

## Preserving and Enhancing the Conservation Area

There are a series of controls arising by virtue of conservation area status designed to safeguard the character of the area. These include:

- 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 require planning permission.
- The cladding of any part of the exterior of a dwelling with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- Side extensions and two-storey rear extensions.
- Larger single-storey rear extensions (those that extend beyond a rear wall of the original house by over 4m for detached dwellings and over 3m for other dwellings or have a ridge height over 4m or an eaves height of over 3m (within 2m of the boundary)).
- Dormer windows.
- Buildings, enclosures, containers or pools located between the side elevation of the dwelling and the boundary of the dwelling.
- The installation, alteration or replacement of chimneys, flues, soil or vent pipes on walls or roofs that front a highway and form the principal or side elevation of the dwelling.
- The installation of an antenna on a chimney, wall or roof slope which faces onto and is visible from a road.

## Advertisements

By virtue of the designation, there are fewer types of advertisements which can be displayed with deemed consent.



Brisco has a range of traditional building materials in use. Left: roughly coursed red sandstone; Right: roughcast render with stone detailing to doors and windows

## Repairs

Repairs do not generally need permission unless they include alterations which significantly change the external appearance of the structure. They should usually be carried out on a like for like basis to preserve the special character of the building and wider area.

## Trees

Trees make a strong contribution to the conservation area. These include trees in gardens but also the positive contribution of trees within the hedgerows and field system. 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 must be notified to the Council which has six weeks to decide whether to impose restrictions on the proposed works. Some trees may have the full protection afforded by a Tree Protection Order.

## Enforcement strategy

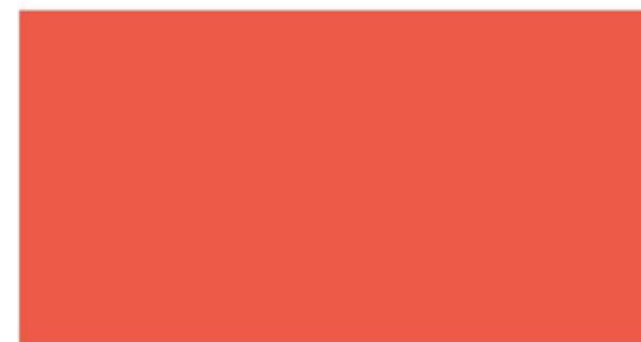
Where there is clear evidence of a breach of planning law, national and local policy will be enforced. Where it is necessary, it will be carried out in a fair, clear and consistent manner. Information and advice will be available before any formal action is taken and an opportunity provided to discuss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

If you require further information please visit:  
<https://www.carlisle.gov.uk/Residents/Planning-Building-Control/Heritage-Trees-and-Conservation>



# Brisco Conservation Area

designated 22nd June 2020



This document was produced by Economic Development at Carlisle City Council. If you would like this document in another format, for example large print, braille, audio tape or another language, please contact:  
edadmin@carlisle.gov.uk Tel: 01228 817200





