

# Planning Committee



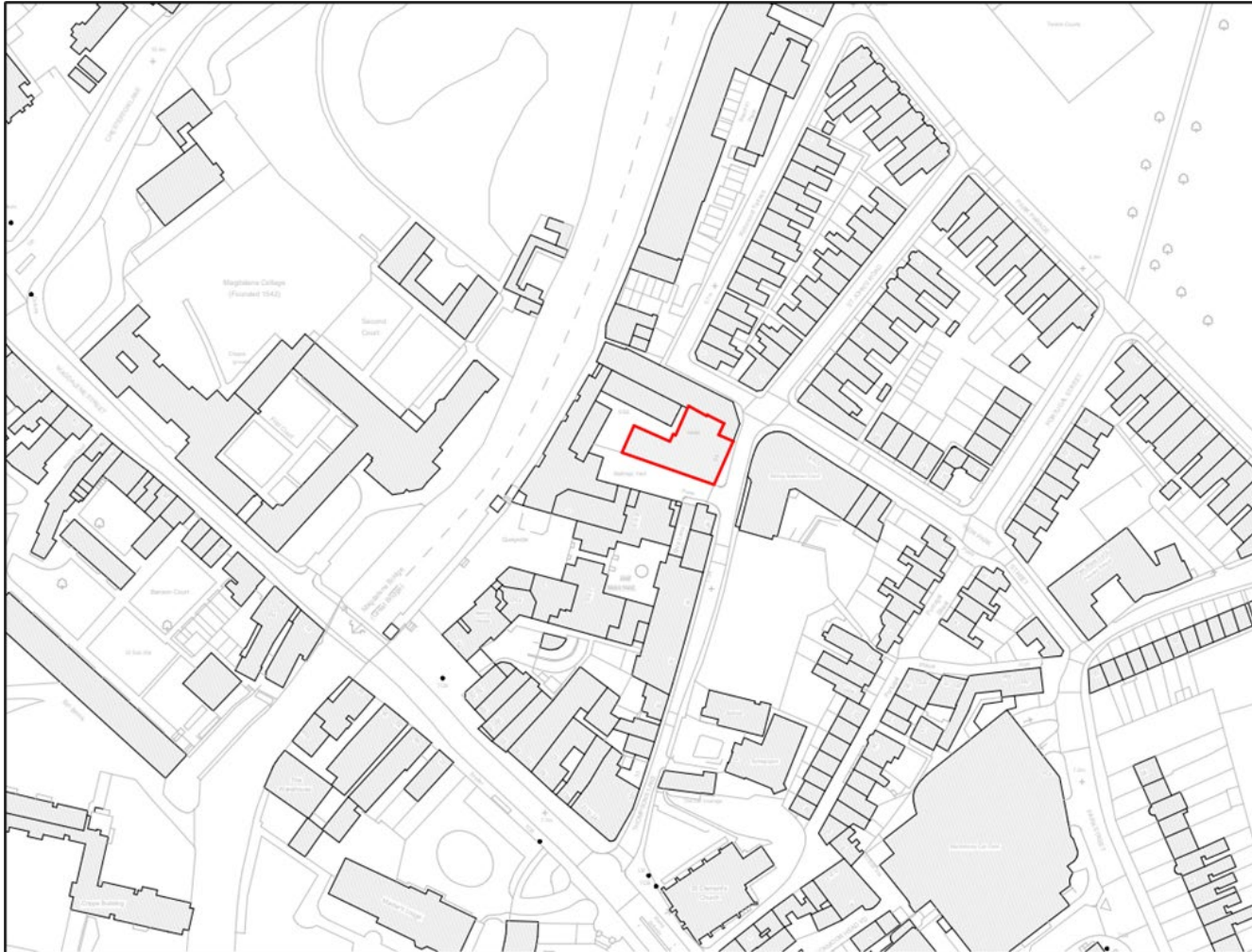
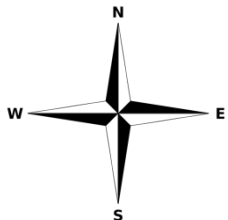
**GREATER CAMBRIDGE**  
SHARED PLANNING

# MINOR APPLICATIONS

# 22/00778/FUL - The Varsity Hotel

## Location Plan

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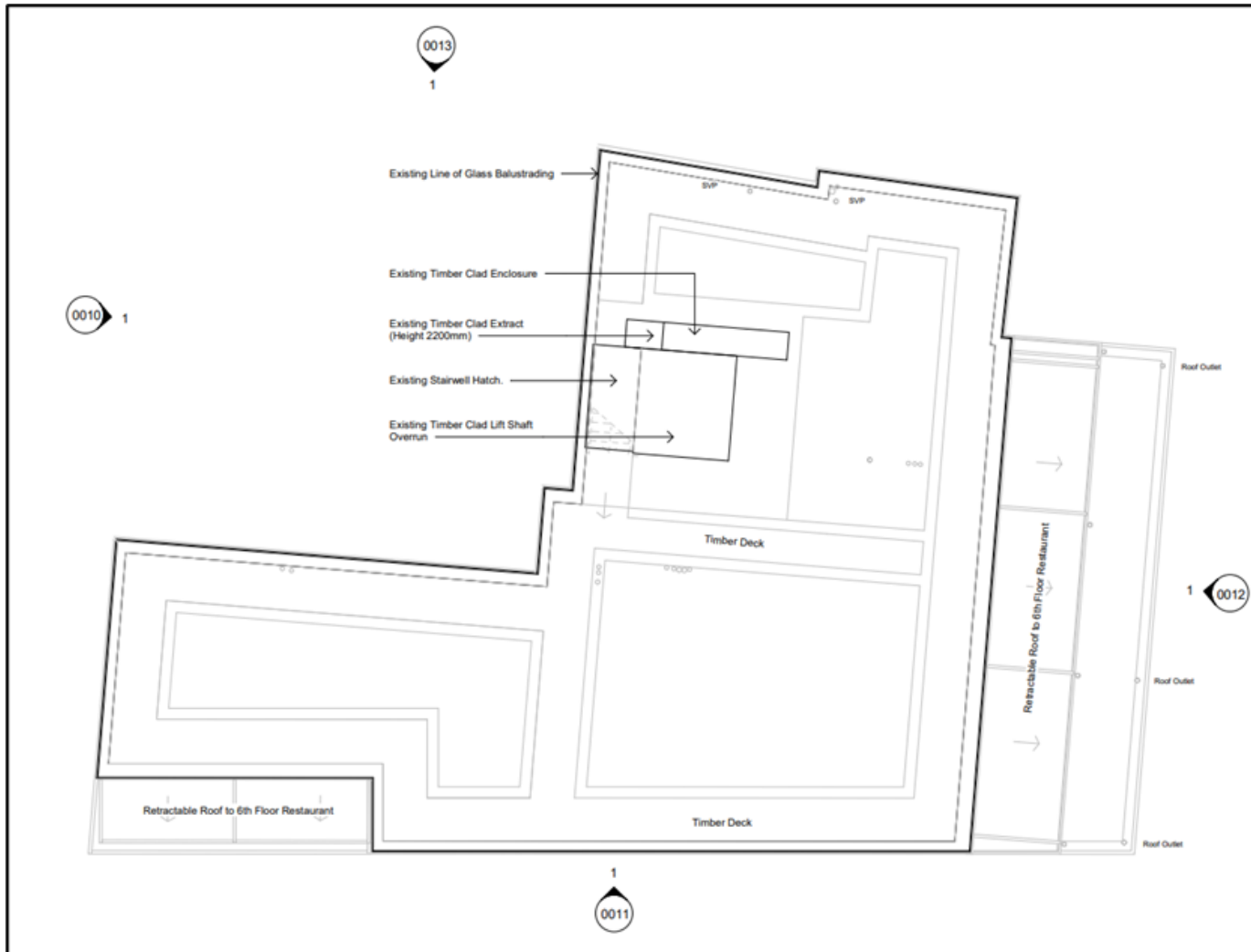


