

Application Number	08/0813/LBC	Agenda Item	9.3
Date Received	17th June 2008	Officer	Miss Catherine Linford
Target Date	12th August 2008		
Ward	Cherry Hinton		
Site	125 Church End Cambridge Cambridgeshire CB1 3LF		
Proposal	Part single storey part two storey side and rear extension to Grade II Listed Building.		
Applicant	Mr Matthew Polaine Mafeking Cottage 125 Church End Cambridge Cambridgeshire CB1 3LF		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No. 125 Church End is a detached, timber framed, thatched cottage, with a modern rear wing, set in a relatively large plot, which wraps around the house. The property is situated close to the entrance of a gravel cul-de-sac, which serves this property and others built in the 1960s and 1970s. This group of homes lies on the northern side of Church End.
- 1.2 The building is Grade II Listed, but does not lie within a Conservation Area. The site falls outside the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 This application seeks listed building consent for part single-storey and part two-storey side and rear extensions. The works comprise a two-storey wing, siting at a 90 degree angle to the original house, parallel to the existing extension. This wing would project the same distance back from the house as the existing project extension and would link back to it via a single-storey

hallway. This hallway link would form an enclosed courtyard area, which would have a frameless glazed wall to its western side. The extension would be clad in stained or painted timber boarding, to match the existing extension, and would have a pitched slate roof.

2.2 The application is a resubmission of a previous withdrawn application (07/1377/LBC), differing only in that it now includes a lighter, frameless glazed wall to the link hallway than was previously proposed.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement

3.0 SITE HISTORY

Reference	Description	A/C, REF, W/D
07/1369/FUL	Erection of single storey and partially sunken two storey rear extension to existing dwellinghouse	W/D
07/1377/LBC	Erection of single storey and partially sunken two storey rear extension to existing dwellinghouse	W/D

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

SS1 Achieving sustainable development
T9 Walking, cycling and other non-motorised transport
T14 Parking
ENV6 The historic environment
ENV7 Quality in the built environment
WM8 Waste management in development

5.6 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
3/14 Extending buildings
4/10 Listed buildings

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No Objection.

6.2 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 Newbold has requested that this application be determined by Committee.

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

123 Church End

127 Church End

7.3 The representations can be summarised as follows:

The tree at the front of No. 125 Church End blocks light from 123 Church End and moisture from the ground, which could damage foundations.

The owners of No. 123 Church End will not agree to any vents, flues, pipes or fans discharging through any wall that runs alongside the boundary with No. 123.

The privacy of the garden of No. 123 Church End will be maintained.

The design is interesting.

The open-sided carport will overlook the front garden of No. 127 Church End, and the contents of the carport will be visible.

The carport will be 10m from the front living room window of No. 127 Church End, impacting on privacy.

7.4 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. Impact on the character, setting and fabric of the listed building

Impact on the character, setting and fabric of the listed building

- 8.2 Policy 3/14 of the Cambridge Local Plan (2006) states that the extension of existing buildings will only be permitted if they reflect or successfully contrast with their form, use of materials or architectural detailing; do not unreasonably overlook, overshadow or visually dominate neighbouring properties; retain sufficient amenity space, bin storage, vehicular access and car and cycle parking; and do not adversely affect listed building or their settings, the character or appearance of conservation areas, gardens of local interest, trees, or important wildlife features.
- 8.3 In my opinion, the only criteria of this policy that are relevant to this section of the report are whether the proposal will reflect or successfully contrast with the form, use of materials or architectural detailing of the original house; and whether the proposal will adversely affect listed buildings or their settings. The other criteria of this policy will be discussed later on in the report.
- 8.4 The proposed extensions would, I believe, have no real impact on the front of the property as only the edge of the extension and the carport would be visible. However, at the rear, the appearance of the building would alter significantly. The City Council's Conservation Officers are of the opinion that the extension proposed is just about acceptable in terms of its scale, but I do not share that view. The height of the extension is not necessarily of concern to me, as by sinking the new wing, the first floor windows and roof of the original thatched cottage would remain unaltered. However, what does concern me is the impact the extension would have on the appearance of the building at ground floor level, as much of the original cottage would be screened by the extension.
- 8.5 The link hallway between the existing extension and the new wing would create an internal courtyard between the original house and extensions. While this would unquestionably be a pleasant feature for the users it yet further erodes and dilutes the character and appearance of the existing building. It is, together with what has already been approved and built, too much for what was originally a very small pair of cottages. Concerns were expressed about this impact at the time of the

previous applications, and the architect has endeavoured to allay these concerns through the addition of a fully glazed wall, to create views in to the house and out of the courtyard into the garden beyond. While this is an improvement, I remain of the view that the scale of what is being proposed is unreasonably disproportionate to the building, and would have a significant and unacceptable detrimental impact on the special character of this Listed house.

- 8.6 In my opinion the proposal is not compliant with East of England Plan (2008) policy ENV6 and ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/10.

