

## SCHEDULE A: Applications with Recommendation

21/1051

Item No: 10

Date of Committee: 14/01/2022

**Appn Ref No:**  
21/1051

**Applicant:**  
Mr Gareth Ellis

**Parish:**  
Carlisle

**Agent:**

**Ward:**  
Stanwix & Houghton

**Location:** 3 Etterby Scour, Carlisle, CA3 9NX

**Proposal:** Installation Of Wall Mounted, Untethered Electric Vehicle Charging Point To Front Elevation (LBC)

**Date of Receipt:**  
12/11/2021

**Statutory Expiry Date**  
07/01/2022

**26 Week Determination**

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### REPORT

**Case Officer:** John Hiscox

#### 1. Recommendation

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

#### 2. Main Issues

2.1 Impact of the proposals on the heritage resource.

#### 3. Application Details

##### The Site

3.1 The application relates to the addition of an item requiring Listed Building Consent to 3 Etterby Scour, a mid-terrace, Grade II listed building within the Stanwix Conservation Area of Carlisle.

3.2 3 Etterby Scour is a private dwellinghouse.

3.3 The application only relates to the front elevation of the property, which is visible within the local setting from the public domain.

3.4 The official Historic England listing description reads as follows:

## "CARLISLE

NY35NE ETTERBY SCAUR, Etterby 671-1/1/137 (North side) 13/11/72  
Nos. 1, 2 AND 3

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*Terrace of 3 houses. 1850s. Flemish bond brickwork with light headers, on chamfered plinth (all dressings of calciferous sandstone), V-jointed quoins on right corner, sill bands (No.3 without sill band) and cornice. Graduated slate roof with coped right gable and skylights; end and ridge brick chimney stacks, one rebuilt. 2 storeys, 2 bays each; double-depth plan. Each house has either a left or right panelled door and overlight in Ionic doorcase. Sash windows, some with glazing bars, in stone architraves; No.1 has a canted bay window. Nos 2 and 3 have a further through-passage and overlight in stone surround. INTERIOR not inspected. The title deeds for No.3, dated 1851, are in Cumbria County Record Office, DX/1168/88."*

### **Background**

- 3.5 The application is referred to the Development Control Committee because the applicant is an Elected Member of Carlisle City Council.

### **The Proposal**

- 3.6 An electrical charge point for electric vehicles would be installed on the front elevation external wall, just to the right of the front door to the dwelling. It would be situated just to the right of the front corner column of the ornate portico that frames the front door.
- 3.7 The unit intended to be installed is an EO Mini Pro 2. Details of this unit are provided with the application. The dimensions are 175mm x 125mm x 175mm.
- 3.8 The unit would be untethered, which means that no external wires would be present when it is not in use (the connecting/charging lead is stored in the vehicle). A single drill hole would be made in the front wall, and within the building connecting wires cables would link into the existing electricity circuits.

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

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to two neighbouring properties. No verbal or written representations have been made during the consultation period.

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

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

### **Policy Framework:**

- 6.1 Applications for Listed Building Consent require to be considered in relation to the Planning (Listed Buildings and Conservation Areas) Act 1990, and to be assessed against the National Planning Policy Framework (NPPF - 2019 - as amended in July 2021) and the Policies of the Carlisle District Local Plan 2015-2030 listed in paragraph 6.3 below.
- 6.2 The main issue, as listed earlier in the report, is as follows:
- (i) Impacts of the proposals on the fabric and setting of the Grade II listed building.
- 6.3 Taking into consideration the range and nature of matters for consideration in respect of this application for Listed Building Consent (LBC), the following Policy of the aforementioned Local Plan is specifically of relevance to this application:
- Policy HE 3 - Listed Buildings
- 6.4 Policy HE 7 is also of relevance due to the position of 3 Etterby Scaur in the conservation area; however, matters of heritage setting will be appraised mainly in the light of Policy HE 3.
- 6.5 Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' is the main area of relevance within that national, overarching document.

### **Assessment:**

- 6.6 The proposed installation would be visible on the front wall and would require a drill hole to be made in the main front wall of the dwelling. The visual impacts would be perceivable but minimal, largely due to the very modest scale of the unit. They would not harm the appearance of the building or its related heritage settings, including the Stanwix Conservation Area. The intervention into the fabric of the building would also be minimal and would not give rise to a significant degree of harm.
- 6.6 The proposals accord with international ambitions for more energy users to increase their self-sufficiency in this context. The minimal impacts on the heritage resource can to some extent be balanced against those ambitions. However, in any event the proposals would be acceptable by virtue of their nature, design and placement.
- 6.7 It can be noted that the Carlisle City Council Conservation Officer is fully content with the proposals as submitted.

