huge problem and be a very dangerous rat run, if flooding were to occur again would be very, very dangerous;
  2. due to the restricted parking, neighbouring residents have to pay for a space. Due to the limited number of spaces for the gym, users would park in residents spaces;
  3. the application states that there is no new or altered vehicular access but the proposals include opening the road from Caldew Maltings into the Old Brewery;
  4. previous planning permissions have insisted the gates should be erected to block direct access to Bridge St/ Castle Way and should only be open for access for emergency services to the Old Brewery;
  4. the site should be developed comprehensively and with sensitivity, rather than in a piecemeal way;
  5. the proposal for a gym uses only half a block of student flats yet takes up the total car park for the whole of the Old Brewery site which will create major difficulties when proposals for further uses of the site are considered;
  6. should the applicant propose apartments in other parts of the development, what car parking provision is made?;
  7. what protection is proposed to ensure the parking rights of Caldew Maltings residents are not impinged upon?.
- 4.2 In addition to the letters of objection, additional correspondence was submitted during the consultation process for the listed building consent application with that application number being quoted; however, the issues raised relate to the planning application and are summarised as follows. The one letter commenting on the proposal raises the following:
1. it isn't clear whether this would be a commercial gym but the reference to 34 parking spaces would suggest it is;
  2. the hours of opening are not stated;
  3. The traffic layout also highlights a potential rat run for cars leaving Willowholme Road, in that the traffic lights on Bridge Lane can be bypassed which allows uncontrolled access for cars onto the dual carriageway at Bridge Lane.
- 4.3 Eleven letters of support have been received and the issues raised are summarised as follows:
1. the space will be to house a Not-For-Profit Community Interest female fitness centre, not a large commercial gym where the women in

- attendance would be fully supported by a team to help empower them to improve their Mental and Physical Health & Wellbeing;
2. the centre in question is for a small group of women (around 160 members) with a percentage having long term health conditions, acute care needs and some having mental ill health;
  3. it will be the ground floor to the overall building which will allow wheelchair access, something which is not available in the current location;
  4. the increase in parking spaces will allow the members to park safely and securely away from side roads and residential areas;
  5. the existing premises is no longer fit for their needs and use and the gym has been undertaking some great work at their site in Denton Holme. This new premises will significantly improve the environment for their activities and services and will be an asset for local residents in the area. All activities are delivered by well qualified instructors and this ensures that the services and opportunities being made available are inspiring and of the highest quality.

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

**Cumbria County Council - (Highways & Lead Local Flood Authority):** - the following comments have been received:

### Local Highway Authority

It has been confirmed that the site overall has 34 parking spaces and an additional two will be provided as part of this development and will be reserved for users of the gym within the red line boundary. Additionally, it has been confirmed that there is no proposal to open the emergency access gates for two way access to Caldew Maltings. On this basis, the proposal will not have a severe impact to the highway.

### Lead Local Flood Authority (LLFA)

The LLFA has records of minor surface water flooding within the red line boundary west of the site which indicate a 0.1 percent (1 in 1000) chance of flooding occurring each year and the Environment Agency (EA) surface water maps indicate that the site is within flood zone 2 and 3, you may wish to consult with the EA in relation to flood risk assessment;

**Planning - Access Officer:** - no objection.

## **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 is the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and Policies of SP1, SP2, SP6, SP9, EC6, EC9, IP2, IP3, CC4, CM4, CM5, HE3 and HE7 of the Carlisle District Local Plan 2015-2030 are also relevant. The council's Supplementary Planning Document (SPD) "Designing Out Crime" is also a material planning consideration. The proposal raises the following planning issues.

## 1. Whether The Principle of Development Is Acceptable

- 6.3 Within the NPPF there is a presumption in favour of sustainable development. Paragraph 7 requires that:

*"The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs."*

- 6.4 Paragraph 8 continues and identifies that to achieve sustainable development there are three overarching objectives. Paragraph 10 states *"so that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11)."*

- 6.5 Policy EC6 of the local plan reflects the hierarchical approach of retail and main town centre uses for the district in Policy EC2 which is itself consistent with the Framework which seeks to protect vitality and viability of existing centres and also provides for new centres within strategic sites across the district. Under the NPPF, a gymnasium is defined as a 'Main Town Centre' use. Paragraph 86 of the Framework states that:

*"Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered."*

- 6.6 Paragraph: 011 Reference ID: 2b-011-20190722 Revision date: 22 07 2019 clarifies that it is *"...for the applicant to demonstrate compliance with the sequential test (and failure to undertake a sequential assessment could in itself constitute a reason for refusing permission)."*

