

Application Number	09/0070/FUL	Agenda Item	6.1
Date Received	28th January 2009	Officer	Miss Sophie Pain
Target Date	25th March 2009		
Ward	Market		
Site	Radcliffe Court Rose Crescent Cambridge Cambridgeshire CB2 3LR		
Proposal	Removal of existing glazing and doorway that currently forms the ground floor entrance to Radcliffe Court flats and replace with new entrance door and glazing.		
Applicant	Electricity Supply Nominees Ltd 64 North Row London W1K 7DA		

The application has been called into Area Committee by Councillor Rosenstiel for the following reasons, that the appearance of the shop front is out of character primarily due to the intrusive door entry system and that it could encourage anti social behaviour.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Radcliffe Court lies within Rose Crescent close to Market Street and the Market Square. Rose Crescent is a pedestrian shopping street which links Market Street with Trinity Street. The buildings which line either side of the Crescent are grade II listed and provide A1 and A3 uses on the ground floor, with a mixture of offices and residential accommodation on the upper floors.
- 1.2 The buildings sit at the back of the pedestrian walkway and rise to 3 stories creating an imposing walkway. The buildings provide the character to this interesting shopping area with a mixture of traditional and modern shop fronts.

1.3 The site lies on the eastern side of Rose Crescent just before the bend and consists of 18 residential flats.

1.4 The site falls within Conservation Area No.1 (Central) and is Grade II listed.

2.0 THE PROPOSAL

2.1 The applicant seeks permission to remove the existing entrance doorway and associated glazing which serves as the main entrance to Radcliffe Court flats. In its place the applicant proposes a replacement doorway which is designed to be more in keeping with the surrounding buildings and looks to remove the recessed entrance way.

2.2 The application is accompanied by the following supporting information:

1. Design Statement
2. Plans and elevations

3.0 SITE HISTORY

3.1 There is no relevant site history for this application.

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	No

5.0 POLICY

5.1 Central Government Advice

5.2 **PPS1 Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and

plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 PPG15 Planning and the Historic Environment (1994): This guidance provides advice on the identification and protection of historic buildings, conservation areas and other elements of the historic environment.

5.4 Circular 11/95 – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.5 East of England Plan 2008

ENV6 The historic environment

ENV7 Quality in the built environment

5.6 Cambridge Local Plan 2006

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/15 Shopfronts and Signage

4/10 Listed Buildings

4/11 Conservation Areas

5.7 Material Considerations

Cambridge Historic Core – Conservation Area Appraisal (2005): Provides an appraisal of the Historic Core of Cambridge.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No Objection: no significant adverse effect upon the Public Highway should result from this proposal.

Conservation

- 6.2 No Objection, the proposal conforms reasonably closely to the guidance in the Shopfront Design Guide. Joinery and signage details should be requested by condition.
- 6.3 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 Councillor Rosenstiel has commented on this application. The representation is attached to this report.

7.1 The owners/occupiers of the following addresses have made representations:

- The Cambridge Preservation Society
- Head of the Rose Crescent Traders Association
- 29 Beaufort Place

7.2 The representations can be summarised as follows:

- The proposal has been influenced by 8 Rose Crescent which is the unit that is least in keeping with the appearance of the crescent.
- The proposal should incorporate a doorway which should be recessed.
- The entry phone system is located facing the pavement rather than being discreetly recessed.
- Poor quality design

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Disabled access
4. Residential amenity
5. Third party representations

Principle of Development

8.2 Policy 4/11 of the Cambridge Local Plan (2006) explains that developments which are within the Conservation Area will only be permitted if it:

- A) they retain buildings, spaces, gardens, trees, hedges, boundaries and other site features which contribute positively to the character or appearance of the area;*
- B) the design of any new building or the alteration of an existing one preserves or enhances the character or appearance of the Conservation Area by faithfully reflecting its context or providing a successful contrast with it; and*
- C) a new or intensified use will not lead to traffic generation or other impacts which would adversely affect the Area's character.*

8.3 Given the above I am therefore of the view that the development is acceptable and in accordance with policies 3/1 and 4/11 of the Cambridge Local Plan (2006) in principle, subject to the proposed development being assessed against these other issues and policies within the Development Plan.