## Page 4



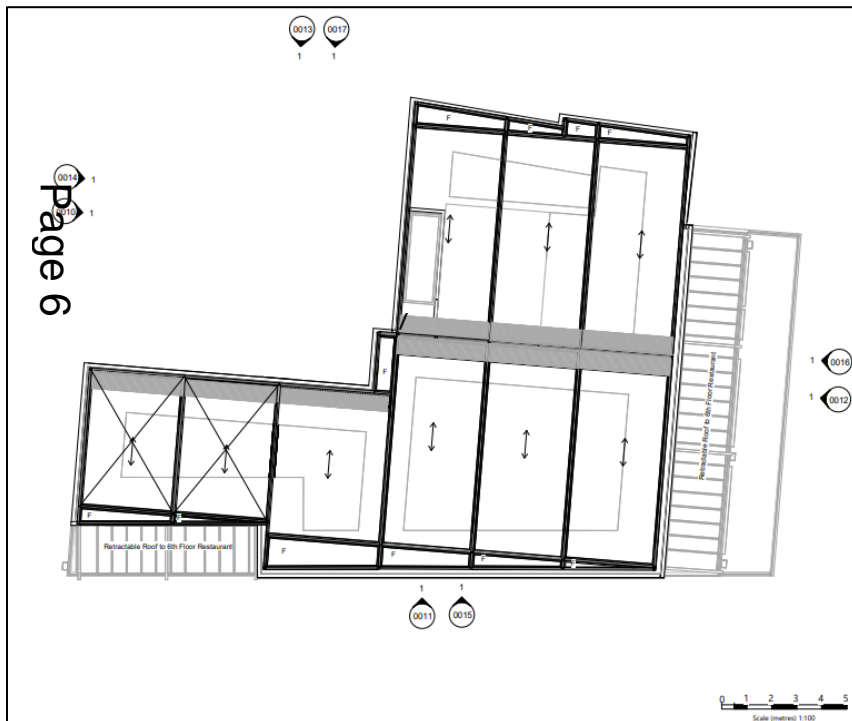


# Existing Roof Plan

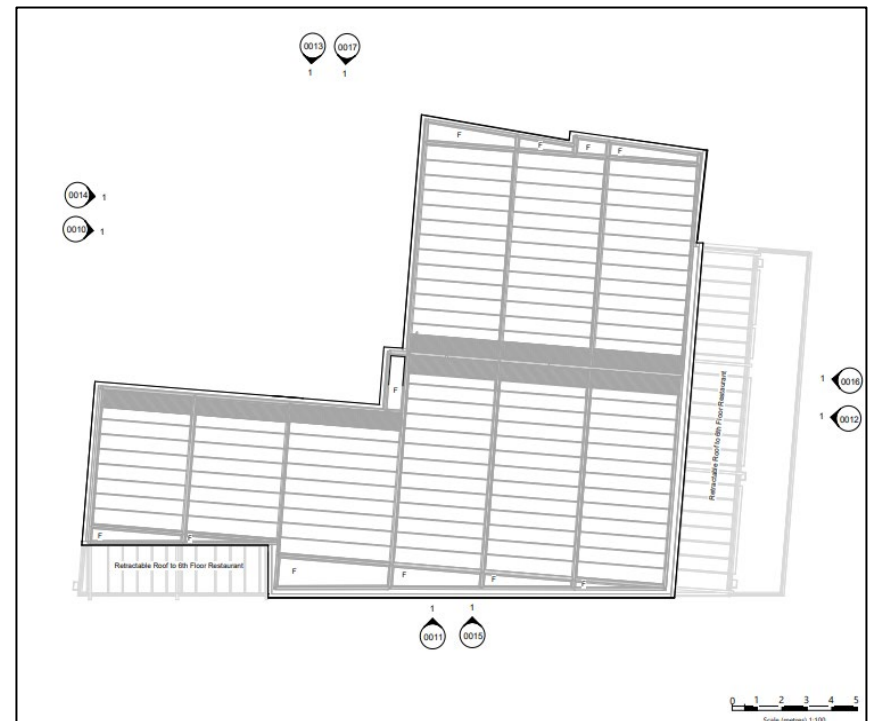


# Proposed Roof Plan

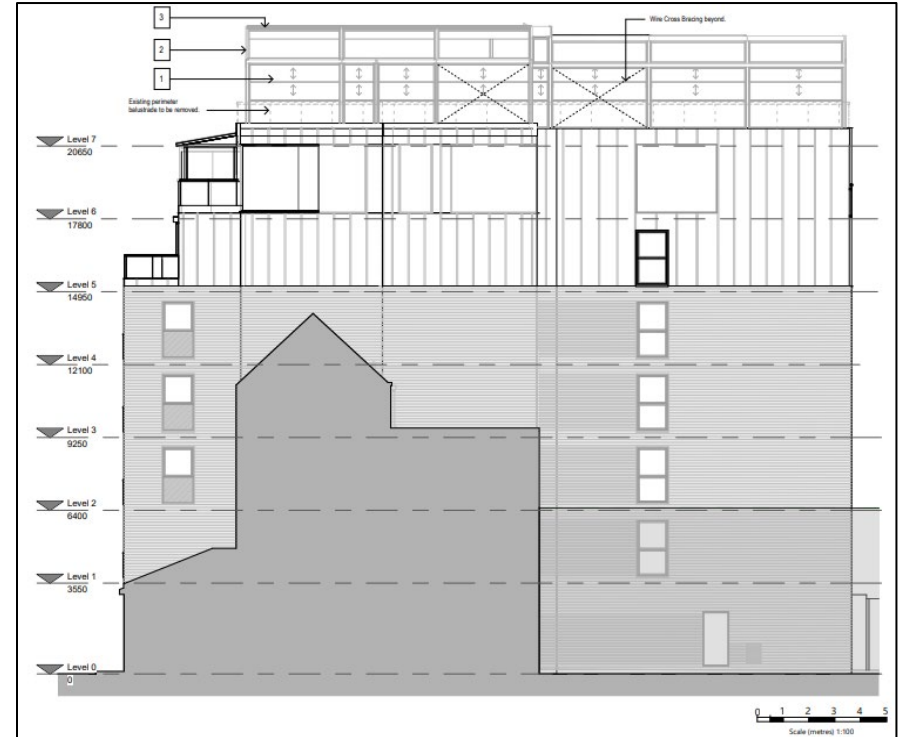
Open



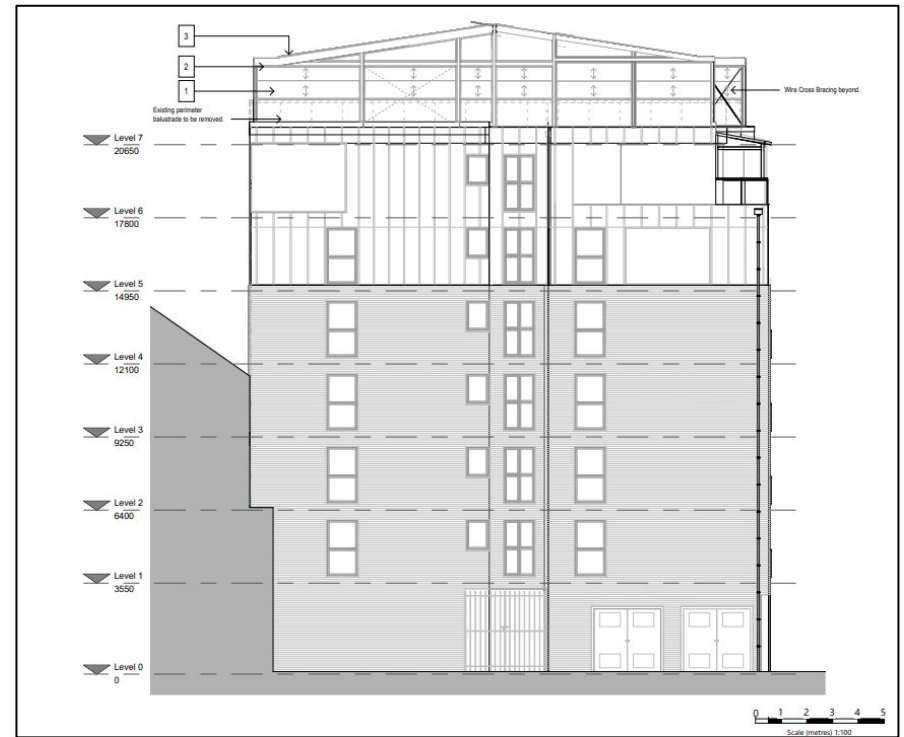
Closed



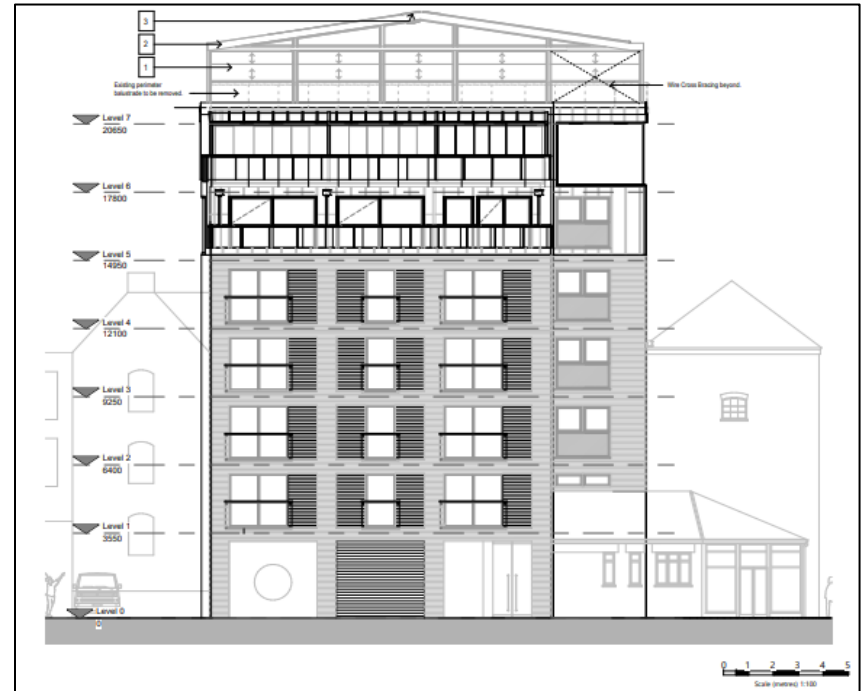
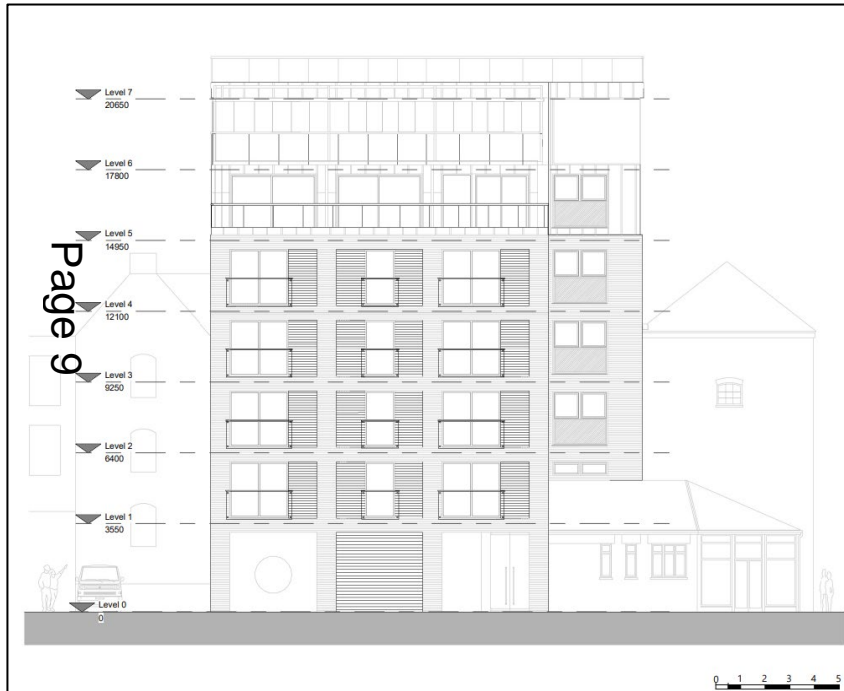
# Existing and Proposed North Elevation



# Existing and Proposed West Elevation



# Existing and Proposed East Elevation





# Existing and Proposed South Elevation



# Existing Verified Views

## Scholars Garden, Magdalene College





# Proposed Verified Views Scholars Garden, Magdalene College (Open)





# Proposed Verified Views

## Scholars Garden, Magdalene College

(Closed)



# Existing Verified Views

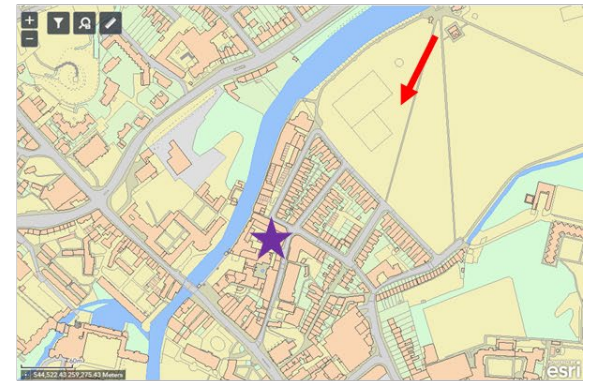
## Jesus Green





# Proposed Verified Views

## Jesus Green (Open)



# Proposed Verified View Jesus Green (Closed)

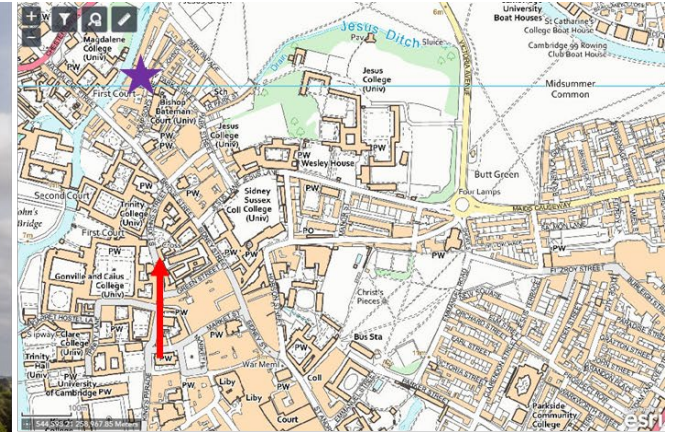


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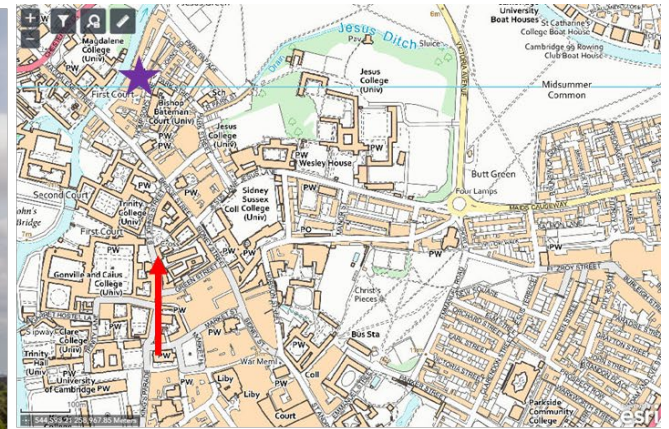




# Existing Verified Views Great St Mary's Tower



# Proposed Verified View Great St Mary's Tower (Open)

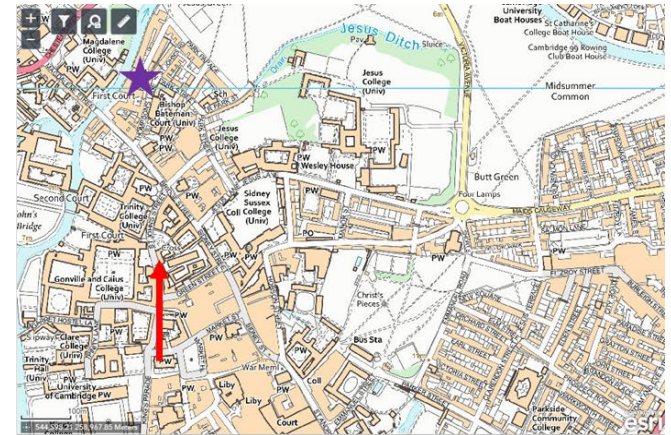




# Proposed Verified View Great St Mary's Tower (Closed)



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# Existing Verified View Castle Mound



