

Allerdale Borough Council

Planning Application FUL/2022/0103

Development Panel Report

Reference Number: FUL/2022/0103
Valid Date: 04/05/2022
Location: Carlton Cinema, Senhouse Street, Maryport
Applicant: Mr S Holland
Proposal: Refurbishment, redecoration and conversion of cinema including demolition of 28 Senhouse Street to create a small extension

RECOMMENDATION

GRANT Subject to conditions

1. Summary

<u>Issue</u>	<u>Conclusion</u>
Principle of Development	<p>The scheme relates to a community regeneration project as part of the programme of works within the towns investment plan. The building concerned represents an important landmark within the centre of the town and has been vacant for several years. This therefore represents a positive investment in the town's community facilities at a sustainable location within the town, fulfilling the objectives of Maryport's role as a key service centre under the adopted settlement hierarchy of policy S3 of ALPP1. Therefore, subject to addressing any physical constraints the principle of the development is welcomed.</p> <p>(Albeit this would potentially overlap and compete with the existing community asset of the Wave centre there is a separate ongoing drafted regeneration project relating to the redevelopment of this separate building.)</p>
Heritage /Design	<p>The site occupies a prominent townscape corner location at the top of Shipping Brow's interchange with Senhouse</p>

	<p>street/High Street. The large dominant scale of the Carlton building contributes to its sensitive locality setting within the town's Conservation Area. Furthermore the Grade II listed building of the Town hall is sited opposite the property.</p> <p>The neighbouring 3 storey commercial premises (No.28 Senhouse St) has been vacant for several years. The principle of its demolition is acceptable, subject to ensuring the implementation of a replacement building on its footprint (retaining the theme of the town's Georgian grid street pattern) and demonstrating that the substituting property preserves and enhances the Conservation Area. The present building has fallen into a state of disrepair.</p> <p>The proposal as submitted enhances the character and features of the Carlton premises, removing the latter day alterations of the staircase entrance onto Senhouse St, with an overall facelift to the whole building. This reinforces its traditional historic identity to the benefit of not only the town's community but as a tourist destination asset, attracting visitors up into the town from the quayside area.</p> <p>The replacement contemporary building for No.28 Senhouse St adopts architectural details which ensure that its design, albeit contrasting with traditional facades, complements the streetscene. The proposal therefore complies with policy S27 of ALPP1</p>
Highways	<p>The County highway authority refer to the other existing public car parks within the surrounding locality which could support the proposed landuse. Therefore, there are no highway objections.</p>
Residential amenity.	<p>Policy S32 of ALPP1 seeks to safeguard amenity. The application site is located within the primary commercial frontage of Senhouse Street. However, there are residential properties on the northern boundary which front onto John Street.</p>

	<p>Furthermore there is a first floor residential flat to the neighbouring property on Senhouse St.</p> <p>Given the site historic use the building already has the benefit of existing noise proofing measures, and it located within the vicinity of other existing night-time economy commercial uses. It is therefore considered to be well suited towards its future community use</p> <p>No objections have been received from the council's environmental health officer subject to planning conditions including restricting the operational hours of the rear yards open enclosed yardspace.</p>
Ecology	<p>Policy S35 refers to ecology/Biodiversity. The application is supported by an ecological assessment. Albeit undertaken in January the report considers that given its urban setting detached from the River Ellen in an open environment which subject to artificial lighting and disturbance there was little or no impact on protected species (including bats), albeit mitigation is required to address pigeon /brown rat species identified at the site.</p>

2. Proposal

- 2.1. The council seeks detailed consent for the redevelopment of the vacant Carlton building and its adjacent commercial premises as part of the approved "Future High Street Fund's "£11 million package towards several individual key projects within the town. The proposed development seeks to renovate and upgrade the traditional Carlton premises and demolish the neighbouring property (No.28), substituting it with a replacement contemporary building which would act as an ancillary supporting structure to the main building.
- 2.2. The works include:
- (i) provision of a new main entrance feature within the new 90sqm build building, which also supports a café, box office and artists display area with an open courtyard area to the rear. The site of the replacement building application is at the frontage of the cleared site and is contemporary in its style and feature utilising modern materials, proportions and features.
 - (ii) The existing Carlton's 1000sqm building will be converted to provide a new flexible events and performance space, artist's studio and craft workshops

over its differing three floors. These conversion works also involve the removal of the building's existing façade's staircase which will be blocked up and replaced with traditional window details to replicate existing window openings on this frontage.(A large external mural on the western wall of the Building will be the subject of a separate advertisement application.)

