
Applic. No: C/03/0298
Date Recvd: 19th March 2003
Ward: Trumpington

Agenda Item No. :
Officer: Jennie Parsons

Site: Brooklands House, 24 Brooklands Avenue, Cambridge, CB2 2BU.

Proposal: Erection of boundary fence, vehicle gates, and installation of CCTV system, associated movement detectors, loudspeakers and floodlights.

Applicant: English Heritage
Brooklands
24 Brooklands Avenue
Cambridge

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No 24 Brooklands Avenue is situated at the western end of Brooklands Avenue and is a two storey listed building which has recently been extended. It is in office use and occupied by English Heritage.
- 1.2 To the east and south of the site is the area currently being redeveloped for residential use. To the west is Hobson's Conduit and the area of open land before the Empty Common Allotments.
- 1.3 The site is within the Conservation Area.

2.0 THE PROPOSAL

- 2.1 This listed building application proposes new gates across the vehicular access at a height of 2.1 metres and to be made of galvanised metal. These will be set back 5 metres behind the line at which the footpath crosses the entrance. The application also proposes new metal railings, also of 2.1 metres high, which will follow the line of the existing timber fence. These will be painted a matt grey colour. The application also proposes a CCTV system which will comprise two cameras mounted on the existing building and one mounted on a pole in the south eastern corner of the site, as well floodlights and a loudspeaker which will be mounted at eaves level on the building. These items of equipment will also be pre-finished in a dark grey.
- 2.2 The applicants have stated that there is need for the items applied for in order to enhance security following a number of burglaries.

2.3 There is a related planning application ref. C/03 0284/FP also on this agenda.

3.0 SITE HISTORY

3.1 C/01/1189/FP Extension to building A/C
C/01/1190/LB Extension to building A/C

4.0 PUBLICITY Advertisement: Yes
Adjoining Owners: Yes
Site Notice Displayed: Yes

5.0 POLICY

5.1 Central Government Advice

PPG1 General Policy and Principles (1997) paragraph 40 states that Section 54A of the 1990 Act requires that applications for planning permission shall be determined in accordance with the development plan, unless material considerations indicate otherwise. Conversely, applications which are not in accordance with relevant policies in the plan should not be allowed unless material considerations justify a planning permission.

PPG15 – Planning and the Historic Environment (DOE/Department of National Heritage: September 1994)

5.2 Cambridgeshire Structure Plan 1995

SP7/7 Provision to be made for safe and convenient cycling
SP12/10 All new developments will be expected to incorporate high standards of design and relate well to their surroundings.
SP12/11 Protection of Historic Buildings and Conservation Areas
SP12/12 Particular importance will be given to the safeguarding and enhancement of the character and environmental qualities of historic towns.
SP18/19 Safeguard and enhance the character of Cambridge

5.3 Cambridge Local Plan 1996

BE2 new development must respect the character, opportunities and constraints of the specific site
BE4 development should respect and not cause demonstrable harm to the quality of the townscape or landscape of the surrounding area
BE7 a comprehensive landscape scheme will be required in new developments
BE9 Minor works to a high standard
BE13 Provision for people with disabilities must be considered

- BE14 opportunities for improving access for people with disabilities
- BE29 resist the demolition of existing buildings which contribute to the character of a Conservation Area. Demolition will only be permitted if there are approved detail plans for redevelopment
- BE32 only permits development in conservation areas, including extensions, which preserves or enhances the character of the area.
- BE34 Consent will not be granted for the demolition of a listed building other than in the most exceptional circumstances
- BE35 seeks to safeguard the character and settings of listed buildings by control over the design of new development in their vicinity.
- BE37 not permit any external or internal alteration to a listed building where there would be an adverse effect on its architectural or historic character
- BE38 appropriate measure to ensure that loss of historic fabric and character is minimised in the design and execution of the works
- BE41 submission of an archaeological assessment and evaluation for any development on a site of archaeological interest
- ET6 in central and intermediate area further business development will not be permitted except where existing premises are being expanded by not more than 10% of the gross internal floorspace of the original building
- ET8 If the Government offices site is redeveloped office space which has an essential need to remain on the site should be concentrated into a smaller proportion of the site and must accord with Policy ET6.
- TR17 All developments to take account of cycle accessibility
- TR18 cycle parking facilities
- TR19 Opportunities to extend cycle network
- TR22 car parking standards