### **Conclusion**

- 6.8 The application is consistent with Policies HE 3 and HE 7 of the Local Plan

having regard to potential heritage impacts, meets with broader objectives of energy self-sufficiency, and is in accord with the NPPF in all regards. It is therefore recommended that Listed Building Consent is granted.

## 7. Planning History

- 7.1 In 2021, under ref. 10/0757, Listed Building Consent was granted for reduction of chimney height.
- 7.2 In 2006, under ref. 06/0562, Listed Building Consent was granted for demolition of outside WC and formation of doorway in end wall of single storey rear offshoot.
- 7.3 In 2005, under ref. 05/0570, Listed Building Consent was granted for replacement of 2no. roof windows to rear roofslope and installation of 2no. roof windows to front roof slope.

## 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 Listed Building Consent application form;
  2. the Heritage Statement, received on 12 November 2021;
  3. the Design and Access Statement, received on 12 November 2021;
  4. the close-up photograph of the property frontage annotated with the words 'Location of EV Point' and the precise location of the Unit edged in red, received on 12 November 2021;
  5. the Location Plan at scale 1:1250, received on 12 November 2021;
  6. the Block Plan at scale 1:200, received on 12 November 2021;
  7. the Notice of Decision;
  8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

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### 3, Etterby Scaur, Carlisle, Cumbria, CA3 9NX