- (iii) The application is also supported by noise, drainage and ecology assessments plus a design and access document which also addresses the heritage implications of the development.

2.3. The Plans for consideration are:-

Dwg 9246-BA-ZZ-00 DR-A(01) 001- Location Plan:
Dwg 9246-BA-ZZ-00 DR-A(04) 001- Site plan as proposed
Dwg 9246-BA-ZZ-ZZ DR-A(05) 001- North elevation as proposed
Dwg 9246-BA-ZZ-ZZ DR-A(05) 002- East elevation as proposed
Dwg 9246-BA-ZZ-ZZ DR-A(05) 003- South elevation as proposed
Dwg 9246-BA-ZZ-ZZ DR-A(05) 004- West elevation as proposed
Dwg 9246-BA-ZZ-00 DR-A(04) 010- ground floor as proposed
Dwg 9246-BA-ZZ-RF DR-A(04) 009- Roof demo plan
Dwg 9246-BA-ZZ-02 DR-A(04) 012- GA second floor plan as proposed
Dwg 9246-BA-ZZ-00 DR-A(04) 013- GA Roof plan as proposed
Dwg 9246-BA-ZZ-BA DR-A(04) 014- Basement demo plan
Dwg 9246-BA-ZZ-00 DR-A(04) 006- Ground floor demo plan
Dwg 9246-BA-ZZ-01 DR-A(04) 011- GA First floor plan as proposed
Dwg 9246-BA-ZZ-02 DR-A(04) 008 Second demo plan
Dwg 9246-BA-ZZ-01 DR-A(04) 007- First floor demo plan Location Plan:
Dwg 9246-BA-ZZ-ZZ DR-A(06) 002 East-West section as proposed
Dwg 9246-BA-ZZ-ZZ DR-A(06) 003- South-North section as proposed
Dwg 9246-BA-ZZ-ZZ DR-A(06) 005- North South demo section
Dwg 9246-BA-ZZ-ZZ DR-A(06) 006- East-West demo section
Dwg 9246-BA-ZZ-ZZ DR-A(06) 007 North South demo section
Dwg 9246-BA-ZZ-ZZ DR-A(06) 008 West-east demo section
Dwg 9246-BA-ZZ-ZZ DR-A(06) 004- West –East section as proposed
Dwg 9246-BA-ZZ-ZZ DR-A(06) 001- North–South section as proposed
Dwg 9246-BA-ZZ-ZZ DR-A(09) 001- Room schedule
Dwg 9246-BA-ZZ-ZZ DR-A(31) 004- Window type W4 proposed details
Dwg 9246-BA-ZZ-ZZ DR-A(31) 005- Window type W5 proposed details
Dwg 9246-BA-ZZ-00 DR-A(32) 001- Door type D3 proposed details
Drainage strategy
Draft ecology
Noise assessment

3. Site

- 3.1. The application site comprises of a large traditional former cinema building sited on the corner junction of Senhouse St and High St in Maryport town centre known as the "Carlton" The building has a traditional frontage to its frontage onto Senhouse Street, with a partial more bland and predominantly blank side elevation onto High St which lacks any significant features. A single large white telecommunications pole is sited on the roof of the building.
- 3.2 No.28 Senhouse St comprises of a three storey boarded up commercial premises. Although it has some traditional elements it has largely fallen into a state of disrepair. A small yard is sited to the rear of the building (enclosed by a tall wall) which is connected by a small passageway entrance to Senhouse Street.
- 3.3. Being sited within the Conservation Area the majority of the surrounding properties are traditional in their character and appearance, with traditional shopfronts along the commercial properties on Senhouse Street. The properties in the immediate locality on High Street are similarly commercial but diminish to a more domestic scale and form as you progress northwards along the street.
- 3.4. The terraced domestic properties of John Street occupy a slightly elevated position on the northern boundary of the site, with a neighbouring commercial property with a first floor flat on Senhouse Street on the eastern perimeter of the site. The Grade II listed building of the Town hall on the opposite side of Senhouse Street compliments the traditional frontages of the other commercial shop premises along the Street. The Carlton represents a landmark building in the townscape when viewed from the Quayside and Shipping Brow.