# Proposed Verified View Castle Mound (Open)





# Proposed Verified View Castle Mound (Closed)



# Planning Balance

## Approval

Key material considerations

Limited public benefits to employment and tourism

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## Refusal

Key material considerations

Less-than-substantial harm to grade I and grade II listed buildings

Less-than-substantial harm to Conservation Area

Harm to non-designated heritage assets including buildings of local interest

Visual harm, including to Cambridge skyline

Officer Recommendation: Refuse

# 22/01504/FUL

## 196-198 Green End Road

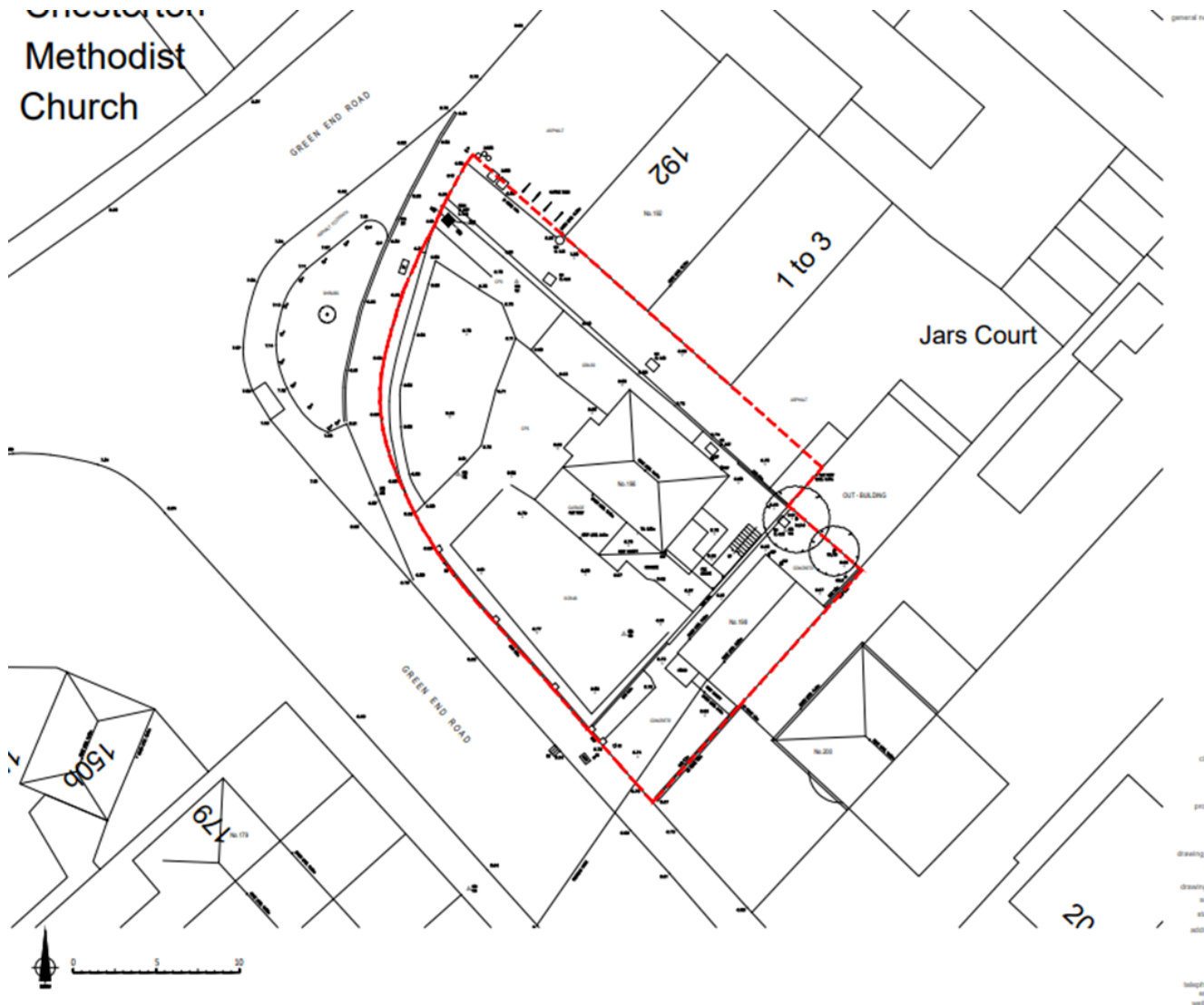
### Site Location Plan

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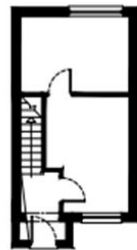


# Existing Site Plan

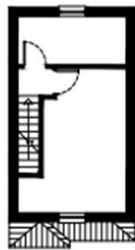


# Existing Elevations

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No 198  
Existing Ground Floor Plan



No 198  
Existing First Floor Plan



No 198  
Existing Front Elevation



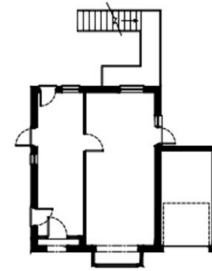
No 198  
Existing Side Elevation



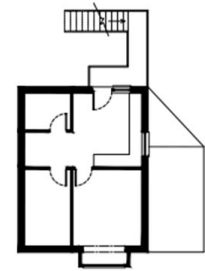
No 198  
Existing Side Elevation



No 198  
Existing Rear Elevation



No 196  
Existing Ground Floor Plan



No 196  
Existing First Floor Plan



No 196  
Existing Front Elevation



No 196  
Existing Side Elevation



No 196  
Existing Side Elevation

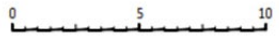


No 196  
Existing Rear Elevation

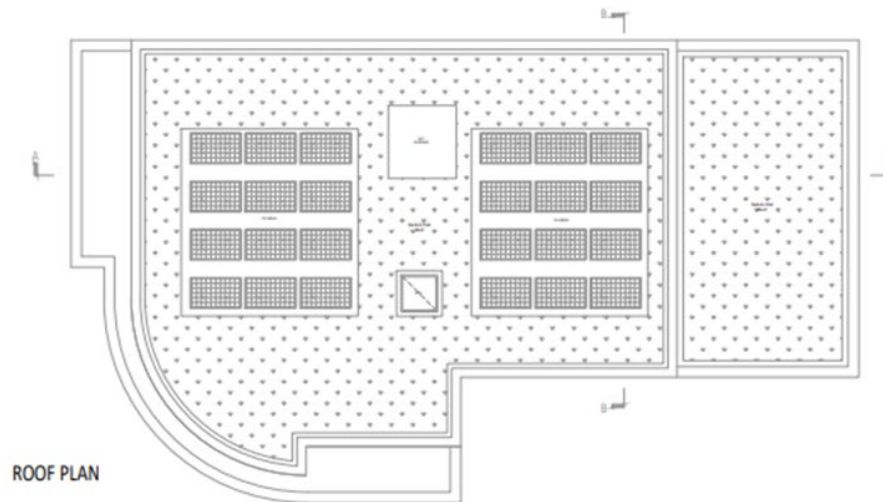
# Proposed Site Plan



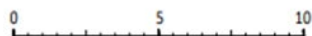
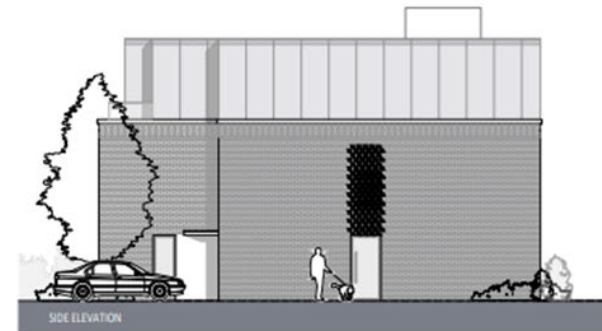
# Proposed Floor Plans