- 6.7 Paragraph 89 of the NPPF requires impact assessments to be completed on retail and leisure proposals over 2,5000 square metres if there is no locally set threshold. The impact assessment should include consideration of *"the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal"* and *"the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme)."*

- 6.8 The site is approximately 0.58 kilometres (0.36 miles) south-west of the city centre and 95 metres west of the city centre boundary in a direct line and is therefore considered to be an 'edge of centre' location and as such, a Sequential Test has been submitted as part of this application. Paragraph 86 states:

*“Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.”*

- 6.9 Paragraph 87 of the NPPF continues:

*“When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.”*

- 6.10 In this instance, the proposal involves the use of a building as a gymnasium which is a 'Main Town Centre' use. Such uses are required to be in city centre locations unless supported by a sequential test. The sequential test submitted as part of this application identifies specific criteria each location had to satisfy, namely:

- a) a floor area of circa 2,000 square feet;
- b) an open plan layout to use as a gym and multi-purpose exercise area;
- c) a ground floor premises for the elderly and less physically mobile;
- d) an easily accessible location with good access to public transport;
- e) a safe location where the more vulnerable users will feel comfortable and will feel happy to walk in the evenings;
- f) some allocated parking on site for the less mobile (two spaces have been allocated at 17 Maltraville House);
- g) affordable rent. iCan are a 'not for profit' organisation and are looking for a reputable landlord who can provide them long term security.

- 6.11 A total of 38 premises were considered and are assessed in the Sequential Test. They were largely discounted as being excessively large, having a multi-floor layout, prohibitive cost of refurbishment, rental values and several are less sequentially preferable. The report concludes in paragraph 4.3 that:

*“It is considered that the current location of the business in Denton Holme is an out of centre location, and is therefore less sequentially preferable than the proposed site at 17 Maltraville House. It is also no longer available to iCan, hence their need to relocate.”*

- 6.12 As such, the author of the report concludes that there are no sequentially preferable sites for the proposed use and that the sequential test has been passed.

- 6.13 The applicant has properly applied a sequential site approach and therefore has adequately demonstrated that there are no alternative suitable sequentially preferable sites available. The proposal is considered to be compliant with the objectives of the NPPF, NPPG and policies of the local plan and the principle of development is acceptable. The remaining issues raised by the proposed development are addressed in the following paragraphs.

## **2. Scale And Design**

- 6.14 The NPPF promotes the use of good design with paragraph 127 and the sentiments are repeated in paragraph 130. Policies seek to ensure that development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy SP6 of the local plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing.
- 6.15 The proposal involves alterations to the building which in the majority are internal. The only external change involves the formation of a door opening in the rear elevation. In the context of the proposal, the external alteration would not be visible from the streetscene. The scale and use of the building would be appropriate to the character and appearance of the property and would not appear obtrusive within the wider character of the area and the proposal would be compliant with policies in this regard.

## **3. The Impact Of The Development On Heritage Assets**

### **3.a The Listed Building**

- 6.16 Pursuing sustainable development involves seeking positive improvements in the quality of the historic environment (paragraph 8).

### Impact Of The Proposal On The Character And Setting of the Grade II Listed Buildings

- 6.17 Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of listed buildings. Accordingly, considerable importance and weight should be given to the desirability of preserving listed buildings and their settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).
- 6.18 Paragraph 195 of the NPPF states that local planning authorities should refuse consent for any development which would lead to substantial harm to or total loss of significance of designated heritage assets. However, in

paragraph 196, 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.

- 6.19 Criteria 7 of Policy SP7 seeks to ensure that development proposals safeguard and enhance conservation areas across the District. Policy HE3 of the local plan also indicates that new development which adversely affects a listed building or its setting will not be permitted. Any harm to the significance of a listed building will only be justified where the public benefits of the proposal clearly outweighs the significance.

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

- 6.20 Maltmill House is a large detached Grade II listed building and forms part of a cohesive group of buildings that comprise the Old Brewery.

ii) the effect of the proposed development on the settings of the Grade II listed building

- 6.21 Historic England has produced a document entitled 'Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets' (TSHA).

- 6.22 The TSHA document and the NPPF make it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive and negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 6.23 The NPPF reiterates the importance of a setting of a listed building by outlining that its setting should be taken into account when considering the impact of a proposal on a heritage asset (paragraph 194). However, in paragraph 196, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

- 6.24 Section 66 (1) requires that development proposals consider not only the potential impact of any proposal on a listed building but also on its setting. Considerable importance and weight needs to be given to the desirability of preserving the adjoining listed buildings and settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).