4. Relevant Planning History

- 4.1. The site had remained vacant for a considerable number of years following its closure as the towns cinema. The planning history of the site may be summarised as follows:
- 4.2. 2/2004/1424 installation of 5.5 high telecommunications flagpole with antenna dishes etc. – Refused
2/2005/0016 resub to 2/2004/1424 APPROVED and implemented
2/2005/0057.- Change of use to licensed bar and extension- APPROVED (not implemented)
2/2007/1202 – Conversion to chinawear decoration business, tearoom, retail shop and paint your own centre – APPROVED- partially implemented.
2/2012/0599- Conversion of first and second floors to 7 apartments consisting of 3 two bedroom and 4 one bedroom units. APPROVED – partially implemented (openings)
2/2016/0530- Replacement upgraded 5.5 flagpole telecommunications with associated equipment- APPROVED
2/2017/0545 Replacement upgraded 6.5 flagpole telecommunications with associated development –APPROVED- implemented

5. Representations

- 5.1. **Maryport Town Council** No objections
- 5.2. **CCC Lead Local flood Authority** – As a refurbishment of an existing building there is little impact on the highway. The key issue is the suitability of pedestrian access, parking and sustainable travel. It is considered there is adequate convenient parking facilities available on the harbourside and the site would be accessible to bus and train options. Therefore there are no objections to the proposed development (reference is made to the permit details required under their respective highway regulations).
- 5.3. **Environmental Protection-** No objections but seek a range of planning conditions to address the issues of potential contaminated land, construction noise and dust and mitigate against noise and odour.
- 5.4. **Fire Officer** – No objections – recommend the use of a sprinkler system
- 5.5. **Theatre Trust-** They refer to the history of the site referring to its original construction as a bank in the 1830's which following the installation of an auditorium was converted to a cinema in 1934. This close in 1962 after which it was used as a bingo hall before being finally closed in 1993. It remained vacant upto 2009 when it was converted into a ceramics factory in 2009 which closed in 2013.
- 5.6. The scheme subdivides the auditorium into a flexible events space and demolishes the neighbouring building to provide a new linked foyer /café. Overall it will provide a mixed use arts venue, attracting different groups resulting in the beneficial reuse of the building.
- 5.7. The representation recommends further minor internal amendments re: number of Wc's, accessibility for the disabled, dressing room facilities. However, in summary they welcome the scheme in creating a hub for the arts in the town, making positive beneficial use of the Future High Streets funding. Although some points have been raised for further consideration, it is recognised that as a conversion in adapting to the existing building there may be some limitations in achieving best practice. They look forward to the scheme being progressed.
- 5.8. The application was advertised on site and in the press. Three representation letters of were received. Although all three were in support welcoming the project, one letter did ask whether local tradesmen would be sourced for the work and another sought reassurance that mitigation measures would be installed to avert any noise disturbance especially to the residential properties on John Street. In addition, another letter, albeit supportive of the project questioned whether there had been any analysis on the impact of the market for local arts and cultural events whose target audience comes from the same area, including the councils Carnegie theatre and Arts centre, expressing concern on the lack of engagement during the plans

6. Environmental Impact Assessment

- 6.1. Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the development does not fall within Schedule 1 nor 2 and, as such, is not EIA development.

