



The Conservation Area also has a high rate of survival of high quality public realm materials. These should be preserved and reinstated where possible as they add to the distinctive quality of the area.

Preserving and Enhancing the Conservation Area

There are a series of controls arising by virtue of conservation area status. These include:

- Some works to houses is no longer 'permitted development' and may require planning permission;
- Most proposals for demolition will require planning permission - the expectation is that a plan must be in place for a 'material improvement' arising from the redevelopment of the demolished site.
- Demolition or erection of walls or fences over 1m where abutting a highway or 2m elsewhere will usually require planning permission.

Repairs

Repairs do not generally need planning permission unless they include alterations which significantly change the external appearance of the building or structure. Repairs should usually be carried out on a like for like basis to preserve the special character of the building and wider area. If a building is listed consent is usually required for anything other than like for like repairs, both internally and externally.



Repair and draft stripping of sash windows.



Distinctive chequerboard brickwork is a feature of many buildings in the area.



Lismore Place - The quality of the street is enhanced by its legacy of substantial Victorian street trees.

Trees

Well established trees make a strong contribution to the conservation area. These include trees in private gardens but also the positive contribution of a legacy of Victorian street tree planting, and the mature trees at Portland and Chatsworth Squares.

Within a conservation area all trees with a stem diameter of over 75mm (measured at 1.5m above the ground) have a measure of protection. Works to trees of this size should be notified to the Council which has six weeks to decide whether to impose restrictions on the proposed works.

Selected trees may have the full protection afforded by a Tree Protection Order.

Advertisements

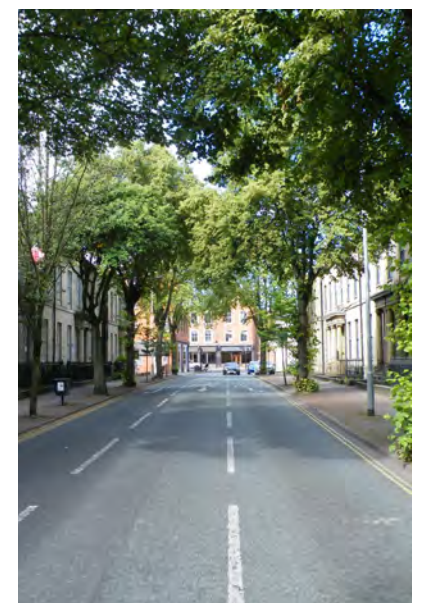
The conservation area is predominantly residential in character. However, there are a number of commercial areas towards its western edges. Signage and advertisements should be designed with the character of the individual building, and the quality of the wider area in mind. By virtue of the conservation area designation, there are fewer types of advertisements which can be displayed with deemed consent.

Enforcement strategy

Where there is clear evidence of a breach of planning law, national and local policy will be enforced. In cases where it is necessary, it will be carried out in a fair, clear and consistent manner. Information and advice will be available before any formal action is taken and an opportunity provided to discuss the circumstances of the case and an opportunity will be given to resolve problems.



Chatsworth Square and Portland Square Conservation Area Overview (Draft April 2017)



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Chiswick Street - Grade II listed buildings within the heart of the Conservation Area.

What is a Conservation Area?

Conservation areas are areas of special architectural or historic interest. They are identified so we can protect them and make further improvements to their appearance.

When somewhere becomes a conservation area, the following rules apply:

- Demolition of most buildings in the area are controlled, whether they are listed or not
- Trees in the area are protected
- Control is strengthened, so that the area can be preserved well and further improvements to its appearance can be made.