5.4 Supplementary Planning Guidance

Planning Guidance for the site identified as site 6.30 within the Local Plan was prepared and adopted by the Council as Supplementary Planning Guidance. No 24 Brooklands Avenue was identified as suitable for office use, or conversion to a hotel or institutional uses.

6.0 CONSULTATIONS

Head of Engineering Services (on behalf of the Highway Authority)

- 6.1 No significant adverse effect upon the Public Highway should result from this proposal, should it gain the benefit of planning permission.

Environmental Health and Waste Strategy

- 6.2 No objection in detail but would like to see details of the loudspeaker system to cover sound output levels and the circumstances under which the loudspeakers would operate to ensure that the amenity of

residential accommodation on the former Government buildings site will not be affected. I suggest that a voice or klaxon based system would be appropriate close to a residential environment. The applicant should satisfy the authority that there will be no effect upon local amenity before the proposed system is installed.

7.0 REPRESENTATIONS

- 7.1 Representations have been received from Nigel Bringham, the Regional Manager of Sustrans. He objects to the proposed fence and gates since they block off a well established route to the rest of the Brooklands Avenue site. He states that the route has been identified as an important cycle route as part of the Southern Corridor Transport Plan and expects it to be safeguarded. He is aware that English Heritage is not supportive of the proposal but suggests that a strip of land along the western edge of the site is allocated to provide access from Brooklands Avenue to the housing site. This could be fenced off from 24 Brooklands Avenue and some changes to the parking arrangement may be necessary. He also comments that the railings should be set back to allow the existing narrow footpath to be widened.

8.0 ASSESSMENT

- 8.1 The main issues to consider here are the effect of the listed building, and third party representations.

Effect Upon Listed Building

- 8.2 The new equipment to be attached to the building has been carefully considered to minimise the impact upon the building. The wide eaves of the main building will help with this and the removal of existing conspicuous floodlights and corner brackets are to be welcomed. However I am concerned about the cumulative intrusive effect of the security equipment on a permanent basis and would therefore recommend a temporary consent for 10 years. This would allow for the possible removal of elements which detract from the character of the listed building in the light of changing needs and/or developing technology.

Third Party Representations

- 8.3 The objection from Sustrans relates to long term aspirations for a cycle route from the southern part of Cambridge to link with Brooklands Avenue as close as possible with the junction with Trumpington Road. Residential development of land to the east of this site has now been approved and this includes roads designed to a low speed which will be safe for cyclists. There will also be a pedestrian crossing on Brooklands Avenue to allow cyclists who have cycled through the new development to cross Brooklands Avenue safely. Securing a cycle route along the western edge of this site and the housing site has not

been achieved due to incompatibility with the housing layout and effect upon mature trees near Hobson's Brook. There is also a covenant which is currently in force which prevents crossing the Brook with a bridge. It would not therefore be appropriate to reserve a strip as requested by Sustrans.

9.0 RECOMMENDATION APPROVE

Subject to the following conditions :

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

Reason: In accordance with the requirements of section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Unless the prior written agreement of the local planning authority is given all equipment fixings shall be made into the brickwork.

Reason: To avoid damaging the brickwork.

- 3 All equipment housings shall be coloured to match adjacent surfaces or black unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the character of the listed building is not impaired.

- 4 All cameras, sensors, receivers and loudspeakers shall be removed within 10 years of the date of this consent and any damage to the listed building made good in method and timescale to be agreed with the local planning authority.

Reason: The permanent retention of the equipment may not be necessary for security purposes and would have an adverse effect upon the character of the listed building.