7. Duties

- 7.1. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority shall have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 7.2. Section 72(1) of the Listed Buildings Act 1990 states that, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

8. Development Plan Policies

8.1. Allerdale Local Plan (Part 1) ALPP1

Policy S1	Presumption in favour of sustainable development
Policy S2	Sustainable development principles
Policy S3	Spatial Strategy and Growth
Policy S4	Design principles
Policy S5	Development Principles
Policy S22	Transport principles
Policy S26	Community and rural uses
Policy S27	Heritage assets
Policy S30	Reuse of Land
Policy S32	Safeguarding amenity
Policy S35	Protecting and enhancing biodiversity and geodiversity
Policy DM7	Town centre development
Policy DM9	Town centre frontages
Policy DM12	Sustainable construction
Policy DM14	Standards of Good Design

8.2. Allerdale Local Plan (Part 2) ALPP2

Policy SA2	Settlement limits
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9. Other material considerations

- 9.1. **National Planning Policy Framework (NPPF) (2021)
Allerdale Borough Council Plan 2020-2030**

10. Policy weighting

- 10.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This means that the Allerdale Local Plan (Part 1) 2014 and the Allerdale Borough Local Plan (Part 2) 2020 policies have primacy.

11. Assessment

Principle

- 11.1. Policy S26 supports the provision of neighbourhood community uses that enhance the sustainability of the community and conserve and enhance the heritage, character and local distinctiveness of the area.
- 11.2. The application site relates to one of the town's main landmark buildings which occupies a pivotal central position within the town centre, being part of its commercial core as well as a visual draw attraction to visitors from the quayside (This was an aspect emphasised in the former approved ceramics business at the site)
- 11.3. This central location is sustainable with accessibility by pedestrian, bus and train means of transport. Furthermore, it remains in close proximity to the extensive off- street parking facilities around the quayside.
- 11.4. The premises has now been vacated for several years with some elements of the partially implemented former ceramics use (kilns etc) having since been removed. The proposal will consequently enable the beneficial reuse of the existing redundant building
- 11.5. Officers therefore welcome the principle of the proposal which fulfils the objectives of Policy S26 of ALPP1 in providing a positive new source of local social and cultural interaction for the town and indeed visitors to the area. The reuse of the building incorporates a multi-faceted landuse of differing room sizes to enable the maximum flexibility for its various future options.
- 11.6. Therefore, subject to addressing any physical constraints officers are supportive of the principle of the development.

Heritage / Design

- 11.7. Policy S27 of ALPP1 seeks to safeguard the character and setting of heritage assets within the town. The proposal is within a sensitive historic environment location, being sited both within the town's Conservation Area and also opposite the Grade II listed building of the Town Hall. Both its dominance and prominence in the town centre is influenced by its scale and decorative design, plus its corner location in one of the main primary streets within the town. As a

result it is essential that a high standard of design is achieved which is sympathetic with the building and its local surroundings.

- 11.8. Albeit the proposal relates to a single community end use its design elements can be subdivided into two distinctive elements. Each can be separately examined:
- (i) Conversion of the Carlton building. As highlighted by the Theatre Trust the historic use of the site as a theatre/cinema /bingo hall comprised of a large void area within the building. Under the more recent ceramic commercial permission this area was subdivided into different floors and uses. This earlier consent largely retained the building frontage on the front façade of the building. However, the subsequent residential conversion consent for the upper floors proposed the insertion of additional large window opening on the largely blank side elevations. The building' northern wall facing towards the rear of the terraced properties on John street remained blank.
- 11.9. The current scheme divides the building into three floors. The ground floor comprises of Theatre /rehearsal space, storage space, kitchen and toilets. The first floor includes shop, several workshops and a recording studio. The upper second floor also includes workshops and an exhibition space.
- 11.10. Externally the application proposes a range of changes to the east - west and southern elevations. The main change is to the southern (Senhouse St) frontage. It is proposed to remove and block up the latter day alteration of the existing central staircase recessed entrance and reinstate large traditional windows to match those existing on this elevation. Whilst officers would normally express possible concern on the issues of dead frontage, this access is replaced within a new entrance of the neighbouring new build section of the building. The enclosed eastern elevation overlooking No 28 and its rear yard seeks to reinstate the blocked up opening introduced but blocked up under the former residential flat consent, but at a much smaller scale. Similarly, the western elevation (High St) which is a mixture of a decorative traditional façade near its corner junction and a bland largely blank wall at its opposite end, will retain the existing openings on the traditional section, but adopt new smaller window openings in a symmetrical pattern (reflecting the siting of those on the earlier residential flat consent) on the blank section of the wall.
- 11.11. The conversion works therefore both adapt and utilise the existing opening to the decorative traditional section of the building and despite the significant change through the removal of the existing entrance it retains its dominance in the townscape, which is reinforced through its attractive decorative detail.
- 11.12. (ii) Demolition and rebuild (No.28 Senhouse Street) The evidence within the application suggest the property did historically have a traditional shop front.