Context of site, design and external spaces

8.4 Rose Crescent is an attractive historic shopping precinct in the heart of the city centre. The buildings within the Crescent are all Grade II listed and through the guidance in the Shopfront Design Guide every effort has been made to ensure that the character of the street is not eroded and this has resulted in a predominantly traditional appearance.

8.5 The buildings along Rose Crescent sit against the back of the pedestrian walkway and therefore play important part in creating the street scene of the Crescent.

8.6 The character of the shops along the length of the Crescent are of a similar style with doorways which have a number of steps

up to the entrance or alternatively flat recessed entrances. Traditional features of these shops include shallow fascia's and detailed pilasters and where possible the proposal has tried to incorporate as many of these features. However, the entrance to Radcliffe Court and the adjacent shop unit, 8 Rose Crescent are both of a more modern design. The applicant has taken the opportunity to create an entrance which compliments the surrounding units and looks to design out the anti-social features of the existing entrance way.

- 8.7 The proposed doorway is only half the width of many of the shopfronts along this pedestrian street and this makes it difficult to create the grandeur that the other shops along the street have. Additionally, the purpose of this entrance is not into a shop but into residential accommodation and therefore I do not believe that the doorway should necessarily be compared to other units nearby which look to encourage the public through its doorway. Instead, this is for the use of the residents only and should therefore be considered in a different manner.
- 8.8 The applicant has already made amendments to the application on recommendation by the Council's Conservation Officer so that the stallrisers and middle rail within the door are aligned and result in a visually pleasing effect. Additionally, alterations were made to the fascia so that it sat more comfortably with the neighbouring sign, although it is recognized that this is not entirely consistent with guidance, but I feel that this can be conditioned effectively.
- 8.9 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, and 3/15.

Disabled access

- 8.10 The application proposes a level access doorway into Radcliffe Court with a door which opens inwards. Additionally, the door has a glazed panel in the bottom half of the door which complies with Part M of the DDA requirements.
- 8.11 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

- 8.12 In this application I believe that the residential amenity of those who reside in the flat should be considered.
- 8.13 The existing doorway has been associated with attracting anti-social behavior and encourages people to wait or loiter in the area creating an inconvenience to those who reside in the flats. With this in mind the proposal looks to remove the recessed entranceway and instead allows the doorway to follow the newly created building line. This is encouraged through policy 3/7 of the Cambridge Local Plan (2006) in part (h) which encourages development that helps to avoid the threat of crime, insecurity and neglect and instead contribute to improving community safety.
- 8.14 I appreciate the concern which some residents have about the placing of the door entry system and that not only does this detract from the pilaster detailing but also may encourage unwanted calls. Therefore, I feel that a condition which seeks for the entry phone to be recessed would help to alleviate these concerns.
- 8.15 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan (2008) policy ENV7, East of England Plan (2008) policy ENV7, Cambridge Local Plan (2006) policies 3/4 and 3/7.

Third Party Representations

- 8.16 I feel that the concerns raised by third party representatives have been addressed in the report and there is nothing further to add.

9.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the following conditions:

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. No new, replacement or altered joinery is to be installed, nor existing historic joinery removed, until drawings at a scale of 1:10 of all such joinery (doors and surrounds, windows and frames, sills, skirtings, dado rails, staircases and balustrades, etc.) have been submitted to and approved in writing by the local planning authority. Joinery shall thereafter be installed only in accordance with the approved details.

Reason: to avoid harm to the special interest of the listed building (East of England Plan 2008 Policy ENV 7 and Cambridge Local Plan 2006, policy 4/10)

3. The applicant should submit plans at a 1:10 scale showing how the speaker entry phone will be recessed into the approved pilaster. These plans must be approved by the Local Planning Authority and thereafter be installed only in accordance with the approved details.

Reason: to avoid harm to the special interest of the listed building (East of England Plan 2008 policy ENV 7 and Cambridge Local Plan 2006, policy 4/10)

INFORMATIVE: The applicant is advised that full details of any signage scheme for the Listed Building will need to be made as a Listed Building application and maybe an advert consent application for the consideration by the Local Planning Authority. It is expected that such schemes will not only take account of the character of the Listed Building but also any existing/proposed schemes for the site as a whole with which the new signs should be co-ordinated.