# Proposed Floor Plans

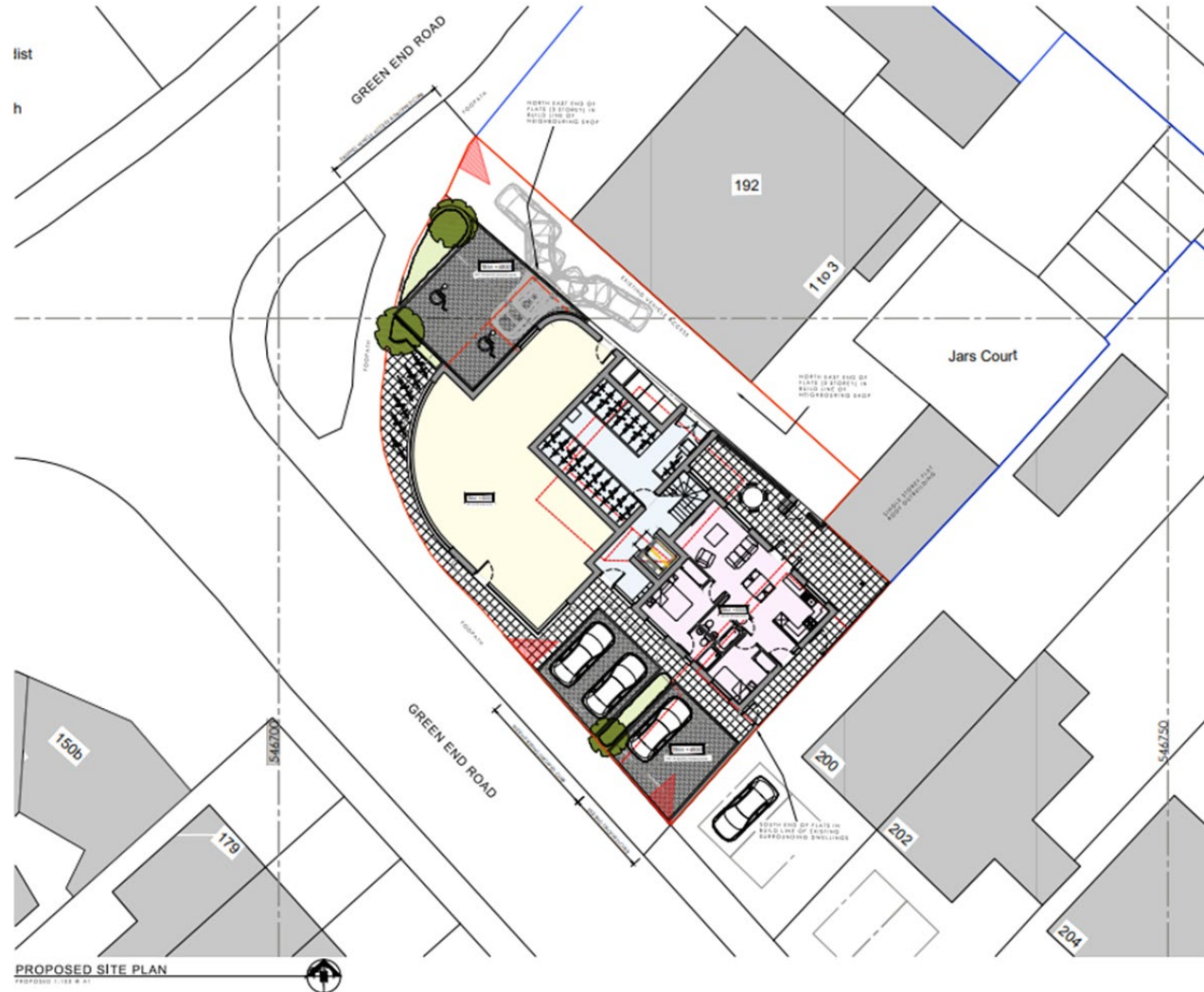


# Proposed Elevations





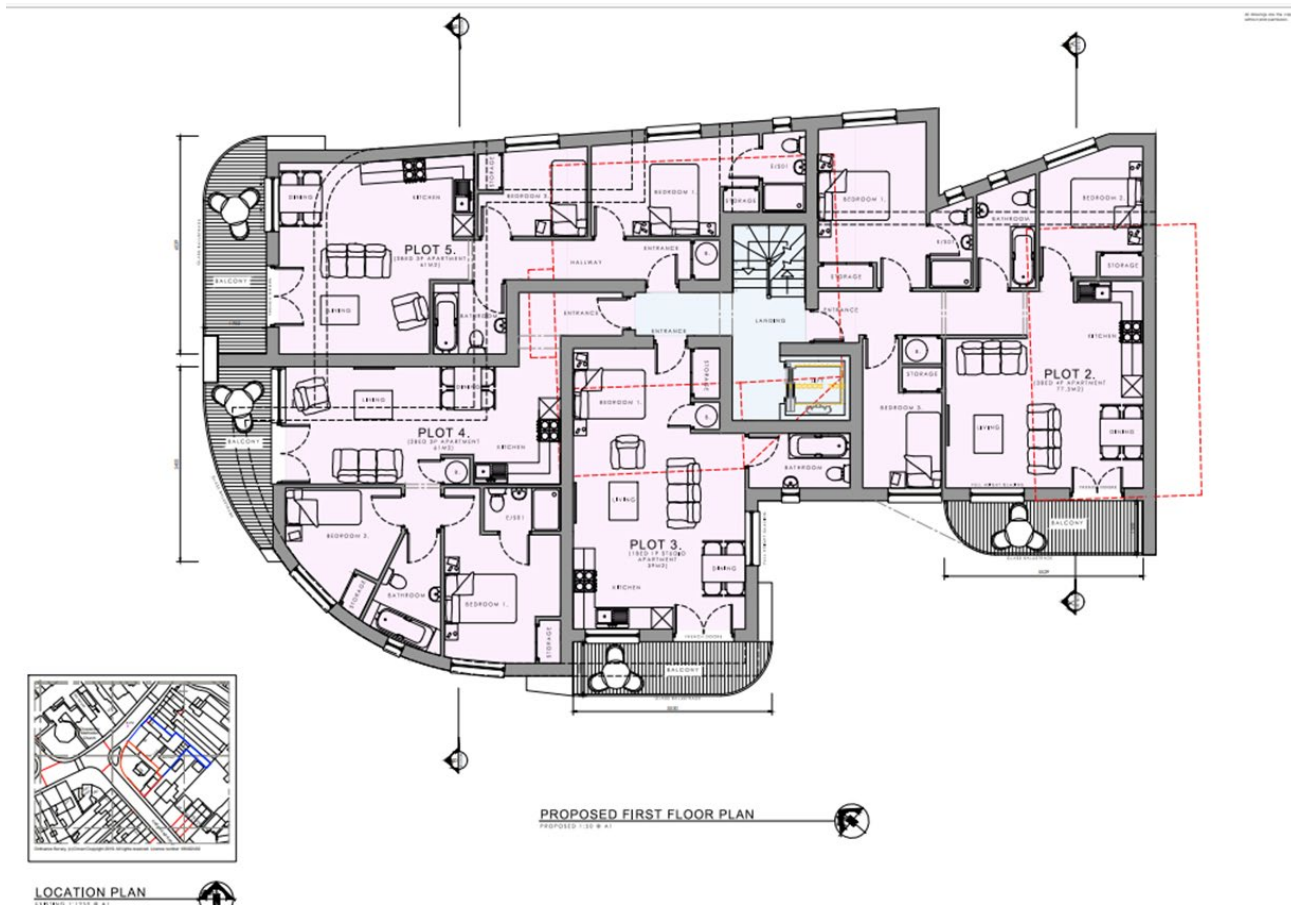
# Previously Approved Site Plan





# Previously Approved First Floor

Page 32

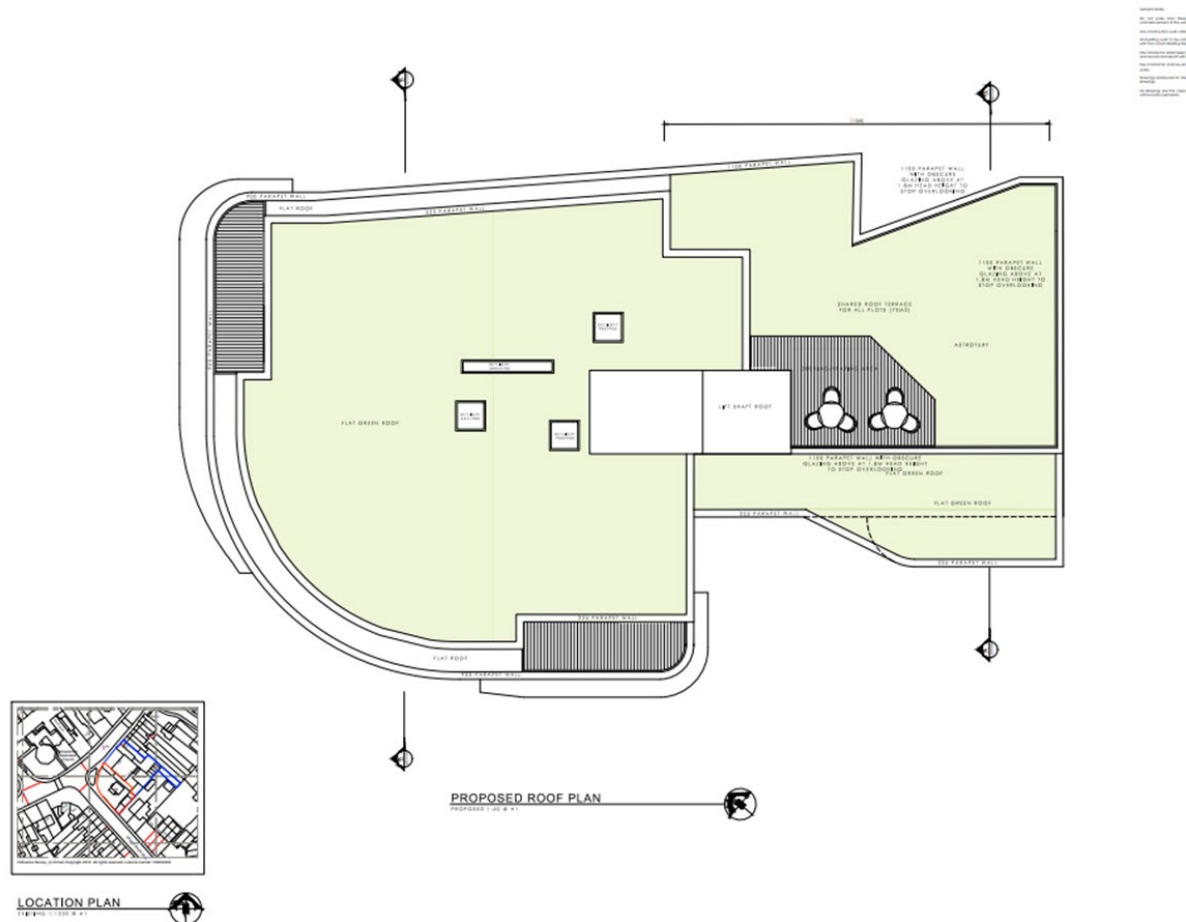


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# Previously Approved Roof Plan

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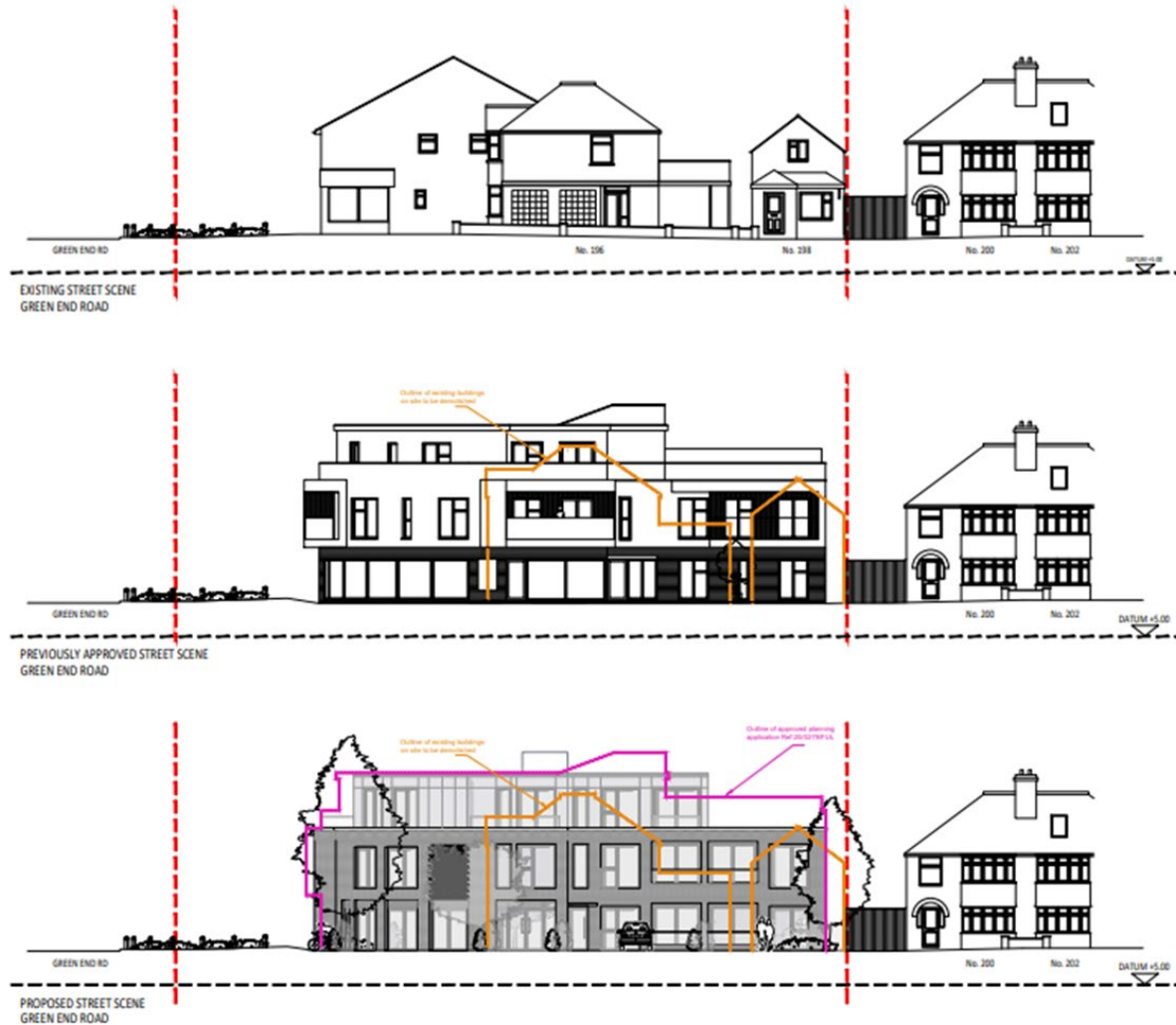




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# Street Scene Comparison

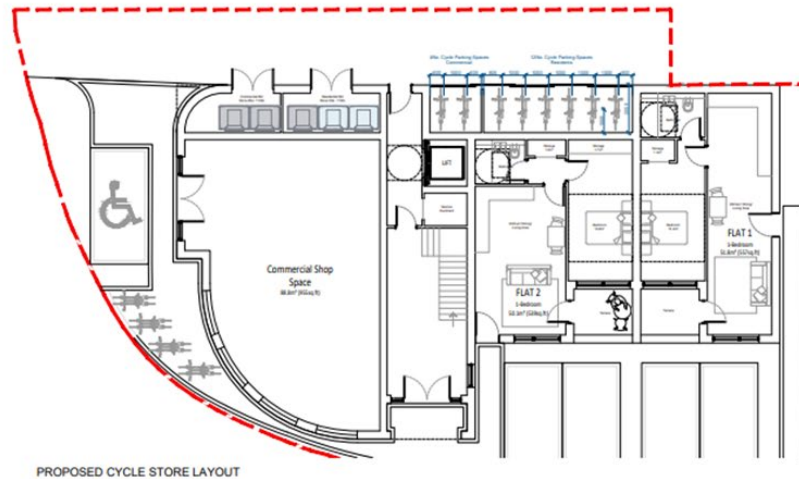
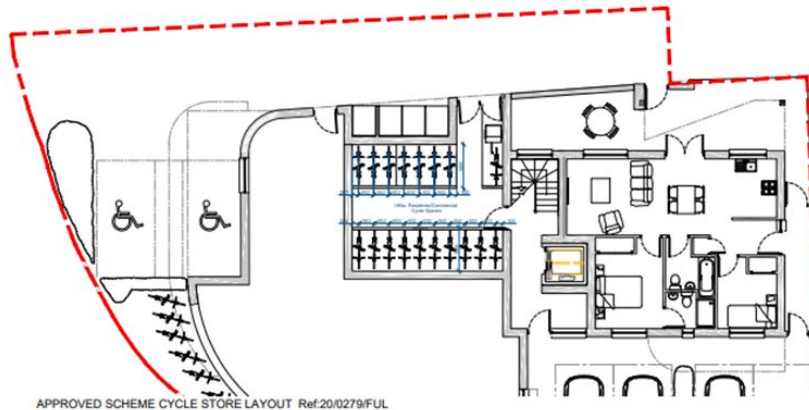


# Street Scene Comparison

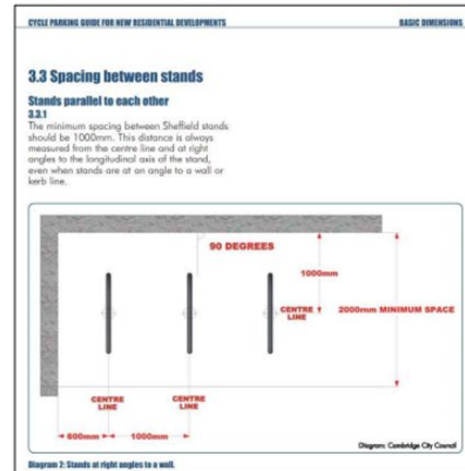




# Cycle Storage Comparison



general notes  
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 The drawing is to be read in conjunction with all other relevant drawings and specifications.  
 All dimensions to be checked on site prior to commencement of work and any discrepancies to be checked immediately.  
 Do not scale from this drawing.  
 Unless otherwise stated, all dimensions are in mm.