However, this three storey building has fallen into a significant state of disrepair.

- 11.13. The sites Conservation Area status is of significant importance at the site. Whilst officers do not oppose the principle of the demolition works, this is subject to the applicant demonstrating that the replacement works both preserve and enhance the appearance and setting of the site and its surroundings to safeguard this heritage asset.
- 11.14. The applicants supporting design evidence demonstrates a detailed evaluation was undertaken on the merits of the replacement building and this was the subject of pre application discussions with both planning officers and Historic England.
- 11.15. The applicant explored differing design options but rather than pursuing a mock pastiche of the existing shopfronts elsewhere on the street decided to pursue the alternative of a more contemporary design. Officers do not oppose this in principle as the Conservation Area should architecturally demonstrate the progressive evolution of the town rather than blanketly adhering to repeating architectural details of past ages. However, there is the need that it still adheres to the design concepts within the town's recent shopfront guide.
- 11.16. Officers considered that it was important that the void from the demolition works be filled, as it forms part of the Georgian grid street pattern and its associated terraced frontages (Both commercial and residential fronting onto the highway). Therefore, officers welcome the principle of the replacement building and its siting at the frontage of the plot which will contribute to the streetscene of the townscape rather than any alternative recessed location. Similarly, the scale, although lower than that of the existing building is similar to that of the neighbouring commercial property and therefore compatible with its locality which in turn also reinforces the landmark statement of the Carlton premises. The appearance of the building also seeks to incorporate the characteristics in the design guide including a display window. Interrelated to this is the subject of its external materials. Although the external cladding is a modern material it has been sympathetically applied. It will both reinforce its role as a focal entrance point to this important community and its contrasting details increases the prominence of the highly decorative traditional details on the neighbouring Carlton building.
- 11.17. Officers had some reservations on the matter relating to the applicant choice of a proposed gold colour. In response the applicant advises it was chosen to be a rainscreening cladding to form a contemporary, monolithic building *"This aesthetic will reflect the solidity of the rendered buildings, complimented with large, glazed window to reflect the shop frontages. The proposed window surround will be contrasting in colour to reflect the local window vernacular. It is proposed that the cladding textures will be a mixture of matt, reflective panels with perforated signage to reflect the texture of the adjacent rendered buildings. The extent of this can be developed further in collaboration with ABC & HE.*

Senhouse Street has a varied palette of vibrant colours inclusive of blues, red, pinks, greens & yellows. The colour palette of the new intervention will take design cues from the nearby buildings. A prevalent, (although not limited) colour used within the immediate vicinity, is rendered, painted cream buildings with

ochre window surrounds. A “Gold” palette has been selected as we felt that this would be a sympathetic within the context of the conservation area. The use of brighter colours may detract from the character of the conservation area. The use of render was discarded as not to make the new intervention appear pastiche. (As discussed we can develop this further with ABC & HE).

The inset of the windows will be dark grey to reflect the vernacular window banding. All new windows and doors to The Carlton will be coloured matched. The Carlton / Existing building will be a warm cream to match nearby buildings with dark grey plinth and windows to match the new build intervention.”

- 11.18. Officers are aware that the feedback of Historic England remains outstanding. Their comments are considered fundamental to the merits of the proposal. Whilst officers continue to have reservations on the colour choice and its associated architectural relationship to the local vernacular of the Conservation Area, the applicant is amenable to reserve these details under a planning condition.
- 11.19. Subject to Historic England raising no objections, both the conversion and new build elements (subject to reserving its colour treatment) are considered to significantly enhance the character, appearance and setting of the Carlton premises in its historic environment, with a new complementary high quality modern addition building introducing a new contemporary element to the streetscene.