Third Party Representations

- 8.7 In the representations received concerns have been raised concerning the existing tree in the front garden of No. 125 Church End; the existence of flues or vents on the boundary with neighbouring properties; and the impact of the car port on the privacy and outlook of No. 127 Church End. All of these concerns have been discussed in the report for the linked application for planning permission (08/0812/FUL)

9.0 CONCLUSION

- 9.1 In my opinion, the proposed extension is too large and would screen the rear of the ground floor of the house. This would have a significant and unacceptable detrimental impact on the special character of this Listed house.

10.0 RECOMMENDATION

REFUSE for the following reason/s:

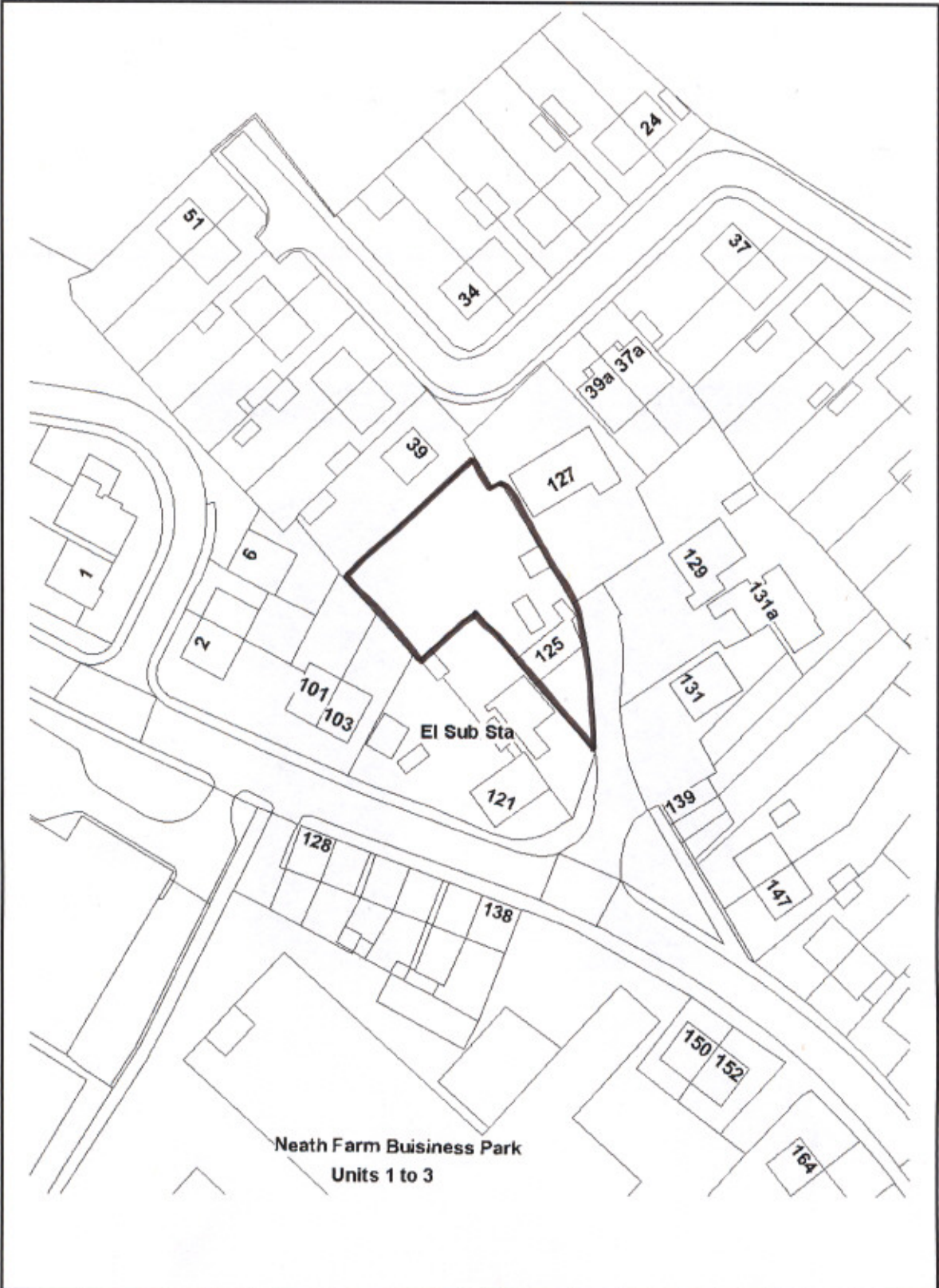
1. The proposed extensions, by reason of their scale and positioning, would, together with earlier additions to the building, unduly dominate the original building and have a significant, detrimental impact on the character, appearance and setting of the listed building. The proposal is therefore contrary to policy 4/10 of the Cambridge Local Plan (2006) and advice in Planning Policy Guidance Note 15 - Planning and the Historic Environment (1994).

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.



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