EXTRACT FROM CYCLE PARKING GUIDE

rev	P1	date	June '22	drawn	DSR
client	Dudley Developments Ltd				
project	196-198 Green End Road, Cambridge, Cambridgeshire				
drawing title	Cycle Store Layout				
drawing no	PLG2167	checked	DSR		
scale	1:100	original	A2		
status	PLANNING				
address	25 Oxenford Road Cambridge Cambridgeshire CB1 3QJ				
telephone	+44 (0)7558 304 053				
email	info@29architecture.co.uk				
website	www.29architecture.co.uk			29 ARCHITECTURE ARCHITECTS	



# Planning Balance



## Reasons Against

- The development will lead to material harm to the amenity of the future occupiers by failing to provide appropriate communal outdoor amenity space for future residents.
- The proposal also raises concerns with regard to its design and its impact on the character and context of the area and does not provide appropriate cycle storage.

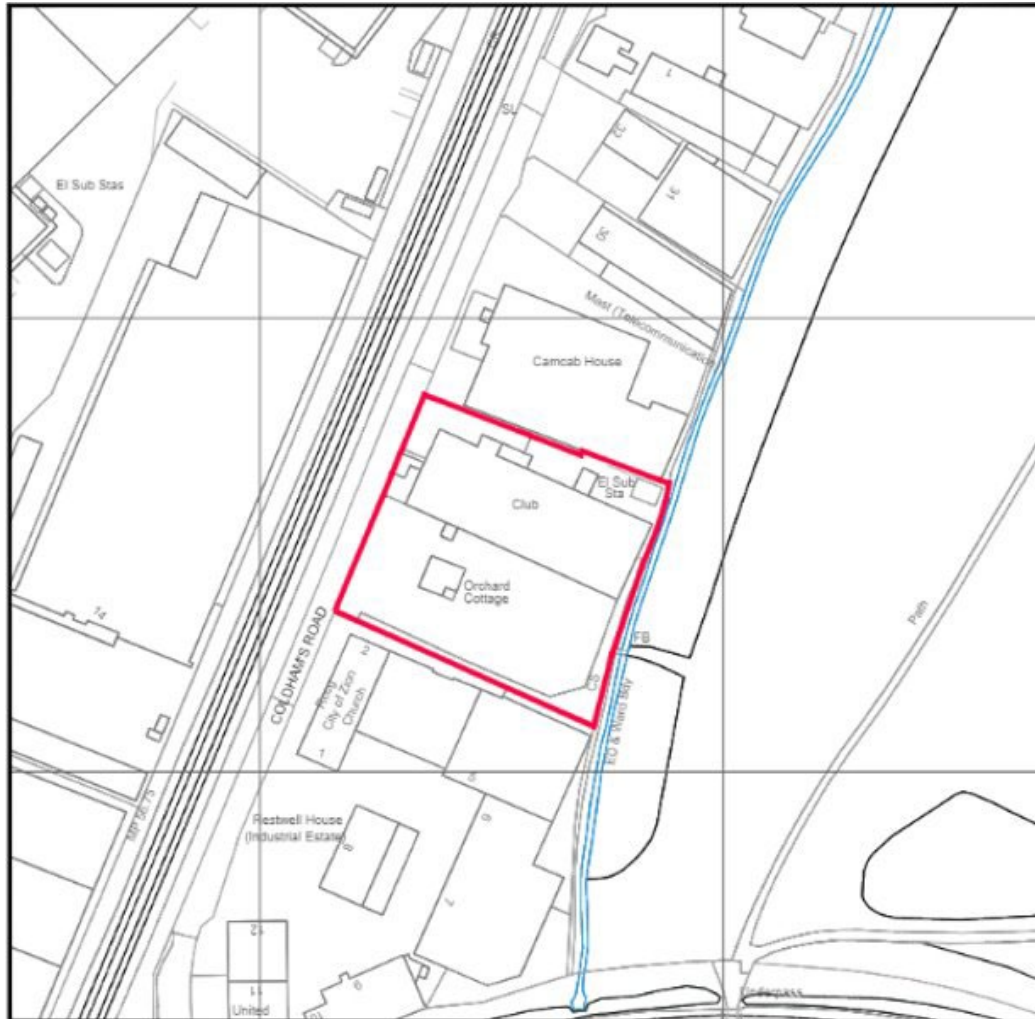
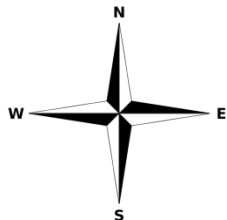
## Reasons For

- Higher density of accommodating within the area on a previously brown field site.
- Contribution to the local economy the provision of construction jobs and some additional local spend.

Officer recommendation is refusal.

# 21/00809/FUL - Cambridge Snooker and Pool Centre, Coldhams Road Location Plan

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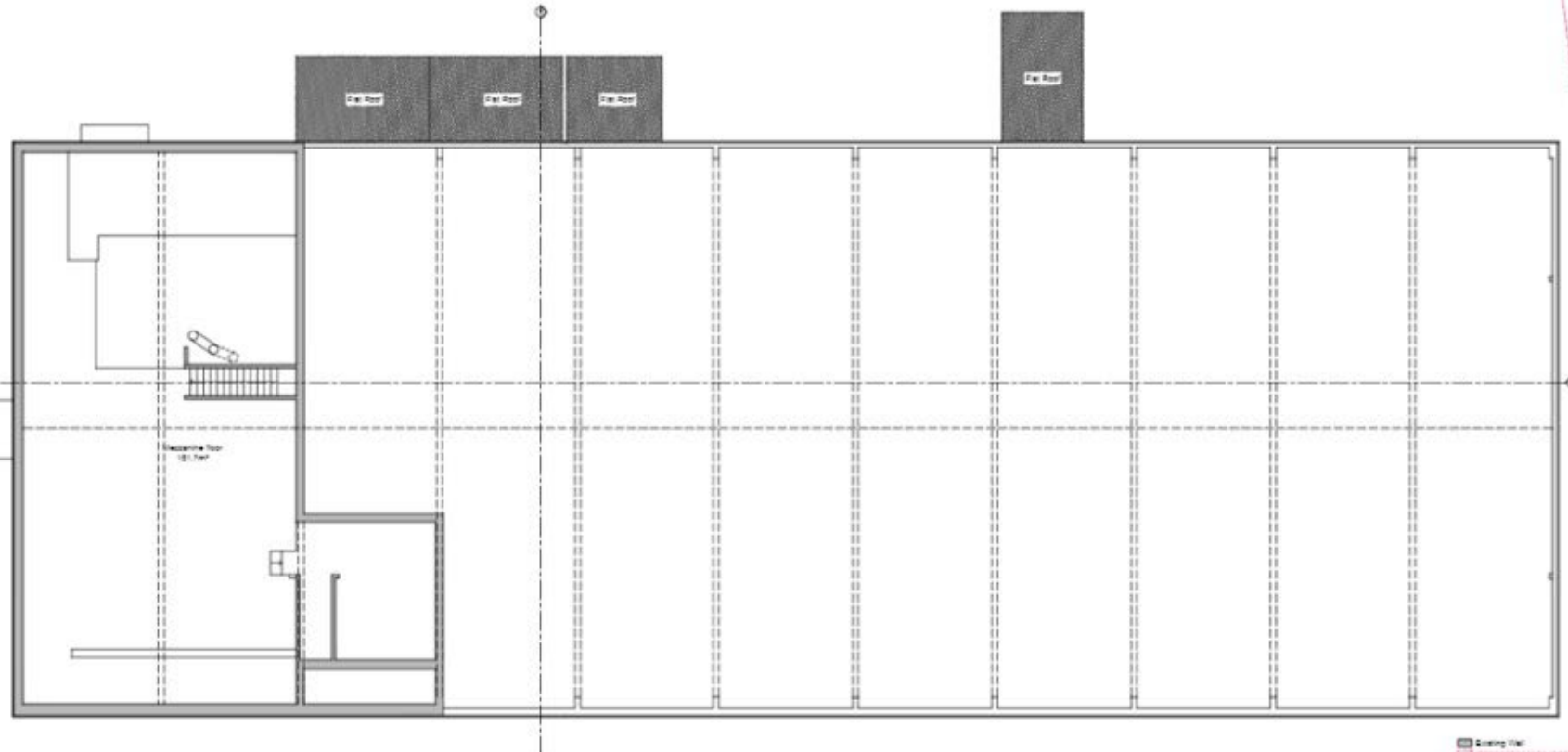


# Existing Block Plan



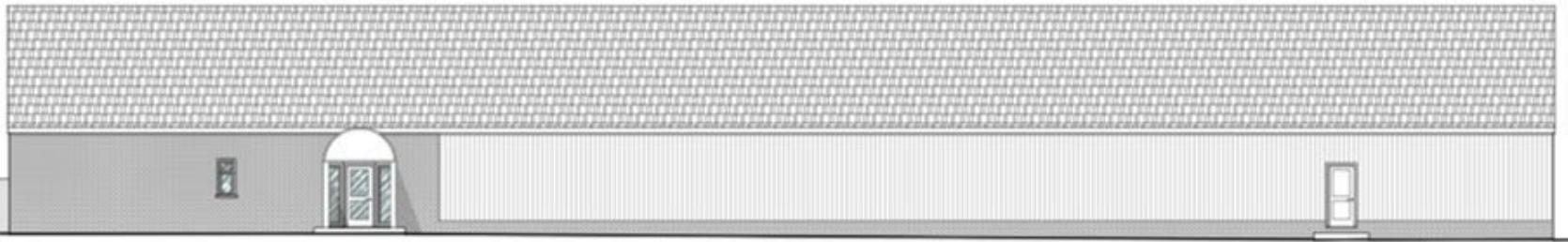
# Existing Mezzanine Floor

Page 42



# Existing Elevations

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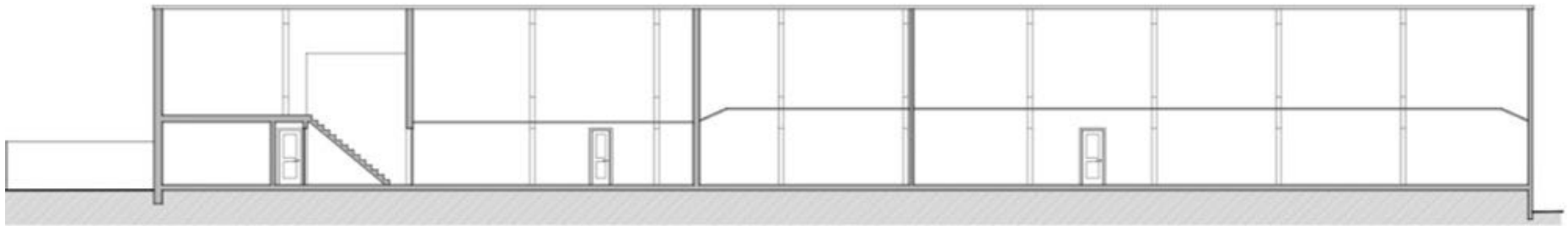
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