- 6.25 The proposal for about 50% of the ground floor of Maltmill is to convert the space for use as a specialist support gym. The internal walls were stripped as part of flood resilience works by Impact Housing Association and at this point



the shell needs to be fitted out. Minor alterations are required:

- the floor will be overlaid and insulated;
- stud partitions will be erected forming an office, changing area and toilets;
- the area will be rewired, drainage altered and new gas and electricity supplies installed;
- externally, a window opening will be altered to form a door opening within the courtyard.

- 6.26 The listing description for the buildings acknowledges that *“little remains of the buildings’ original interior”*. The development comprises alterations to the interior of the building that could be reserved at a later date should that be required and is therefore considered to be a ‘light touch’ to the conversion of the building. The addition of the door in the materials proposed is part of the flood reliance measures. As such, the works to facilitate the change of use of the building are minimal and it is considered that the proposal (in terms of its location, scale, materials and overall design) would not be detrimental to the immediate context or outlook of the aforementioned adjacent listed buildings.

### 3b. Impact Of The Proposal On The City Centre Conservation Area

- 6.27 The application site is adjacent to the City Centre Conservation Area whose boundary flanks the east bank of the River Caldw. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF, PPG, Policy HE7 of the local plan are relevant.
- 6.28 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect to any buildings or land in a conservation area. The aforementioned section states that:

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

- 6.29 The aim of the 1990 Act is reiterated in the NPPF, PPG and policies within the local plan. Policies HE6 and HE7 of the local plan advise that proposals should preserve or enhance their character and appearance, protecting important views into and out of conservation areas.
- 6.30 Under the requirements of the NPPF, a *“balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*
- 6.31 The reuse of the building would not affect the setting of the conservation area and only one minor external alteration to the rear of the building in the form of the installation of a door in lieu of a window is proposed. On this basis, the proposal would preserve the character and appearance of the conservation area and would not prejudice important views into or out of the conservation area and is acceptable.

## **4. The Effect on the Living Conditions of Occupiers of Neighbouring Premises**

- 6.32 There are residential properties and a commercial business in the vicinity of the application site. As well as the potential for crime and disorder, which is discussed in the following section of this report, the proposal has the potential to impact on the amenity of the occupiers of neighbouring premises from the use of the site. This includes noise from the proposed plant and equipment, as well as from patrons leaving the premises during hours of the day and night when ambient noise levels are relatively low.
- 6.33 The applicant has confirmed that no mechanical ventilation or air conditioning equipment which may be associated with the use as a gymnasium. The hours of use would be between 8am and 7.45pm on Mondays to Saturdays and 10am until 11.30am on Sundays.
- 6.34 Given the scale of the use together with the orientation of the neighbouring properties, intervening buildings and proposed hours of use, it is unlikely that the proposal would have an unacceptable impact on the amenity of neighbouring residential or commercial buildings.

## **5. Potential For Crime, Disorder And Anti-Social Behaviour**

- 6.35 Planning policies require that *“new development should make a positive contribution to creating safe and secure environments by integrating measures for security and designing out opportunities for crime. Proposals should be designed with the following principles in mind in order to create secure environments which deter crime...”*
- 6.36 The proposal involves the reuse of part of an existing building. Given the existing layout of the site and the restricted access to the rear, together with the small-scale use of the building, the development is unlikely to give rise to any issues of crime or anti-social behaviour. The applicant is advised to contact Cumbria Constabulary for further advice in respect of measures which could be incorporated within the building together with management procedures to further reduce this potential. This is in the form of an advisory note within the decision notice. On this basis, the proposal would not therefore be contrary to Policy CM4 of the local plan.

## **6. Highway Issues**

- 6.37 The site is served by existing vehicular accesses and the development would incorporate parking provision and turning facilities within the site. A further two parking spaces are to be provided as part of this development. The site is well-related to the city and is accessible by alternative means of transport including cycling, walking and public transport. It is also well-related to two public car parks.
- 6.38 Any additional vehicle movements could be accommodated within the existing highway network and Cumbria County Council as the Local Highway Authority has raised no objection to the application. It would be appropriate however, to limit the access from the site onto Caldew Maltings and secure the provision of the two car parking spaces through the imposition of

conditions. As such, the proposal does not raise any highway issues.

## **7. Development Within The Flood Zone**

- 6.39 The application site is located within Flood Zones 2 and 3. Planning policies adopt a hierarchical approach and direct development in the first instance to areas designated as being within Flood Zone 1. Development within Flood Zones 2, 3a and 3b (with the exception of water compatible uses in key infrastructure as defined in the NPPG) will only be acceptable where they are compliant with the NPPF where a sequential test and exception test where applicable have been satisfied.
- 6.40 Paragraph: 066 Reference ID: 7-066-20140306 Revision date: 06 03 2014 of the NPPG advises that leisure uses are classified as less vulnerable uses. Further information in the NPPG is found in “Table 3: Flood risk vulnerability and flood zone ‘compatibility’” which clearly states that neither a Sequential or Exception Test need to be applied to minor development and changes of use, (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site).
- 6.41 A leisure use which encompasses a gymnasium, is classified as being a ‘less vulnerable’ use and within Table 3, is defined as being acceptable in Flood Zone 3a. As such, and in light of this together with the advice in the NPPF, the proposal does not raise any issues with reference to Policy CC4.