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: ENV6 and ENV7

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/15, 4/10 and 4/11.

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

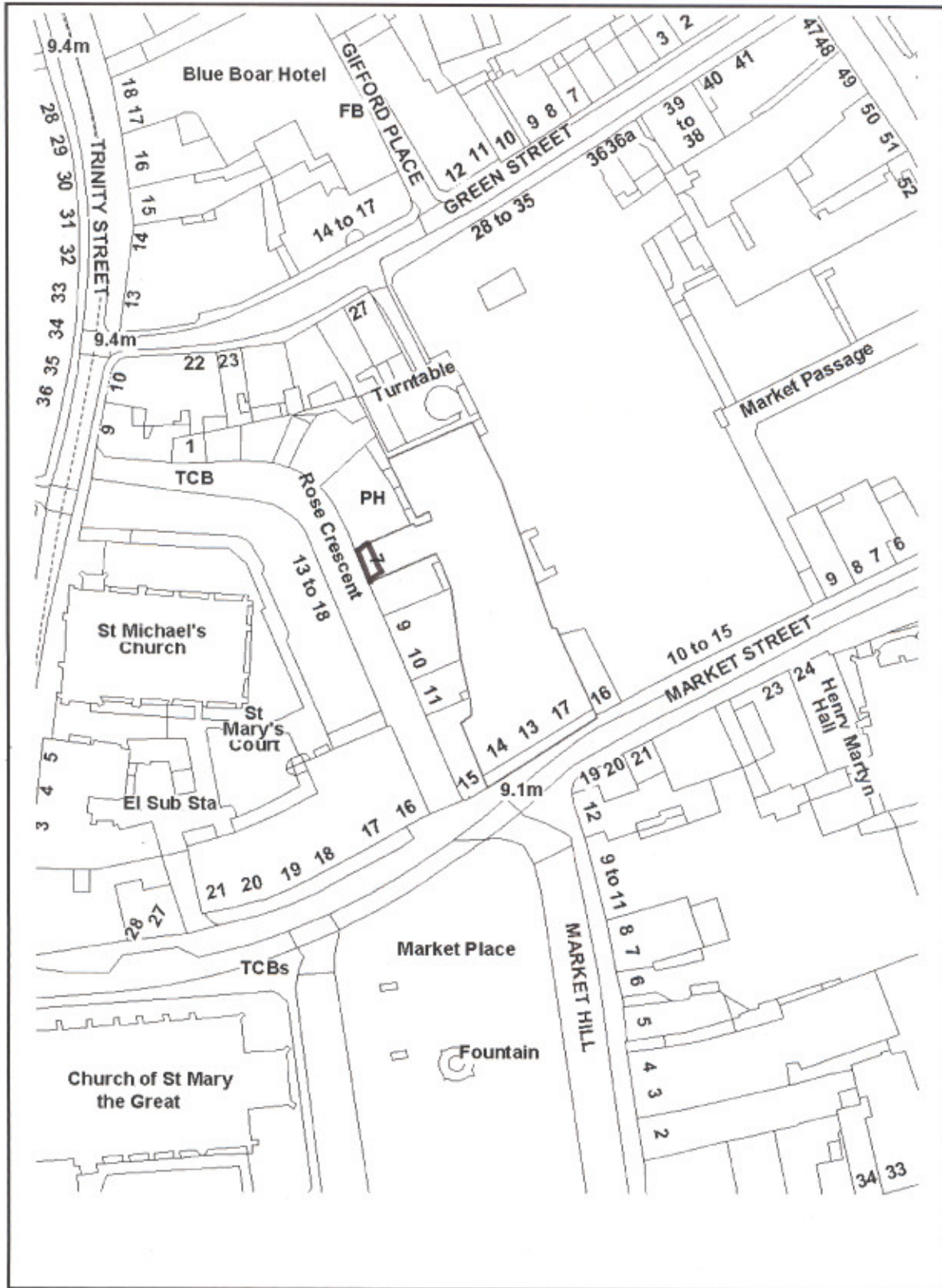
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.