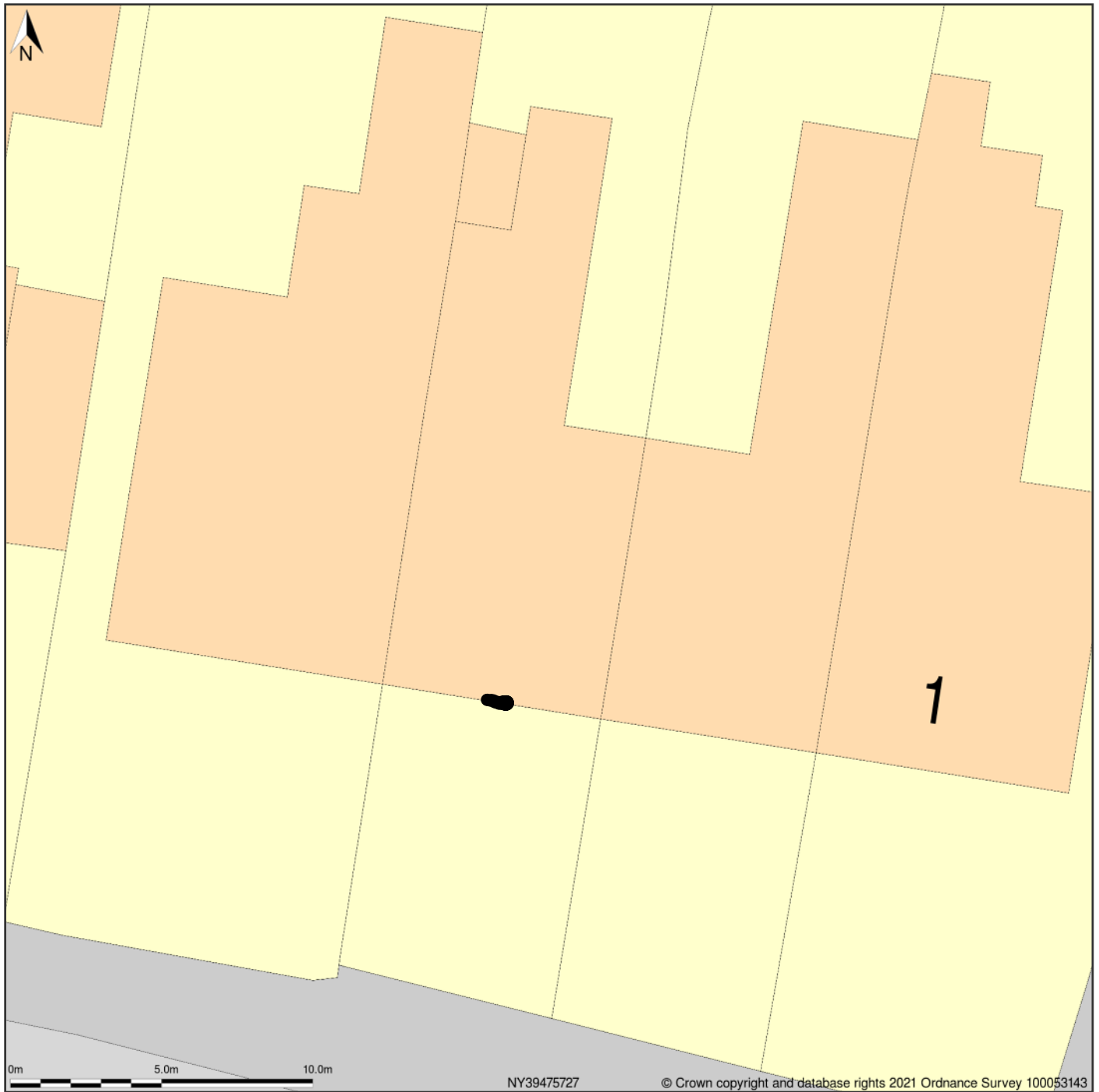


Site Plan shows area bounded by: 339408.11, 557213.45 339549.53, 557354.87 (at a scale of 1:1250), OSGridRef: NY39475728. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Block Plan shows area bounded by: 339459.7, 557254.83 339495.7, 557290.83 (at a scale of 1:200), OSGridRef: NY39475727. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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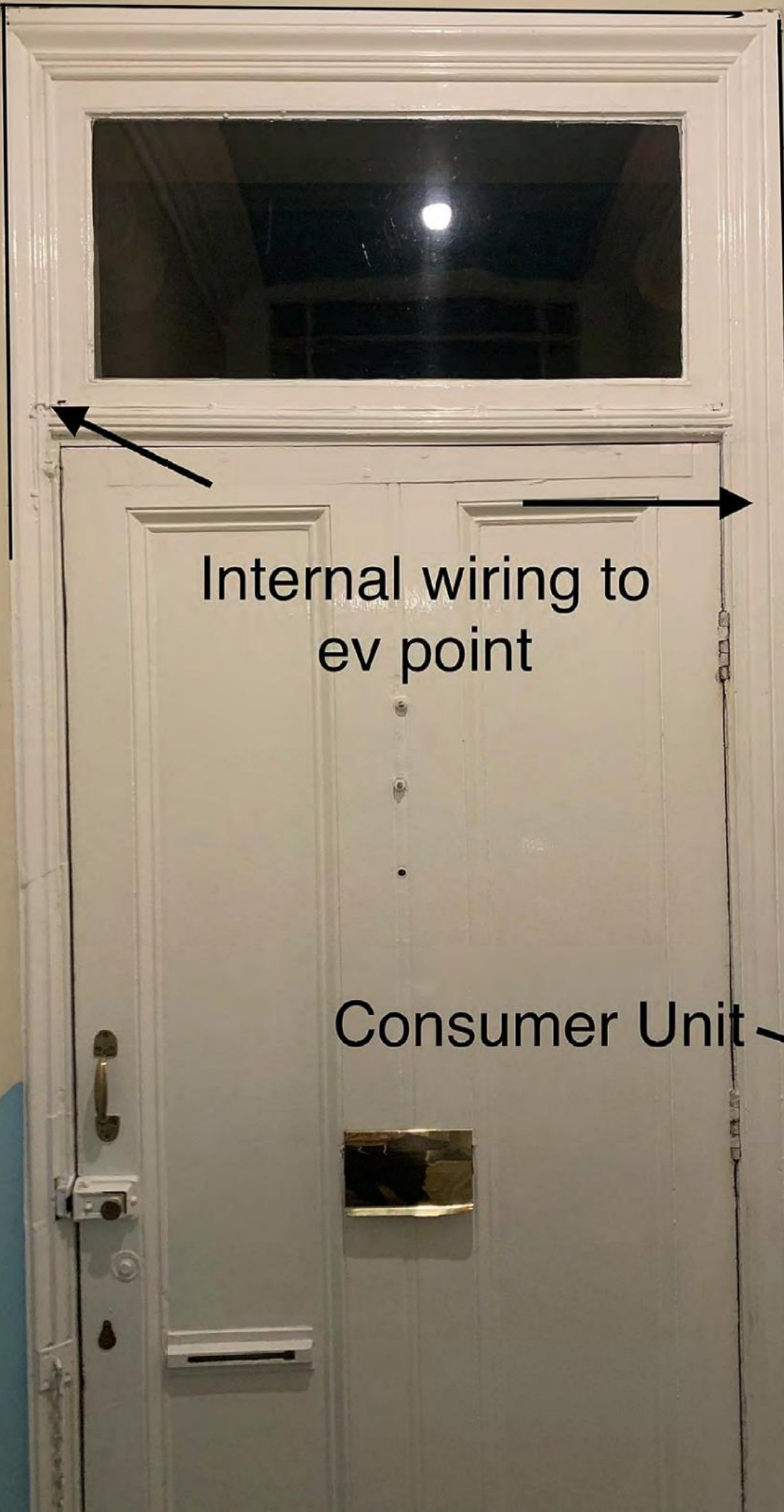
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Location of EV point







Internal wiring to  
ev point

Consumer Unit