# Existing Sections



EXISTING SECTION AA



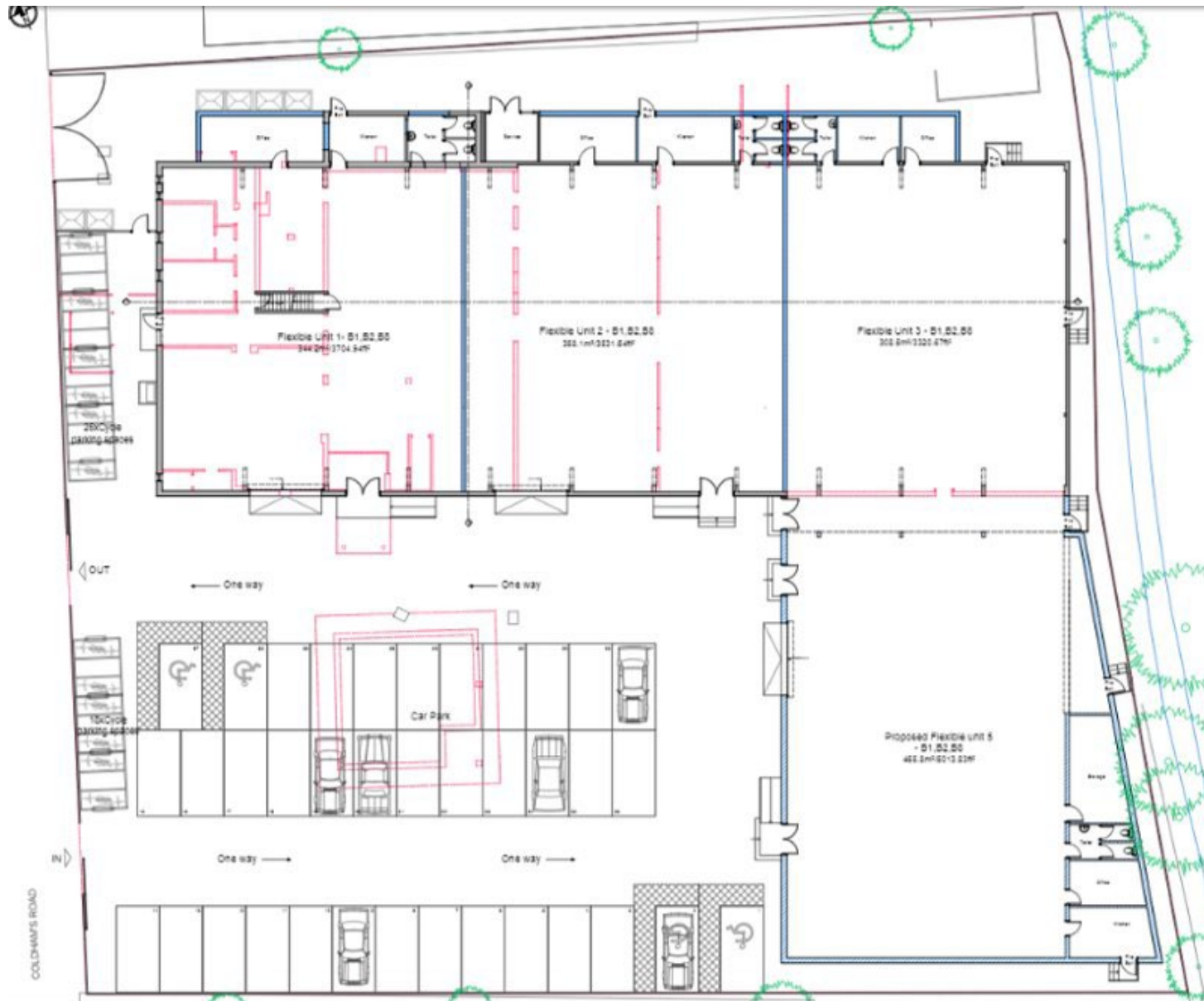
EXISTING SECTION BB



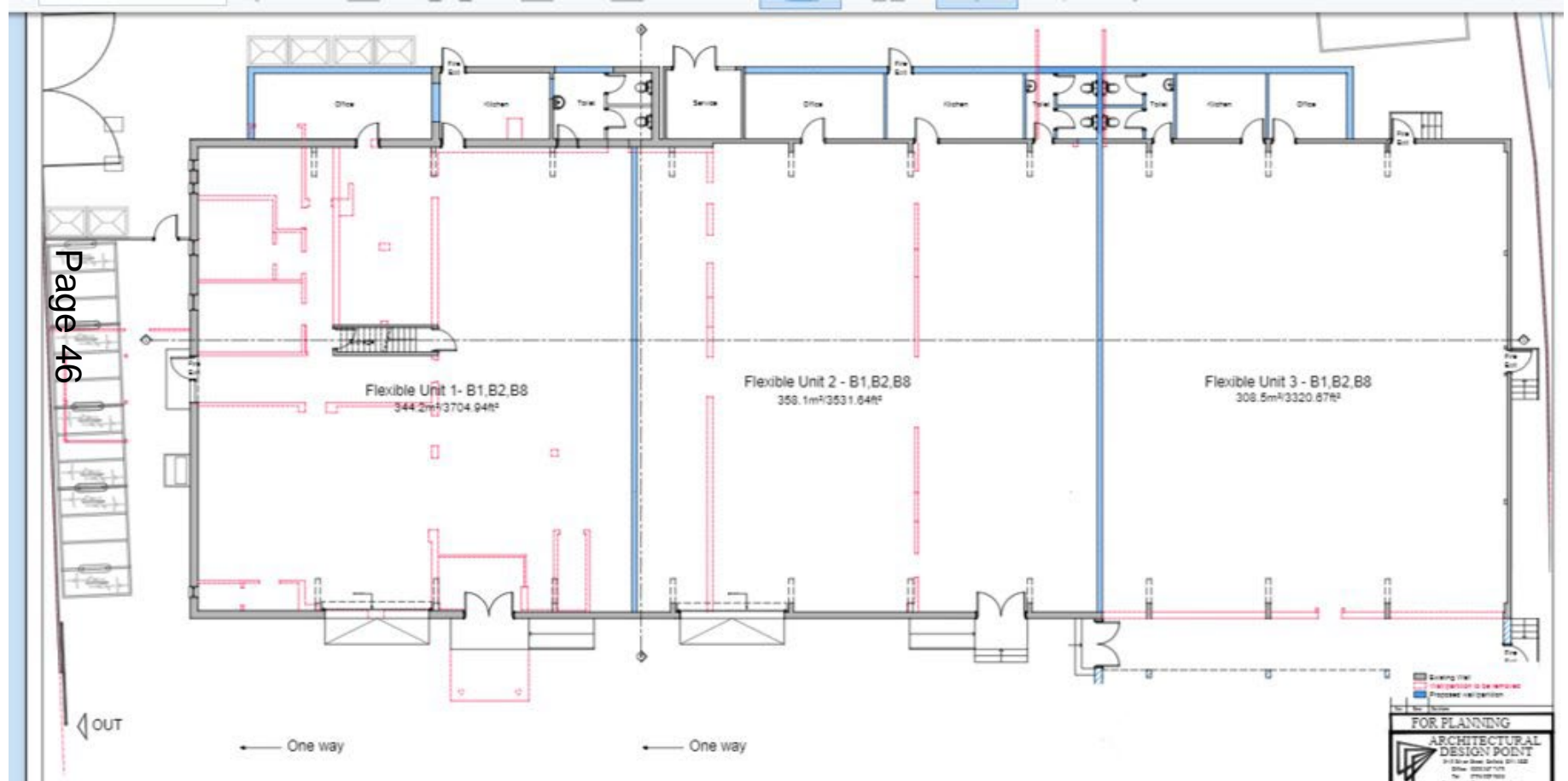


# Proposed Block Plan

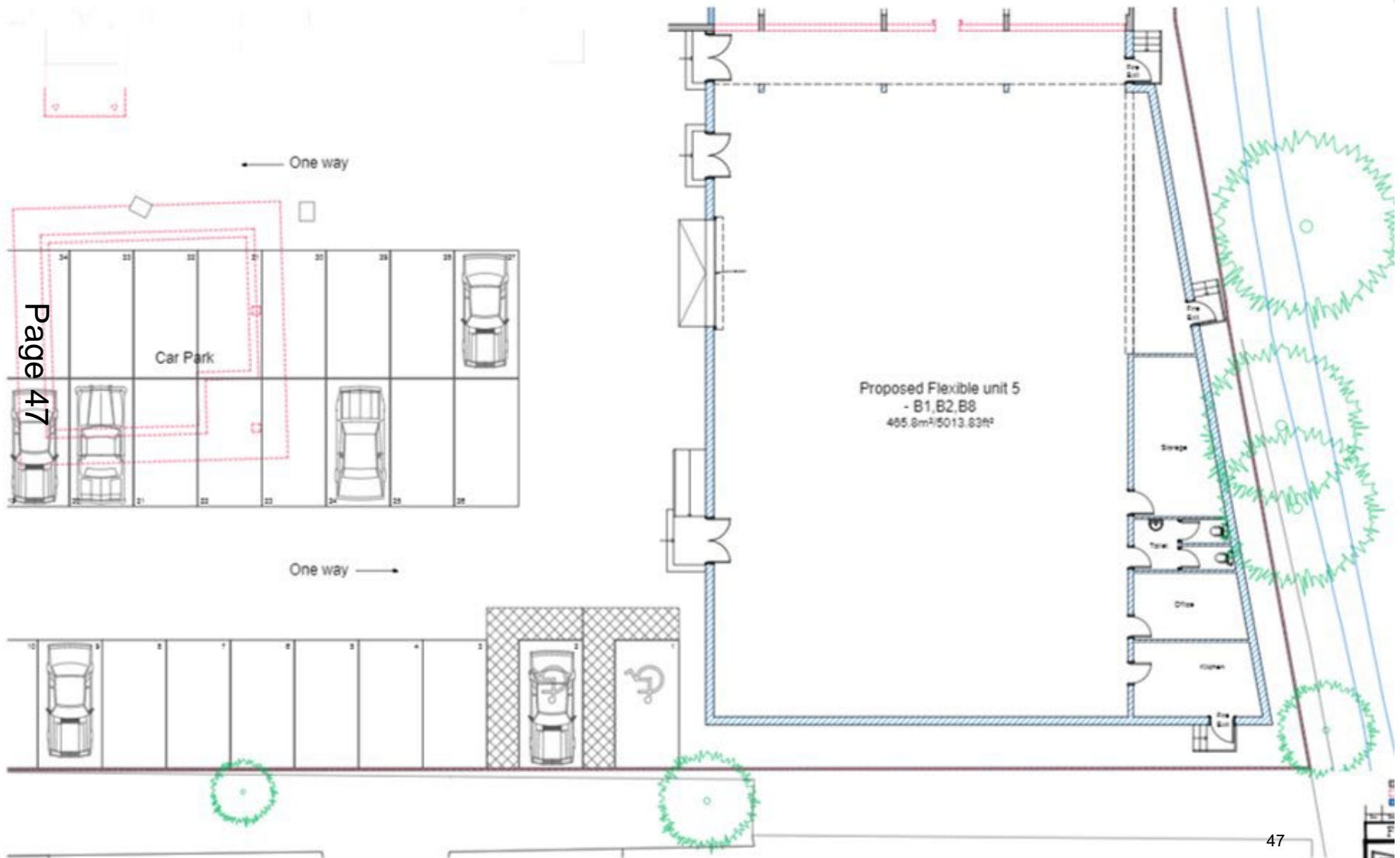
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# Proposed Ground Floor Plans – Units 1, 2 and 3