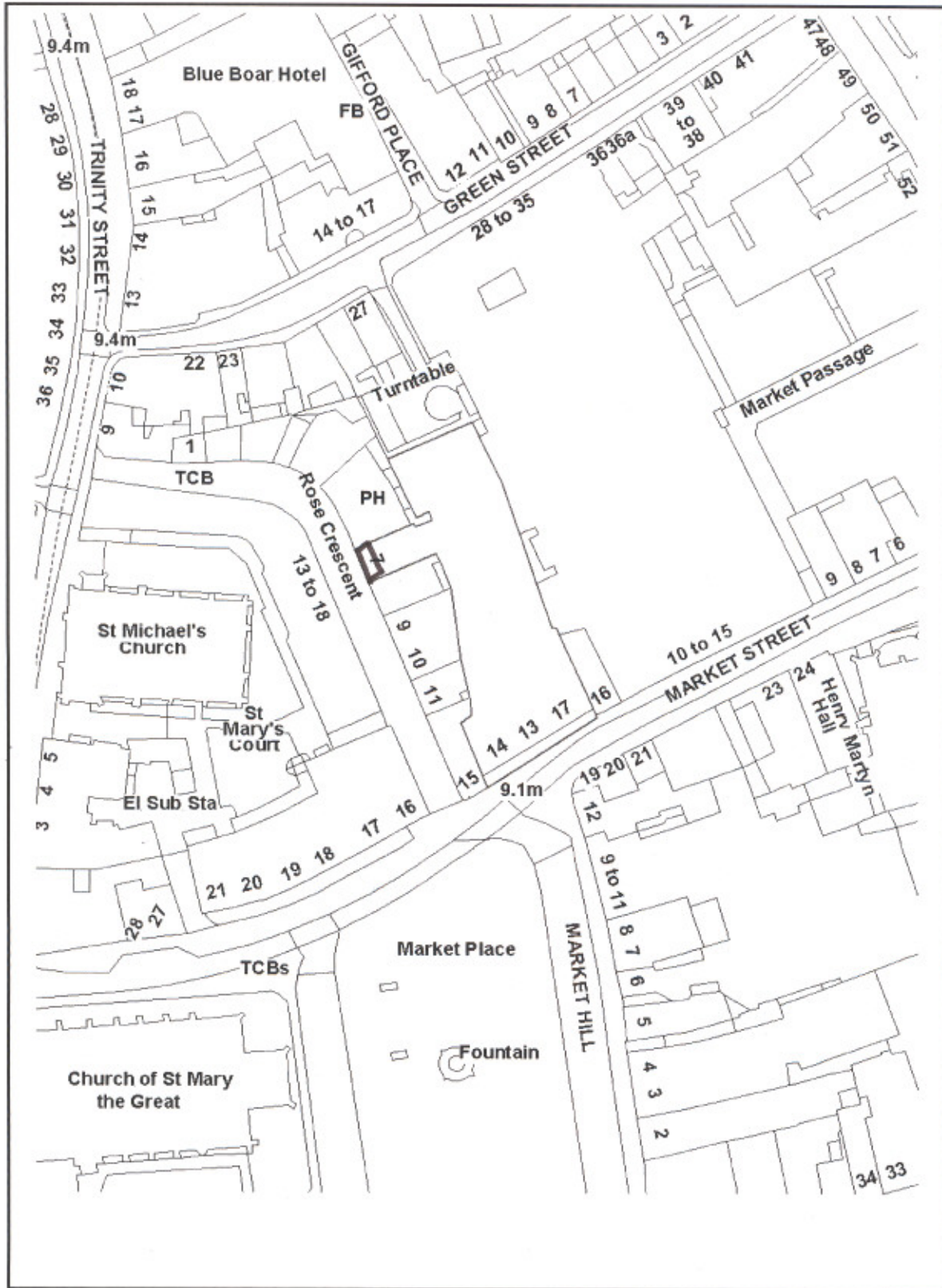
06.1 app 1



09/0070/FUL

Radcliffe Court Rose Crescent Cambridge Cambridgeshire

06.1 app 1



09/0070/FUL

Radcliffe Court Rose Crescent Cambridge Cambridgeshire