### What is a Conservation Area?

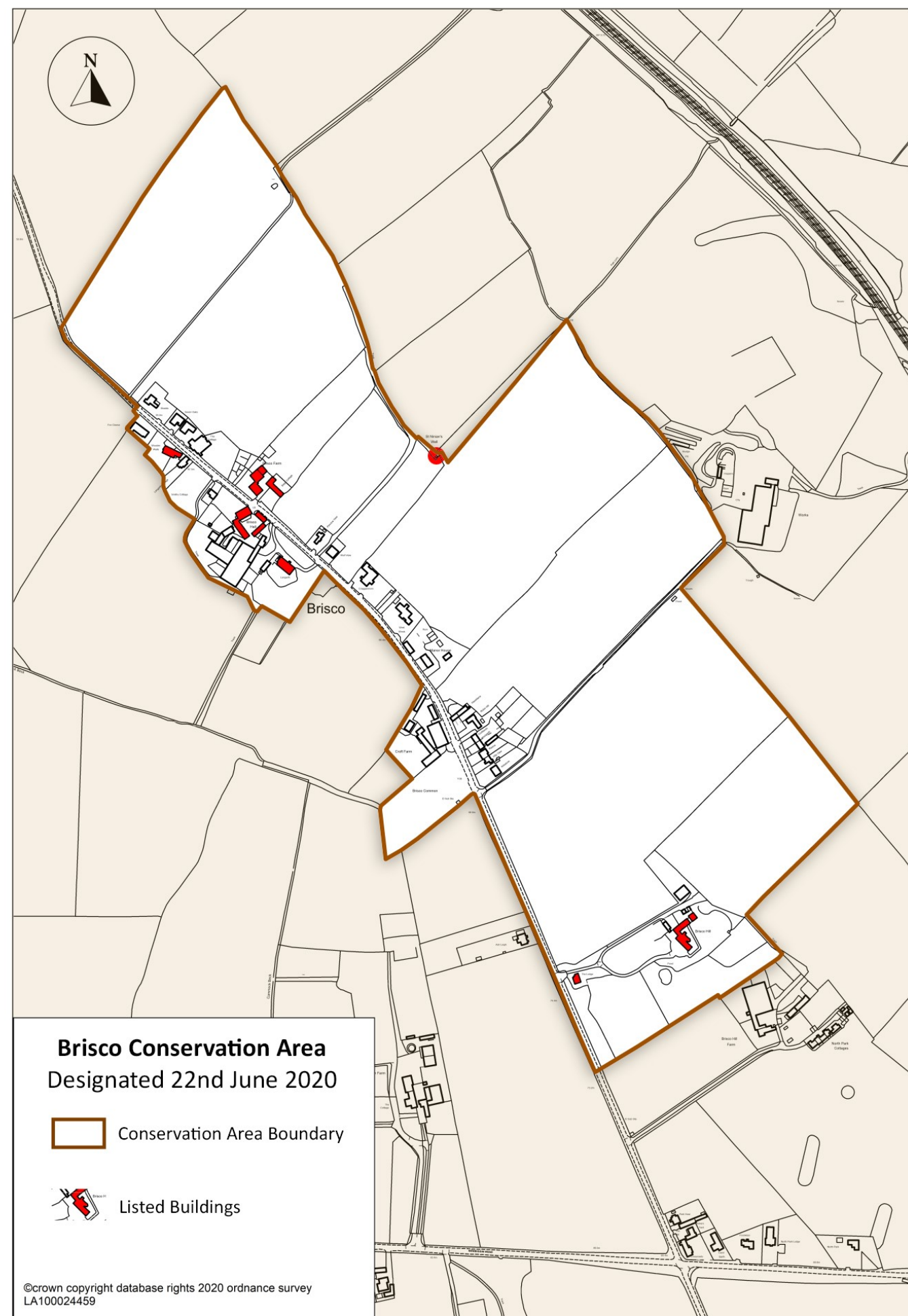
Conservation areas are areas of special architectural or historic interest. They are identified so we can protect them and make further improvements to their appearance.

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 seeks to protect and enhance the character of the area.

### Brisco Conservation Area

This conservation area was designated on the 22nd June 2020 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

Brisco is a small linear village located 1km south of the urban edge of Carlisle, and just under 4km from the City Centre. The village is anchored by two fully operational farms, Croft Farm to the south and Brisco Hall to the north, both located on the west side of Brisco Road. Brisco Hill House and farm lie 300metres to the south of the hamlet's built envelope, detached from the main settlement by a field where there is evidence of a possible Roman-British period enclosure. Built as a mansion in the late C18th, it sits on top of the ridge where it overlooks the hamlet and the Solway plain.

A variety of C19th and C20th buildings line both sides of the road but the principal historic structures date from the C17th and C18th centuries, reflecting a time of relative peace and prosperity following the Union of the Crowns in 1603.

The settlement is set within a characteristic post medieval field system with the fragmentary remains of the open fields strips within the later pattern of enclosure field boundaries. Brisco Common at the southern limits of the settlement is all that remains of the common that would have surrounded the settlement in the medieval and post-medieval periods until gradual piecemeal enclosure, by Acts of Parliament in the C18th and C19th centuries allocated and divided the land into individual ownership.

### 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. 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 usually protected, externally and internally, including 'curtilage'