Highways

- 11.20. Policy S22 refers to transport principles. As indicated in the highway authorities response the site occupies a sustainable location with good connectivity and links to pedestrian, bus and train means of transport. Adequate parking provision is available in the off road public car parks at the quayside. The highway authority therefore raise no objections.

Residential amenity

- 11.21. Policy S32 of ALPP1 aims to ensure development does not adversely impact on the residential amenity of neighbouring landuses. Although the site primarily fronts onto the commercial frontage of Senhouse Street, it remains in proximity to a first floor flat on the neighbouring commercial property on Senhouse Street, and the residential properties to the rear opposite on High Street, plus those to the rear of John Street.
- 11.22. Given these concerns a noise assessment was undertaken by the applicant in support of the proposal. This included undertaking a survey to establish existing background noise levels. This identified that the main source of existing noise is from traffic on Senhouse St/High Street with lower levels recorded in the yard. The survey predicted the noise levels from dance studio with loud music (assuming doors /windows will be closed). It concluded that a satisfactory level of amenity could be secured but additional noise insulation measures including upgraded acoustic doors glazing and lobbied doorsets may be required. Which

may also be monitored by a noise level condition based on the levels within the survey (including plant)

- 11.23. Officers therefore consider that the structural qualities of the former use of the building assist in diminishing any possible impact from noise disturbance. However, through the use of the recommended planning conditions to further update and secure additional noise mitigation, both during the buildings construction and operational phases, the amenity of the nearby properties can be addressed.
- 11.24. Additional conditions are also proposed to evaluate any potential contamination at the site

Ecology

- 11.25. Policy S35 seeks to safeguard the habitat of protected species within development proposals. The application, especially given the proposed demolition works, is also supported by an ecology survey (including bats).
- 11.26. The survey examined the potential impact on the protected species of: Otters, Badgers, breeding birds, amphibians, reptiles and invasive non-native species. The impacts were identified as nil, except for moderate impacts for breeding birds and possible burrowing mammals which may be affected.
- 11.27. In reference to bats, no evidence of roosts were identified. It concludes that given its urban setting of the town centre (few gardens), detached from the River Ellen and the Harbourside's SSSI and is exposed to light pollution and disturbance from human activity, the potential for bat habitat is "negligible". The report therefore concludes no further bat surveys are required.
- 11.28. The report concludes that the demolition works should be undertaken outside the bird breeding season and measures be humanly undertaken to address the Brown rat colony identified within the rear Courtyard.
- 11.29. Based on the submitted evidence officers do not consider the proposal would have any adverse ecological impact in compliance with policy S35 of ALPP1.

Local Financial Considerations

- 11.30. Having regard to S70 (2) of the Town and Country Planning Act. There are matters regarding business rates revenue. This has carried no weight in the determination.

12. Conclusions

- 12.1. The application represents another important community based project for the town. The proposed use will provide new complimentary community facilities for the town and its population, as well as tourists visiting the area. Thus, the principle of the development is a welcomed investment, rejuvenating an important landmark building within the town.

- 12.2. The scheme comprising of a high quality design, retaining and enhancing the historic and architectural details of the Carltons decorative exterior whilst utilising its internal space to a flexible variety of community/arts/cultural led landuses maximising its investment to the benefit of its long term use. The demolition of the adjacent building (no.28) acknowledges the sensitivity of the site within the Conservation Area. The replacement building, albeit contrasting in its contemporary design represents an important step of 21st century architecture with the town, complimenting and representing all ages of the towns progressive evolution. However, it retains important architectural attributes to ensure it remains sympathetic with its locality.
- 12.3. Therefore, officers support the proposal and subject to the recommended conditions it complies with the adopted local plan.