## **Conclusion**

- 6.42 In overall terms, the proposal relates to reuse of part of a building to form a gymnasium. The NPPF and local plan policies seek to protect the vitality and viability of city and town centres by generally requiring main town centre uses to be within the town centre and only where adequately supported can these be considered in edge of centre or out of centre locations. In this instance, it is considered that the submitted Sequential Test has been applied in a robust and comprehensive manner and it can be confidently concluded that there are no sequentially preferable alternative sites and therefore, that the vitality and viability of the city centre would be preserved.
- 6.43 There is appropriate vehicular access to the site and parking within the site. The development is accessible by alternative means of transport and is acceptable in this regard, subject to the imposition of conditions.
- 6.44 The proposal is appropriate in scale and would not adversely affect any identified heritage assets or the amenity of the occupiers of neighbouring premises. National planning policies advise that leisure uses in areas of identified flood zones are acceptable. The proposal does not raise any issues with regard of crime or disorder. In all aspects, the proposal is considered to be compliant with the objectives of the NPPF, NPPG and the relevant local plan policies.

## **7. Planning History**

- 7.1 In 2007, planning permission was granted for flood defence improvements for the Rivers Caldew and Eden (the Caldew and Carlisle City flood defence scheme).
- 7.2 Also in 2007 listed building consent was granted for modifications to the riverside frontage comprising: 32m length of new flood defence wall; permanent frame to inside of ground floor windows; fitting of ductile iron flap valve; filling in of cellar windows with brickwork; 17m length of new flood defence wall; and repointing the existing wall using polymer modified mortar.
- 7.3 A revised application for planning permission was granted in 2008 for the construction of flood alleviation scheme along the right bank of the River Caldew, adjacent to Boustead's Grassing, comprising embankment and walls.
- 7.4 In March 2008, a revised application for planning permission was granted for construction of flood alleviation scheme at various locations along the Rivers Caldew and Eden.
- 7.5 Later in 2008, planning permission was granted for a further revised scheme for the construction of flood alleviation scheme along right bank of the River Caldew adjacent to Viaduct Estate Road & left bank adjacent to university library Milbourne Street.
- 7.6 Planning permission was granted in 2008 for a revised scheme for proposed flood defences adjacent to the sands centre.
- 7.7 In 2009, planning permission was granted for proposed emergency egress steps from the gas holder site; proposed relocation of flood defences from consented scheme at A-Z Motors; proposed extensions to consented flood embankment through the swifts driving range.
- 7.8 Also in March 2009, planning permission was granted for relocation of the EA river access to within the Carlisle Enterprise Centre car park and the introduction of a drawdown structure at the end of Lamplugh Street.
- 7.9 Later in 2009, planning permission was granted for revisions to previous planning consent for a flood defence scheme.
- 7.10 In July 2009, listed building consent was granted for the replacement of 10 casement windows to the ground floor of the river elevation with powder coated steel framed double glazed windows to act as a flood defence barrier.
- 7.11 Planning permission and listed building consent were granted in 2017 for the change of use of the former halls of residence to a mix of 1, 2, and 3 bedroom affordable dwellings (36) and retention of a single bed warden's flat.
- 7.12 An application for listed building consent the change of use from a former student flat to a gym with minor alterations was recently granted under application reference 20/0446.

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

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

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

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
  1. the Planning Permission Application Form received 3th July 2020;
  2. the Existing Location Plan received 16th September 2020 (Drawing no. 001);
  3. the Existing Site Plan received 16th September 2020 (Drawing no. 101 Rev A);
  4. the Proposed Site Plan received 16th September 2020 (Drawing no. 102 Rev A);
  5. the Existing and Proposed Floor Plans received 3rd July 2020 (Drawing no. 103);
  6. the Existing and Proposed Elevations received 3rd July 2020 (Drawing no. 104);
  7. the Planning Application Supporting Documents Incorporating Design and Access Statement and Historic Buildings Impact Assessment received 3rd July 2020;
  8. the Sequential Test received 22 July 2020;
  9. the Notice of Decision;
  10. any such variation as may subsequently be approved in writing by the local planning authority.