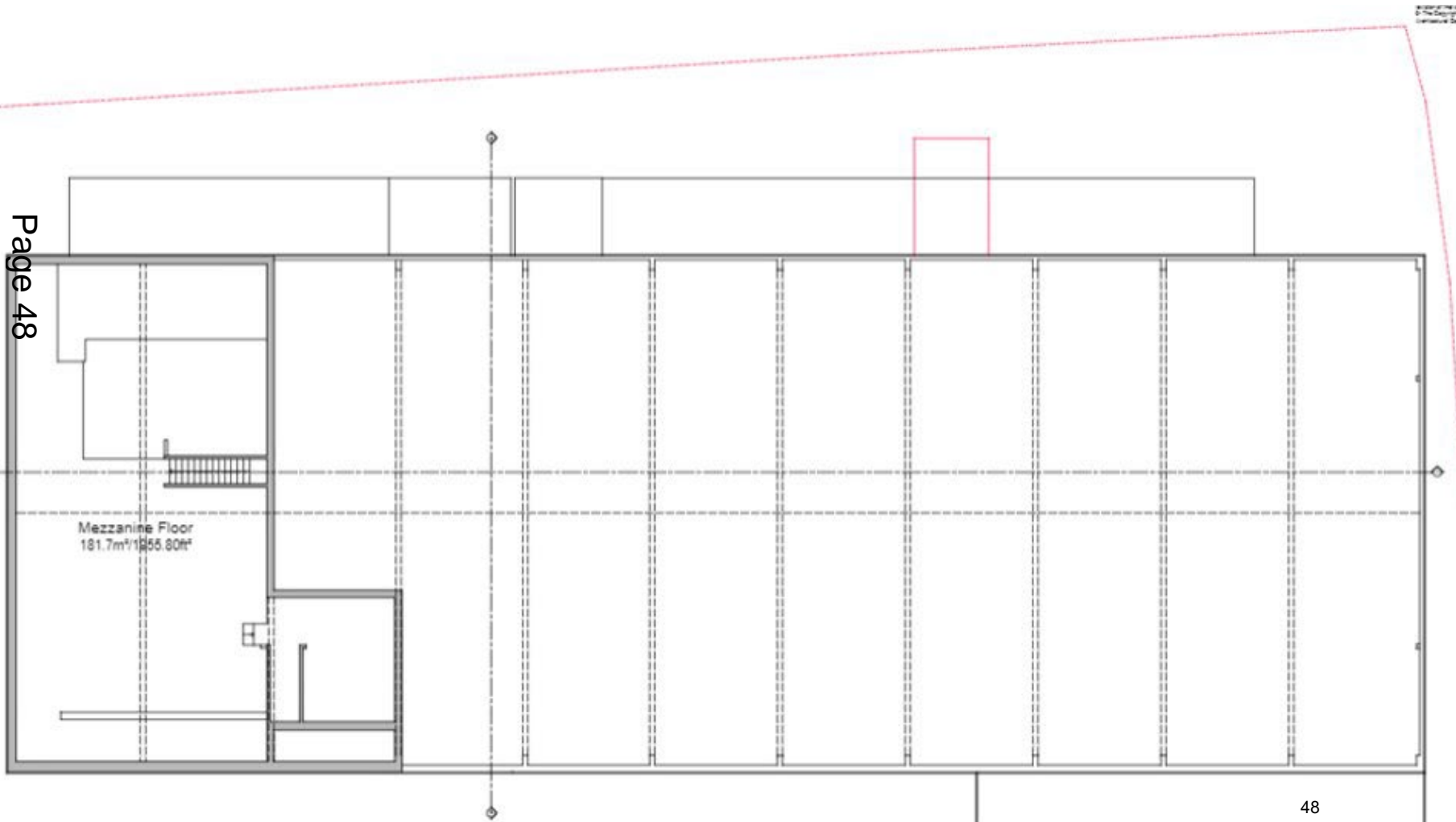


# Proposed Floor Plan – Unit 5



# Proposed Mezzanine Floor

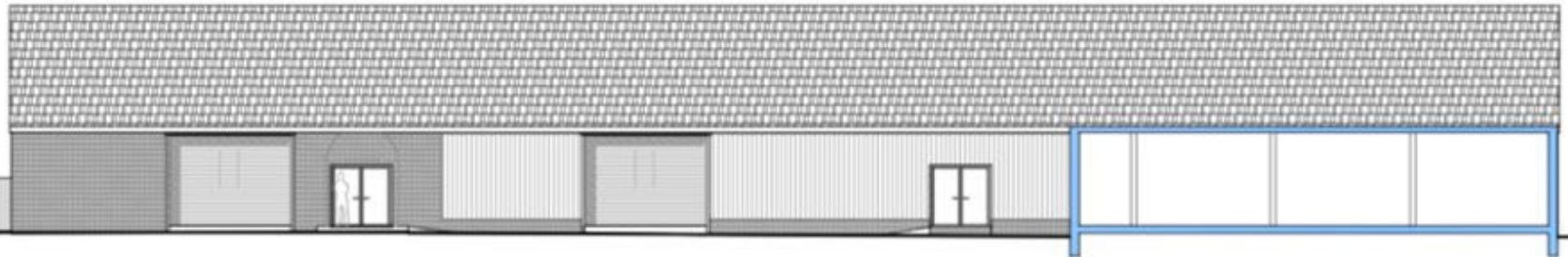
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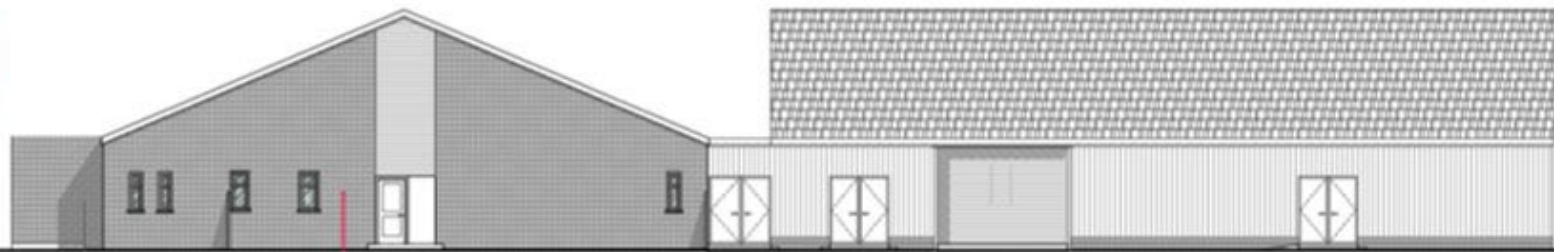


# Proposed Front Elevation and Side Elevation

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PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



# Proposed Rear and Side Elevations

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PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION



# Proposed Section Drawings

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PROPOSED SECTION AA



PROPOSED SECTION BB



# Planning Balance

## Approval

Key material considerations

- Provide a use which is more acceptable within this location
- Scale which is in keeping with the neighbouring uses.
- Evidence provided confirms this facility is no longer viable and has been permanently shut for the last few years.



## Refusal

Key material considerations

- Loss of Community Facility

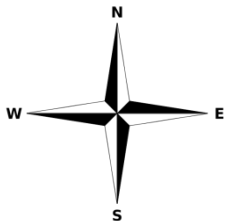
Officer Recommendation: Approve



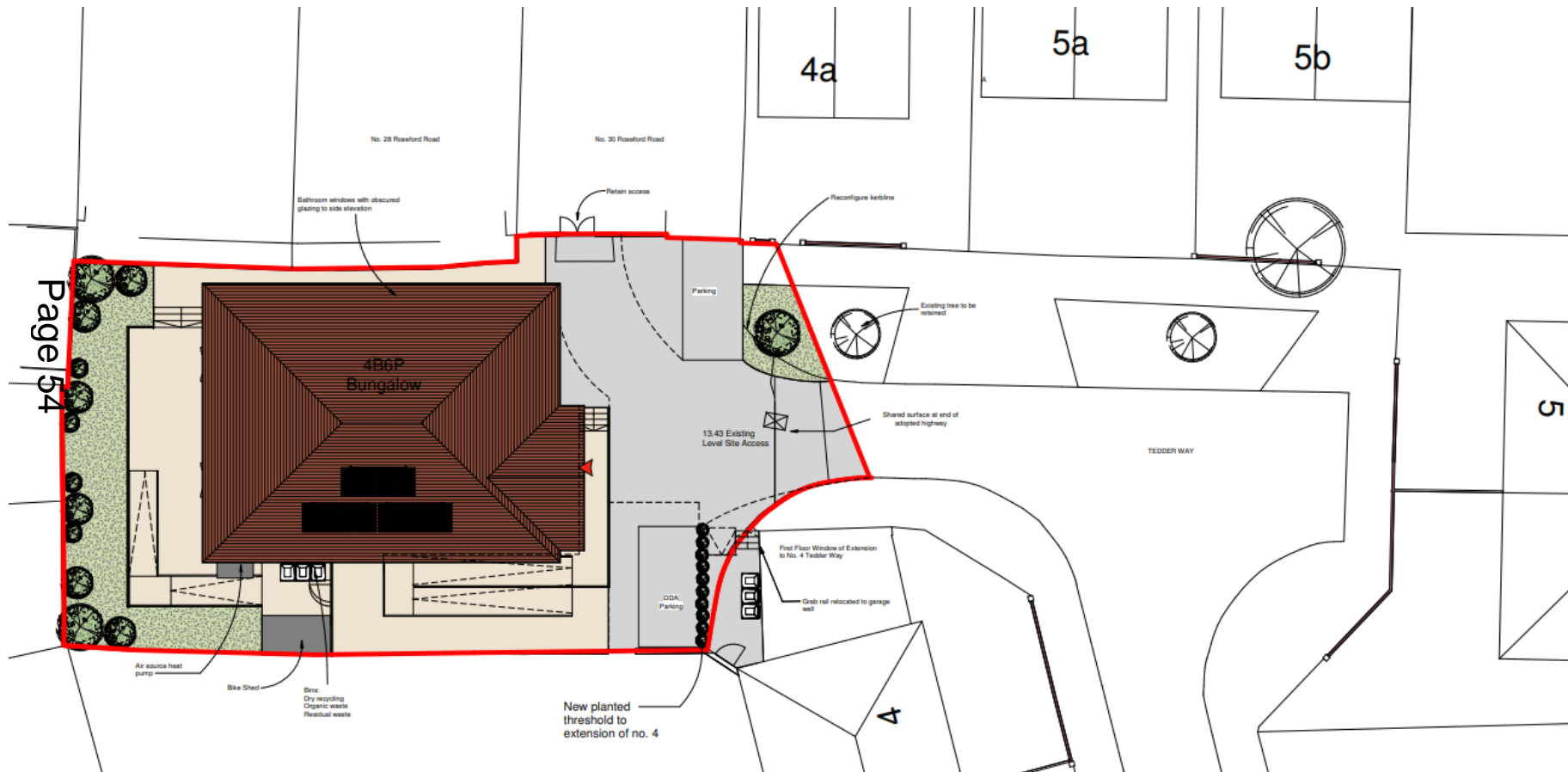
# *22/00440/FUL - Land at Tedder Way*

## Site Location Plan

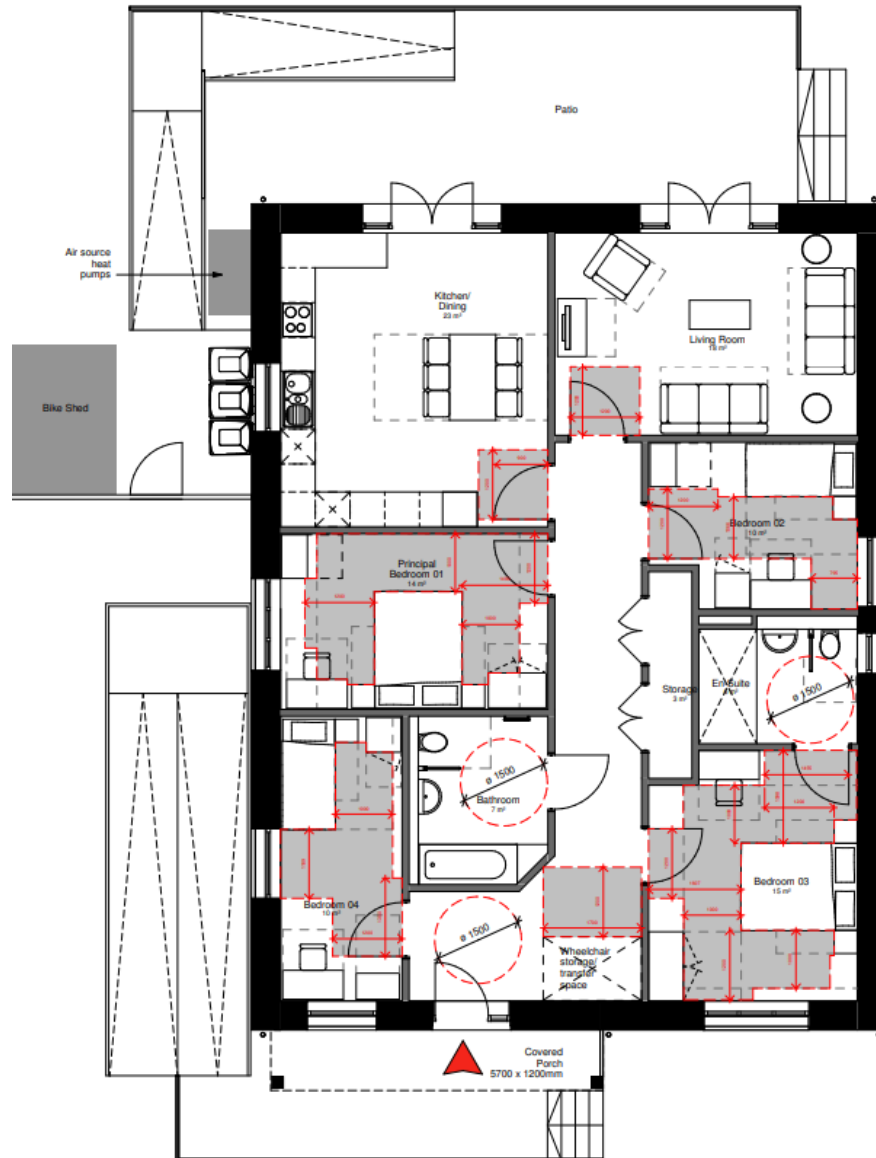
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# Proposed Site Plan



# Proposed Floorplans



# Proposed Front and Rear Elevations

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**Front Elevation**

1 : 100



**Rear Elevation**

1 : 100

Scale 1:100  
0 1 2 3 5m



# Proposed Side Elevations



**Right Elevation**

1 : 100



**Left Elevation**

1 : 100

# Planning Balance

## Approval

Key material considerations

- Provision of M4(3)dwelling  
Respects neighbouring occupiers in terms of overlooking, overshadowing, visual dominance and noise and disturbance.