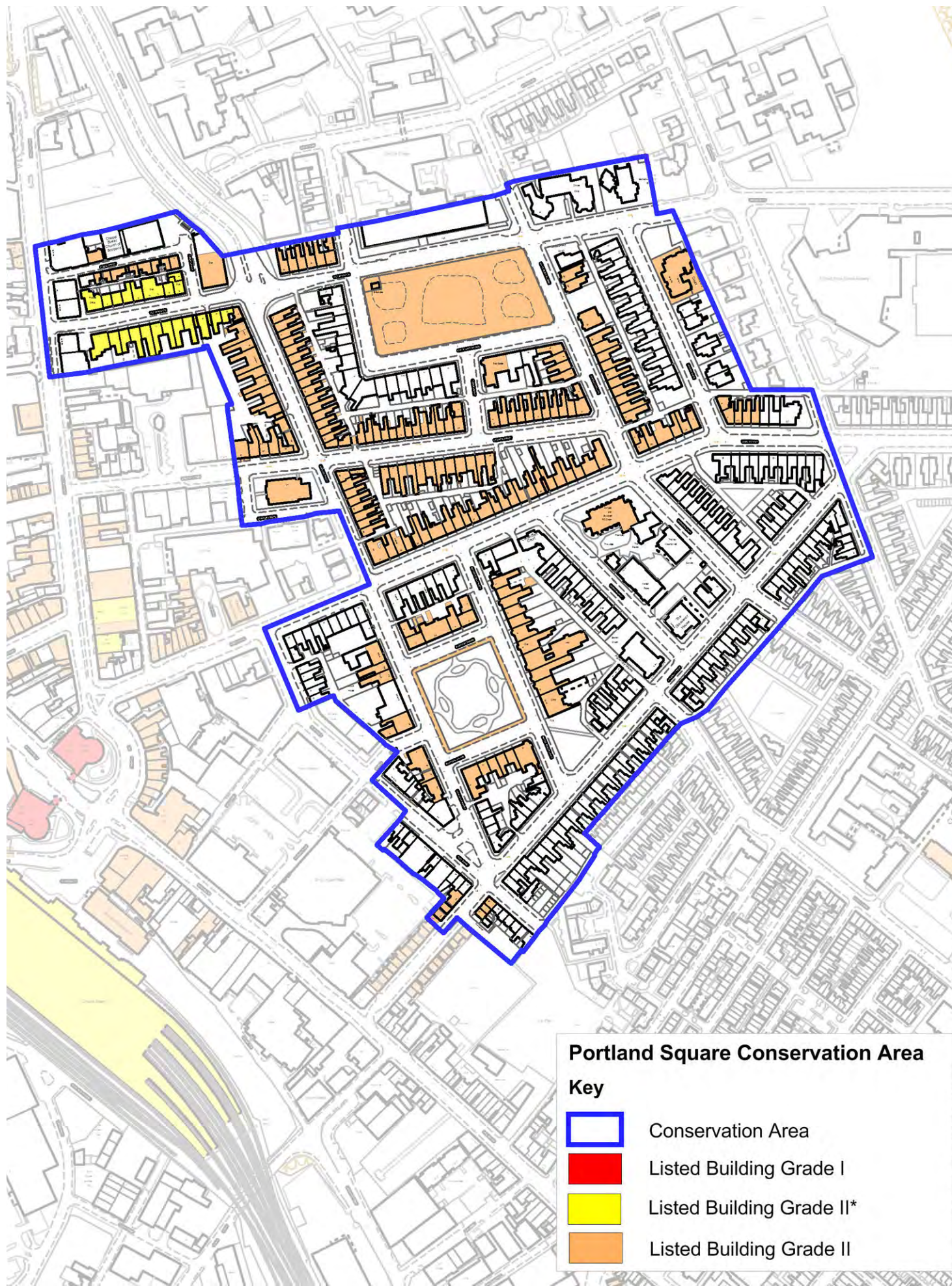
Conservation areas aim to protect the overall character of an area, not just individual buildings. National and local legislation, guidance and policy exist which seek to protect and enhance the character of the area.

The Chatsworth Square and Portland Square Conservation Area.

This conservation area was designated on the 1st September 1992 by Carlisle City Council in recognition of its special historic and architectural interest. Having designated the conservation area, the Local Authority has a duty to ensure that its appearance is preserved or enhanced, especially when considering planning applications.

Historic Background and Character

The area lies to the east of Carlisle City Centre. It was laid out as a residential suburb in the 19th Century following the dismantling of the eastern walls of the City. Previously agricultural land, it allowed a new main route (Warwick Road) to be laid out to the east, and this remains a key route into the City. The area has a strong



Portland Square - One of the high quality landscaped squares which are key features of the area.

townscape, being made up of clearly defined perimeter blocks, with formal housing fronting all thoroughfares. These blocks are serviced by alleyways/lanes which also have their own distinctive character.

Built over a relatively short span of time the area exhibits an architectural conformity that lends it a special character. A restrained materials palate of stone, brick, and slate are used to create sober and solid townscape, with architectural punctuation arising at a few key points - notably Portland Square where the most elaborate and expressive buildings in the conservation area are concentrated. The overall impression is of Victorian solidity and townscape quality.

Listed Buildings

A listed building is one included on a list made by the Secretary of State for National Heritage. It includes buildings and other structures which are of special architectural or historic interest. A high proportion of the properties within the boundaries of the Conservation Area are statutorily listed (105 buildings at Grade II and 22 buildings at Grade II* - 30% of the total buildings in the area).

If you want to do work which affects the character of a listed building, ranging from demolition to internal alteration, you must get listed building consent (LBC).

The whole of a listed building is protected, externally and internally. Consent is required before such internal features as staircases, fireplaces and doors can be removed, repositioned or altered.

Listed building control extends to:

- any object or structure fixed to the building
- any structure or object built before the 1st July 1948 relating to and forming (or which once formed) an integral part of the curtilage of a listed building. e.g. out-houses, greenhouses, garden walls, outbuildings, stables and statues.