**Reason:** To define the permission.

3. The premises shall be used as a gymnasium and for no other purpose.

**Reason:** To preclude the possibility of the use of the premises for purposes inappropriate in the locality in accordance with Policies EC6 and CM5 of the Carlisle District Local Plan 2015-2030.

4. The use of the premises hereby permitted shall not commence before 08:00 hours or remain in operation after 20:00 hours on Mondays to Saturdays and shall not commence before 10:00 hours or remain in operation after 12:00 hours on Sundays.

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

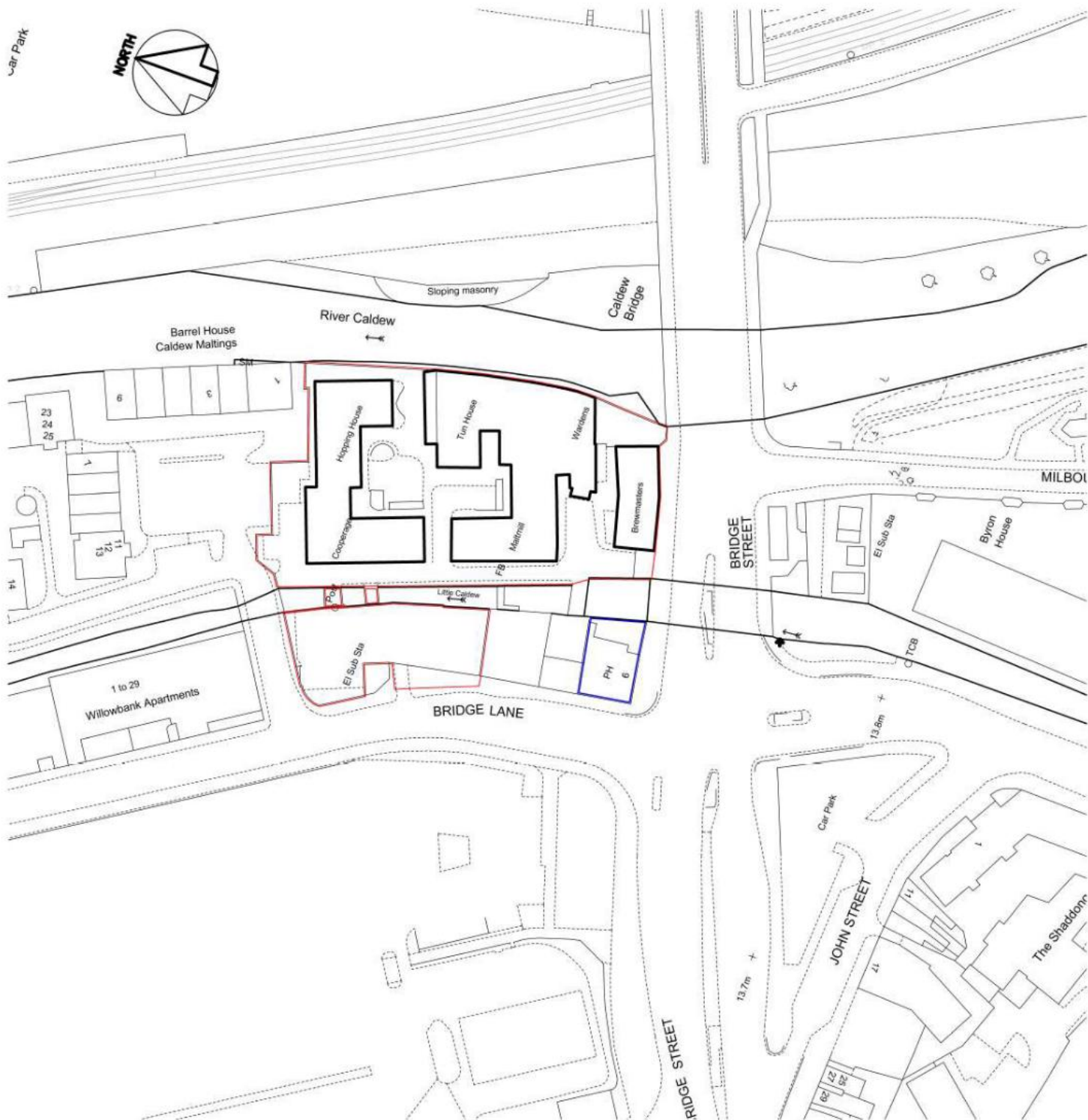
5. The vehicular access leading from the site to Caldew Maltings shall only be used only by emergency and service vehicles and no other vehicles.

**Reason:** To preclude the access being used on a regular basis and to avoid any adverse impact on the surrounding highway network in accordance with Policies SP6, IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

6. The two parking spaces immediately adjacent to the north of Maltmill House shown on the Existing Site Plan (Drawing no. 101 Rev A) shall be retained and used solely by patrons of the gymnasium and for no other purpose.