## Refusal

Key material considerations

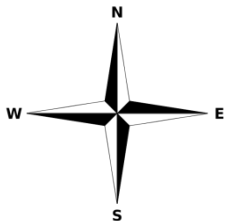
- Overdevelopment of the site

Officer Recommendation: Approve

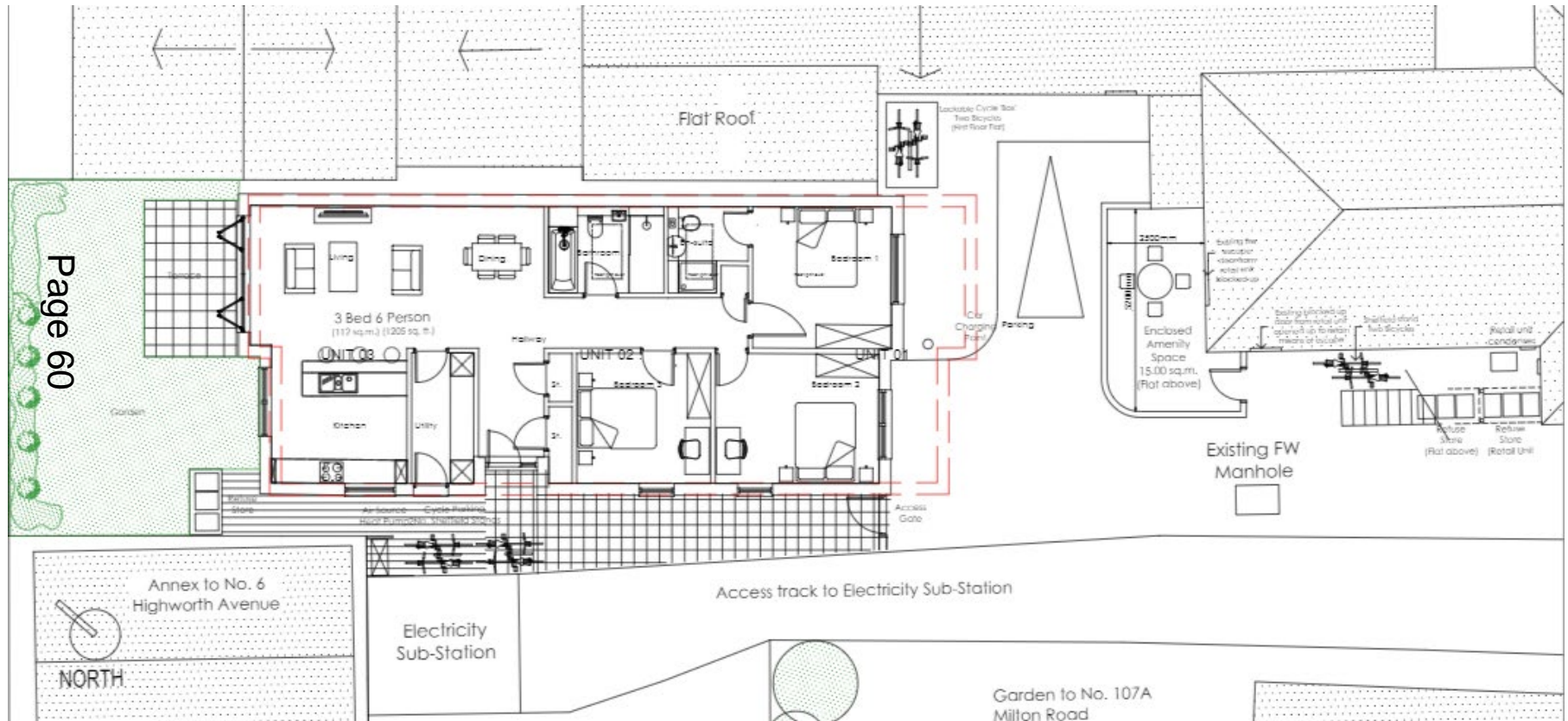
# *22/02200/FUL - Land to the Rear of 109 Milton Road*

## Site Location Plan

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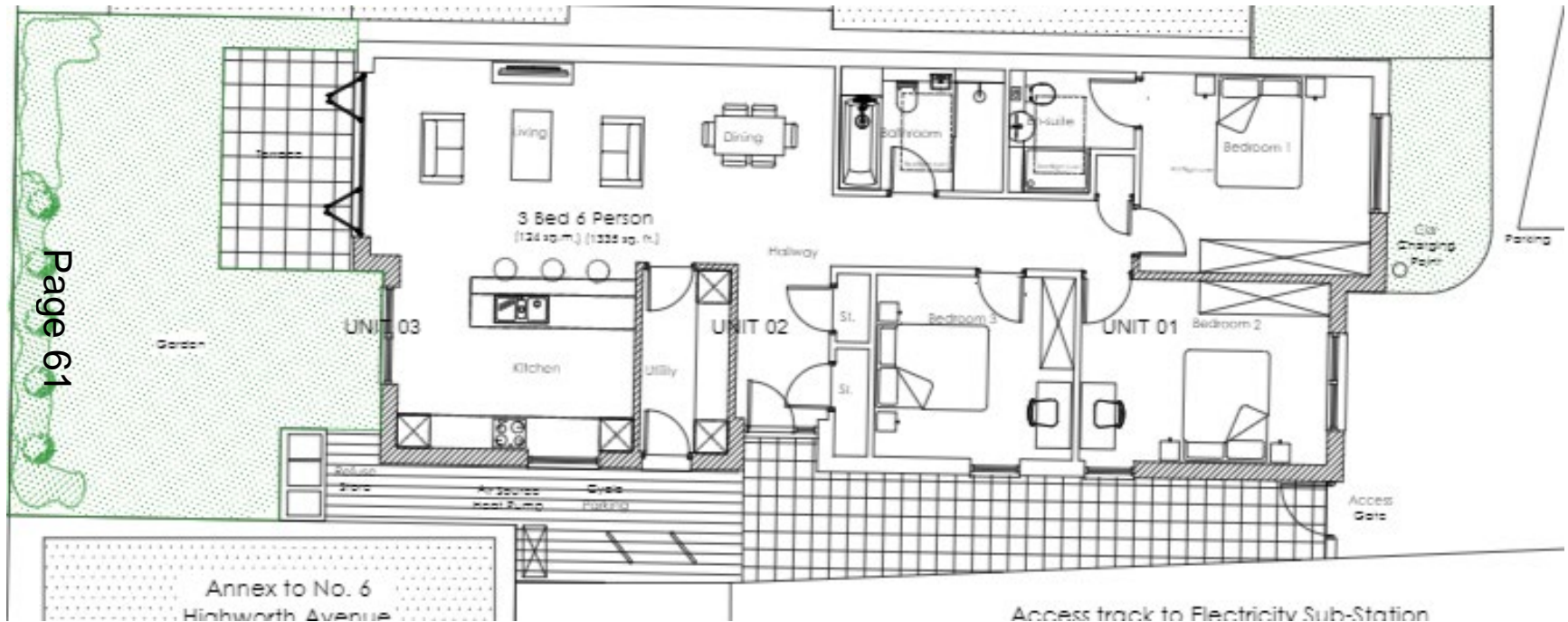


# Proposed Site Layout

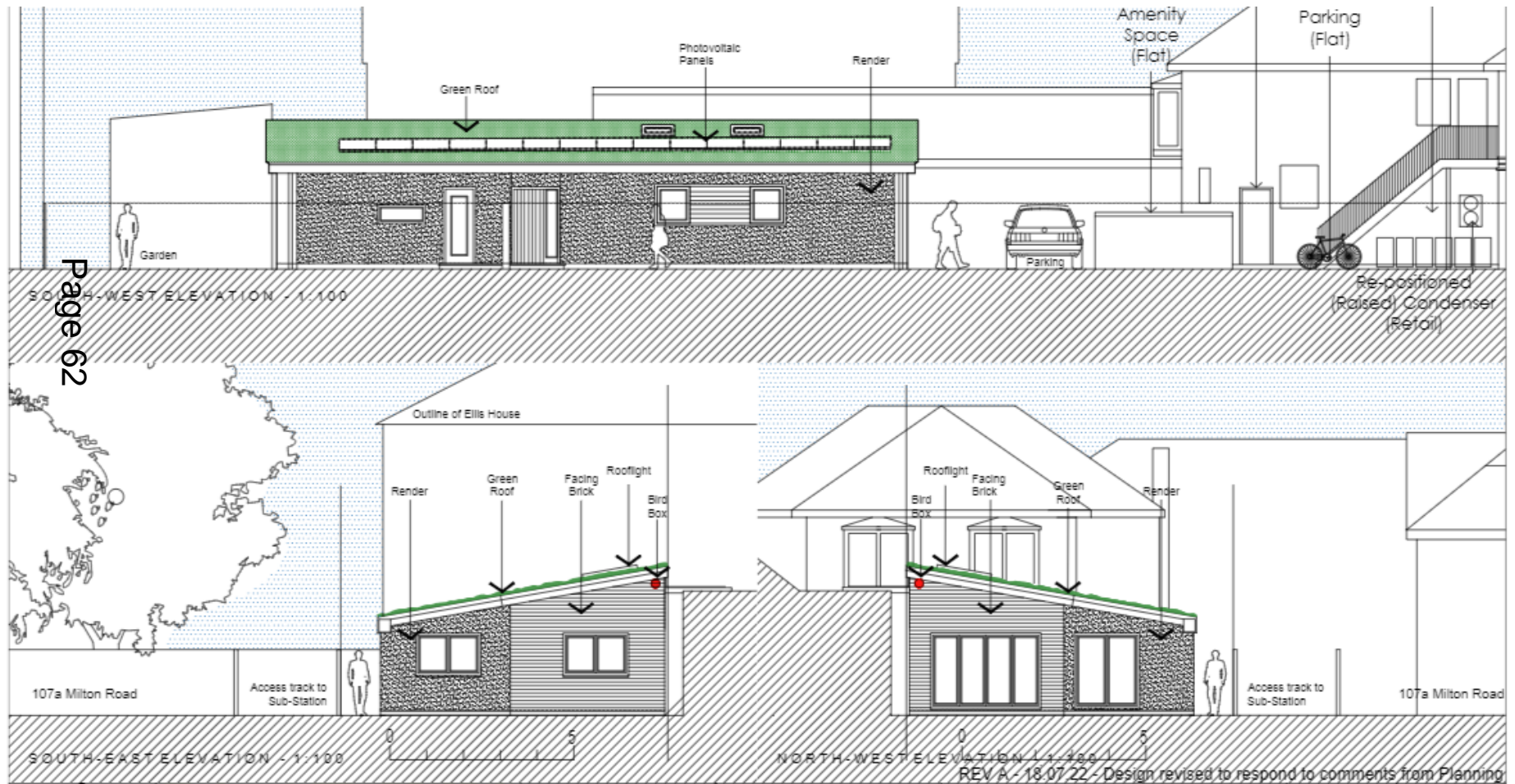




# Proposed Floorplan



# Proposed Elevations



# Planning Balance

## Approval

Key material considerations

- Respects neighbouring occupiers in terms of overlooking, overshadowing, visual dominance and noise and disturbance.
- In keeping with the character of backland development behind the Local Development Centre
- Provide a high quality, accessible, living environment for future occupants.



## Refusal

Key material considerations

- Overdevelopment of site

Officer Recommendation: Approve

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