RECOMMENDATION

GRANT Subject to conditions

Annex 1

CONDITIONS

Time Limit:

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

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

In Accordance:

2. **The development hereby permitted shall be carried out solely in accordance with the following plans:**

Dwg 9246-BA-ZZ-00 DR-A(01) 001- Location Plan:

Dwg 9246-BA-ZZ-00 DR-A(04) 001- Site plan as proposed

Dwg 9246-BA-ZZ-ZZ DR-A(05) 001- North elevation as proposed

Dwg 9246-BA-ZZ-ZZ DR-A(05) 002- East elevation as proposed

Dwg 9246-BA-ZZ-ZZ DR-A(05) 003- South elevation as proposed

Dwg 9246-BA-ZZ-ZZ DR-A(05) 004- West elevation as proposed

Dwg 9246-BA-ZZ-00 DR-A(04) 010- ground floor as proposed

Dwg 9246-BA-ZZ-RF DR-A(04) 009- Roof demo plan

Dwg 9246-BA-ZZ-02 DR-A(04) 012- GA second floor plan as proposed

Dwg 9246-BA-ZZ-00 DR-A(04) 013- GA Roof plan as proposed

Dwg 9246-BA-ZZ-BA DR-A(04) 014- Basement demo plan

Dwg 9246-BA-ZZ-00 DR-A(04) 006- Ground floor demo plan

Dwg 9246-BA-ZZ-01 DR-A(04) 011- GA First floor plan as proposed

Dwg 9246-BA-ZZ-02 DR-A(04) 008 Second demo plan
Dwg 9246-BA-ZZ-01 DR-A(04) 007- First floor demo plan Location Plan:
Dwg 9246-BA-ZZ-ZZ DR-A(06) 002 East-West section as proposed
Dwg 9246-BA-ZZ-ZZ DR-A(06) 003- South-North section as proposed
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Dwg 9246-BA-ZZ-ZZ DR-A(06) 006- East-West demo section
Dwg 9246-BA-ZZ-ZZ DR-A(06) 007 North South demo section
Dwg 9246-BA-ZZ-ZZ DR-A(06) 008 West-east demo section
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Dwg 9246-BA-ZZ-00 DR-A(32) 001- Door type D3 proposed details
Drainage strategy
Draft ecology
Noise assessment

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

Pre-commencement conditions:

- 3. All necessary site investigation works within the site boundary must be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. The scope of works for the site investigations should be agreed with the Local Planning Authority prior to their commencement.**

Reason: To minimise any risk during or post construction works arising from any possible contamination from the development to the local environment in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

- 4. Where land affected by contamination is found which poses unacceptable risks to human health, controlled waters or the wider environment under condition 3, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan.**

Reason: To minimise any risk during or post construction works arising from any possible contamination from the development to the local environment in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1).

5. **Should a remediation scheme be required under condition 4 , the approved strategy shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.**
Reason: To minimise any risk during or post construction works arising from any possible contamination from the development to the local environment in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1).
6. **In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use. All work shall be undertaken in accordance with current UK guidance, particularly CLR11.**
Reason: To minimise any risk arising from any possible contamination from the development to the local environment in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1).
7. **No development shall take place until a Construction and Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include the following:**
- a) **Traffic Management Plan to include all traffic associated with the development, including site and staff traffic;**
 - b) **Procedure to monitor and mitigate noise and vibration from the construction and demolition and to monitor any properties at risk of damage from vibration, as well as taking into account noise from vehicles, deliveries. All measurements should make reference to BS7445.**
 - c) **Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, and light pollution.**
 - d) **Mitigation measures to ensure that no harm is caused to protected species during construction.**
 - e) **A written procedure for dealing with complaints regarding the construction or demolition;**
 - f) **Measures to control the emissions of dust and dirt during construction and demolition;**
 - g) **Programme of work for Demolition and Construction phase;**
 - h) **Hours of working and deliveries;**
 - i) **Details of lighting to be used on site.**
- The approved statement shall be adhered to throughout the duration of the development.**
Reason: In the interests of preserving the amenity of neighbouring residents, in compliance with Policy S32 Allerdale Local Plan, (Part 1).