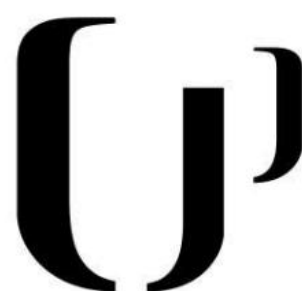
**Reason:** To preclude the parking spaces being used by non-patrons of the development in accordance with Policies SP6, IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

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# Old Brewery, Carlisle for Wayne McKnight

## Existing Location Plan



DRAWN: SCALE: 1:1250  
PROJECT No: 3029  
DATE: June 2020 DRAWING No: 001

UNWIN JONES  
PARTNERSHIP

Bridge Lane Studio, Caldewgate, Carlisle, Cumbria, CA2 5SS • 01228 528266 • architects@ujp.co.uk • www.ujp.co.uk

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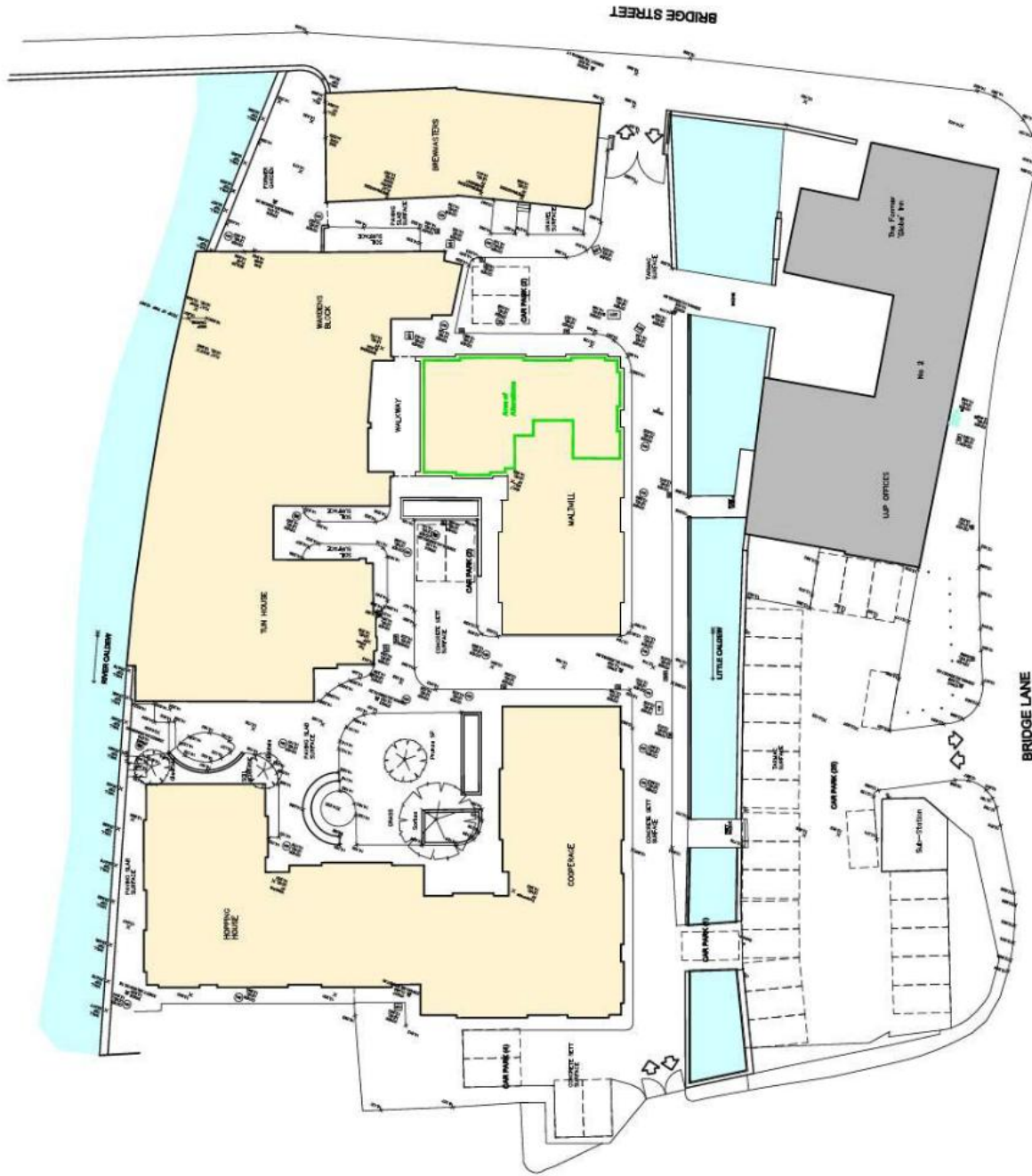
REVISIONS  
A OUTLINE COLOUR CHANGED

Name	Date
K. Allen	16 Sept 2020

**Old Brewery, Carlisle**  
for Wayne McKnight

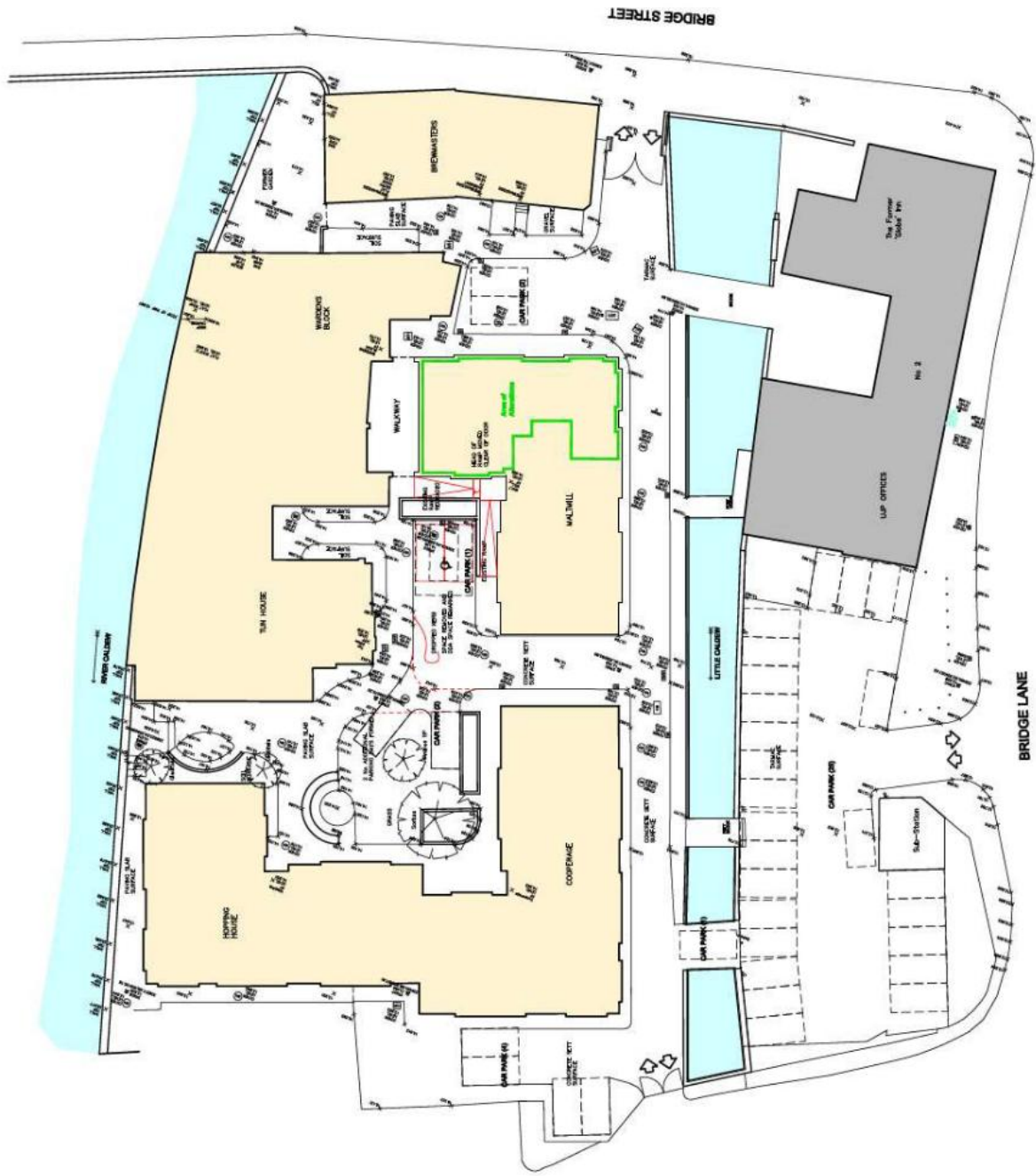
**ICan Fitness**  
Existing Site Plan

10/5/97	SC 10	1200
	PROVINCE	800
Bath	June 2020	DEVELOPMENT 101 A





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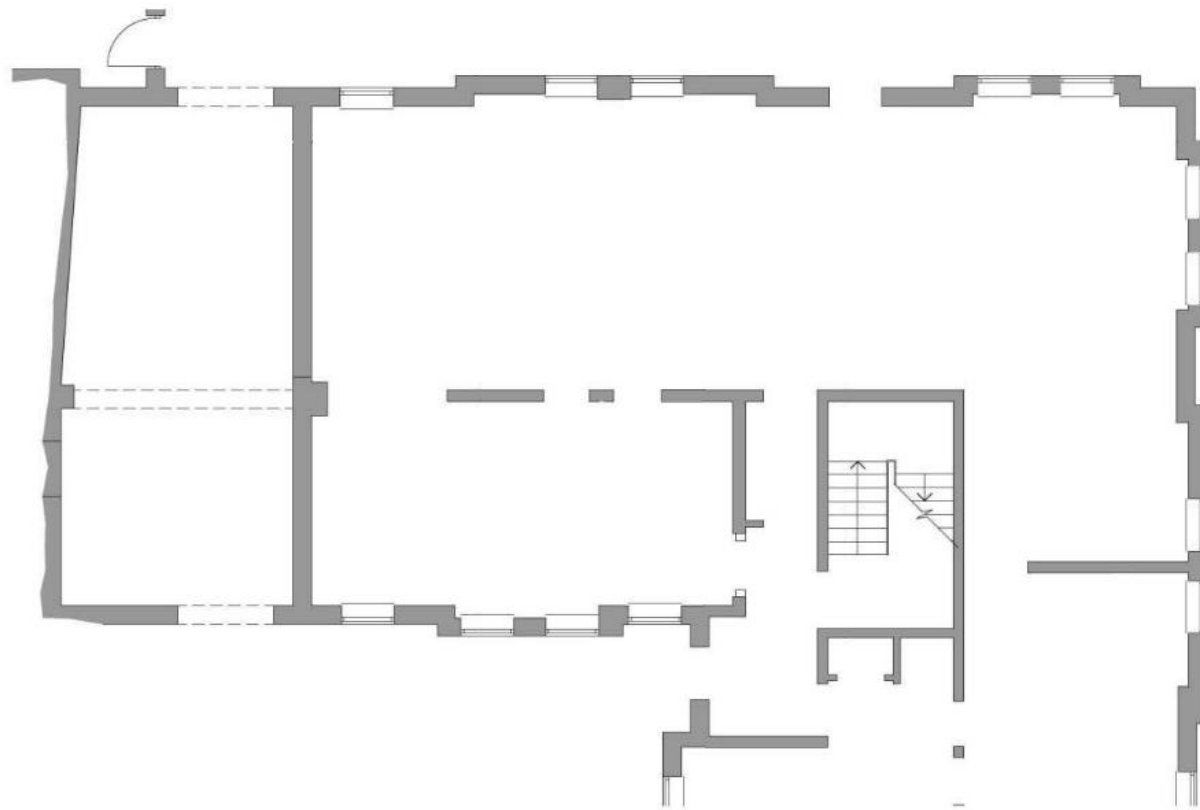


Name	Date
X Alan	31 July 2020
X Alan	16 Sept 2020

MEMBER	DATE	SCALE	1200
		PROJECT No.	802 B
		DRAWING No.	502 B
DATE	JUNE 2020		

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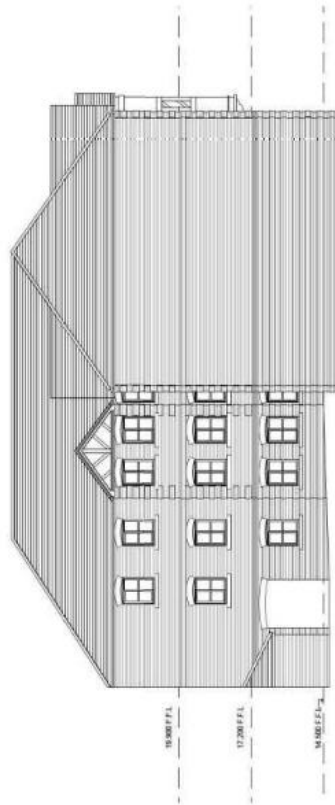
PROPOSED LAYOUT  
1:50

### iCan Fitness Existing and Proposed Floor Plans



DEADLINE	SCALE	1:50	UNWIN JONES PARTNERSHIP
	PROJECT NAME	3029	
DATE	DRAWING NO	101	

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13.500 FT

12.200 FT

14.500 FT

WINDOW RECORDS DOOR ADJUST RAMP TO SLIT

PROPOSED COURTYARD ELEVATION  
1:100

**iCan Fitness**  
Existing and Proposed Courtyard Elevation



SEASONAL	SCALE	1:100
	PROJECT No.	30029
DATE	DATE	June 2020
	DRAWING No.	104

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