- 8. No development shall commence until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local planning authority. The scheme, as approved, shall be implemented before the development is brought into use and retained at all times thereafter.**

Reason: In the interests of preserving the amenity of neighbouring residents, in compliance with Policy S32 Allerdale Local Plan, (Part 1).
- 9. No deliveries shall be taken at the premises or orders despatched from the premises between the hours of 2000hours and 0700 hours Mondays to Fridays, between 2000 hours and 0900 on Saturdays, and not at all on Sundays or Bank Holidays.**

Reason: In the interests of preserving the amenity of neighbouring residents, in compliance with Policy S32 Allerdale Local Plan, (Part 1).
- 10. Before any machinery or plant is operated, a detailed scheme of sound attenuation shall be submitted to, and approved in writing by, the local planning authority and implemented to the satisfaction of the local planning authority. The apparatus shall subsequently be retained, and maintained in good working order at all times to the satisfaction of the Local planning authority.**

Reason: In the interests of preserving the amenity of neighbouring residents, in compliance with Policy S32 Allerdale Local Plan, (Part 1).
- 11. No part of the development hereby permitted shall be commenced until full details of the ventilation and odour control measures to be installed at the property (including noise attenuation measures and predicted noise levels at the discharge point) have been submitted to and approved in writing by the Local Planning Authority. These measures shall be installed in accordance with the approved details and shall be fully operational before the use commences. The measures shall be retained as approved and maintained operational for the lifetime of the development.**

Reason: In the interests of preserving the amenity of neighbouring residents, in compliance with Policy S32 Allerdale Local Plan, (Part 1).
- 12. No part of the development hereby permitted shall be constructed above ground floor level until details and representative samples/colours of all external and roofing materials have been submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved details.**

Reason: To ensure a satisfactory standard of development for the external appearance of the approved scheme which is compatible with the character of the surrounding area, in compliance with the National Planning Policy Framework and Policy DM14 of the Allerdale Local Plan (Part 1).
- 13. The use hereby permitted shall solely operate between the hours of 9am and 11pm on Mondays to Saturdays, and between 9am and 10.30pm on Sundays and Bank Holidays.**

Reason: In the interests of preserving the amenity of nearby residential properties, in compliance with the National Planning Policy Framework and Policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2014.

- 14. The level of noise from the site shall not exceed [TBC] between the hours of 9am and 11pm on Mondays to Saturdays, and between 9am and 10.30pm on Sundays and Bank Holidays (in accordance with the methodology provided in BS4142 (2014) as measured 1m from the façade of the nearest sensitive landuse to the site or at the point identified in the accompanying monitoring plan of the site.**

Reason: In the interests of preserving the amenity of neighbouring residents, in compliance with the National Planning Policy Framework and Policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2014.

- 15. The demolition works hereby approved shall not be implemented until a contract has been granted for the delivery of the redevelopment of the site**

Reason: To ensure the delivery of the development preserves and enhances the existing environment of the site and its character and setting within the Conservation Area, in compliance with the National Planning Policy Framework and Policies S4 and S27 of the Allerdale Local Plan (Part 1).

- 16. The approved obscure glazing details hereby approved shall be fully implemented prior to the commencement of the use and shall be retained at all times thereafter unless agreed in writing with the Local Planning Authority.**

Reason: To safeguard the residential amenity of the occupiers of neighbouring dwellinghouse, in compliance with the National Planning Policy Framework and Policies S4, DM14 and DM15 and S32 of the Allerdale Local Plan (Part 1).

- 17. The works shall be implemented solely in accordance with the mitigation strategy outlined in Section (7) of the Ecological appraisal received on 3rd May 2022.**

Reason: To safeguard the habitat of bats in compliance with the National Planning Policy Framework, Policy S35 of the Allerdale Local Plan (Part 1), Adopted July 2014.

Advisory Note

All British bats and their roosts are protected by law under the provisions of the Wildlife and Countryside Act 1981 (as amended) and they should therefore always be taken into account when any work is being done on buildings which are known to be used by bats or have potential as bat roosts. Should bats be found on site you are advised to cease works and contact Natural England for further advice.

CCC (Highways reply)

