

Planning
Committee



GREATER CAMBRIDGE
SHARED PLANNING

23/00064/FUL

Church Hall, 6A Chapel Street, Cambridge

Refurbishment, reconfiguration and extension of the existing chapel building to create a multi-functional early years meeting space and 13 residential apartments (following the demolition of the existing rear two storey building and alterations of building of local interest comprising the demolition of existing rear lean-to, rear (southwest) elevation and roof), together with associated landscaping and infrastructure.

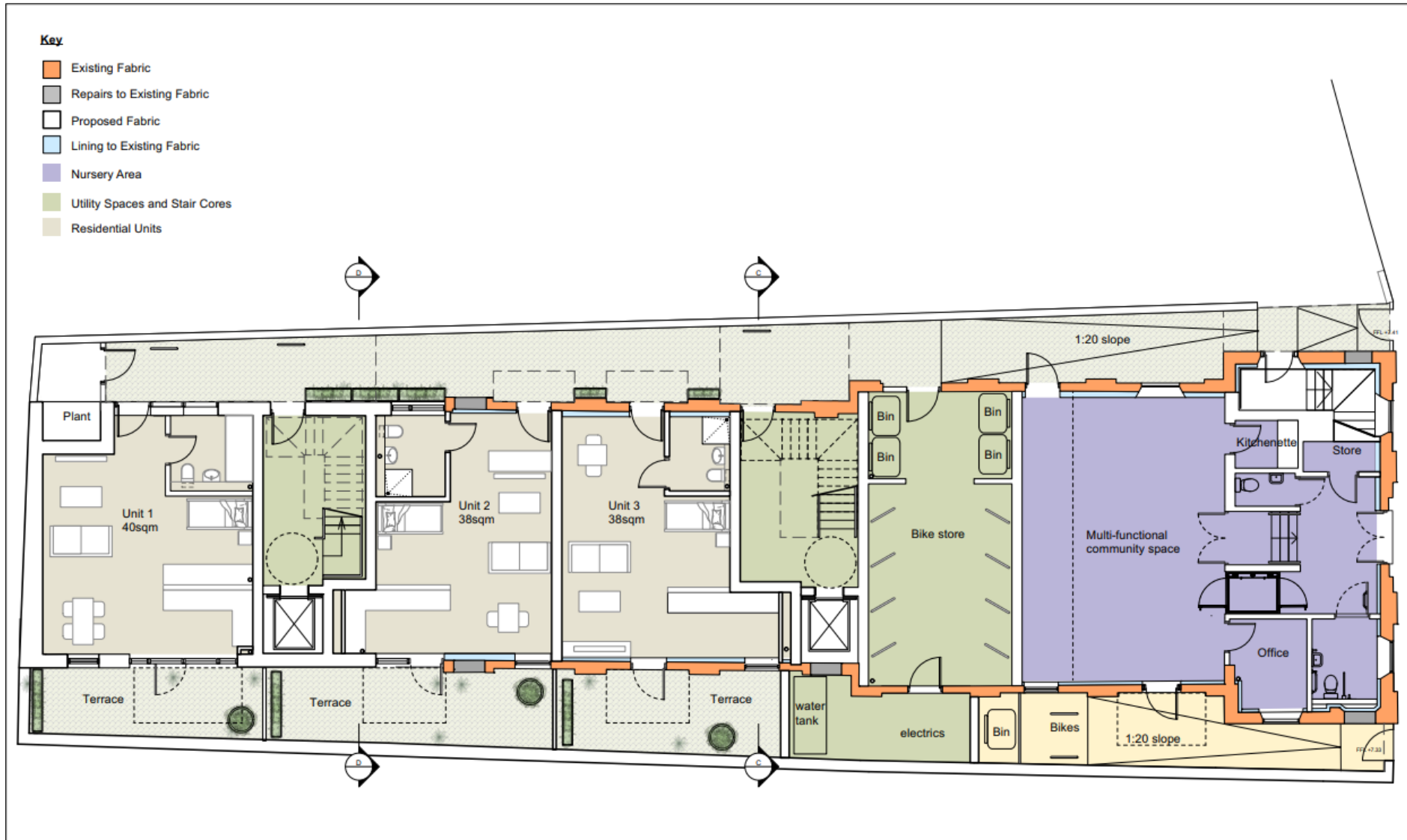
Site Location Plan

Page 3



Ground Floor Plan

Page 4

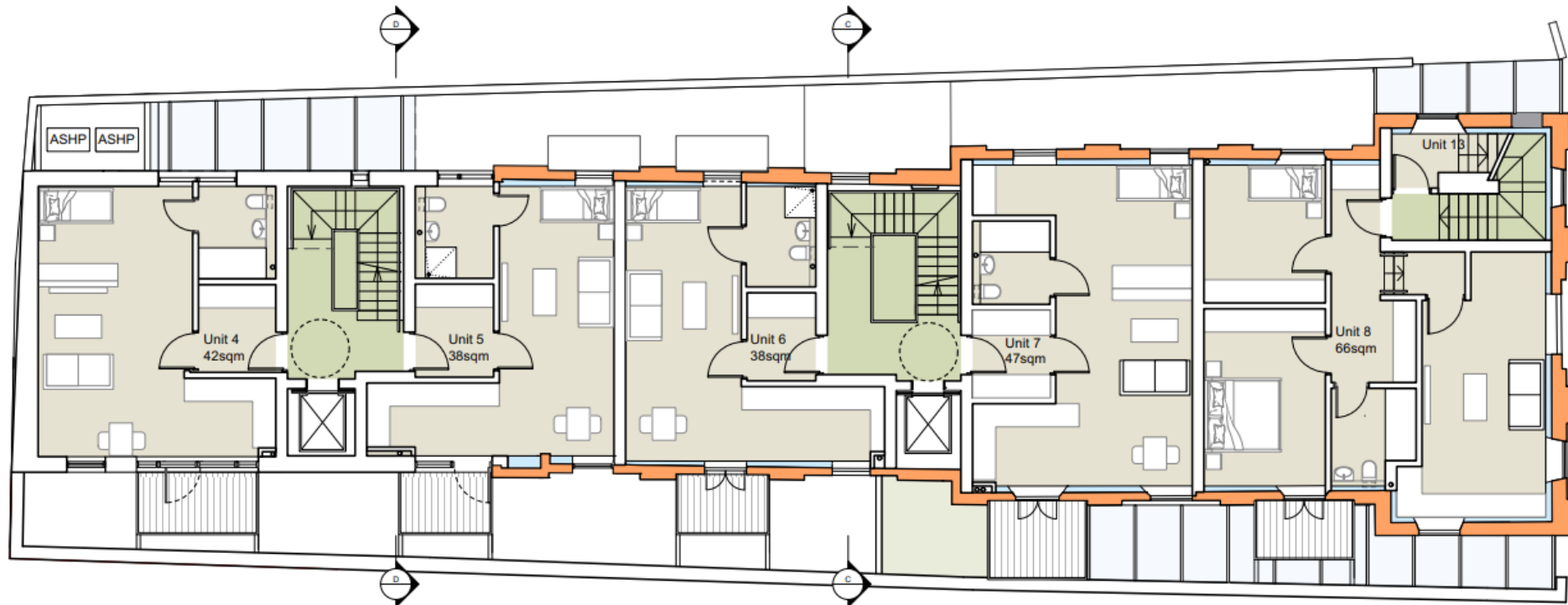


<p>Key</p>	<p>Rev. Date Revision Notes</p> <p>A 06/09/2022 13 units</p> <p>B 13/10/2022 Bin and bike store</p> <p>C 18/10/2022 Internal layout + Play Room size</p> <p>D 04/05/2023 Cycle store enlarged Electrical room created between exit and perimeter wall Passage wall thickness reduced</p>	<p>Notes:</p> <p>Discrepancies to be brought to the attention of the author. Not for construction.</p> <p>Any areas given are approximate only and should be checked with the OS.</p> <p>Electronic drawings are uncontrolled documents and are issued for information only. Any dimensions not nominated must be referred to the author for confirmation.</p> <p>© Owers Warwick Architects This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which Owers Warwick Architects Ltd were commissioned.</p>	<p>Title</p> <p>Proposed Ground Floor Plan</p>	<p>ARCHITECTS</p> <p>OWERS WARWICK</p> <p>13-15 Covent Garden Cambridge CB1 2HS</p> <p>www.owersarchitects.com design@owersarchitects.com 01223 464455</p>
			<p>Project</p> <p>Chesterton Chapel 6 Chapel Street</p>	
<p>Drawing No.</p> <p>2574 - 20-110</p>	<p>Scale</p> <p>1:100</p>			

First-Floor Plan

Key

- Existing Fabric
- Repairs to Existing Fabric
- Proposed Fabric
- Lining to Existing Fabric
- Nursery Area
- Utility Spaces and Stair Cores
- Residential Units



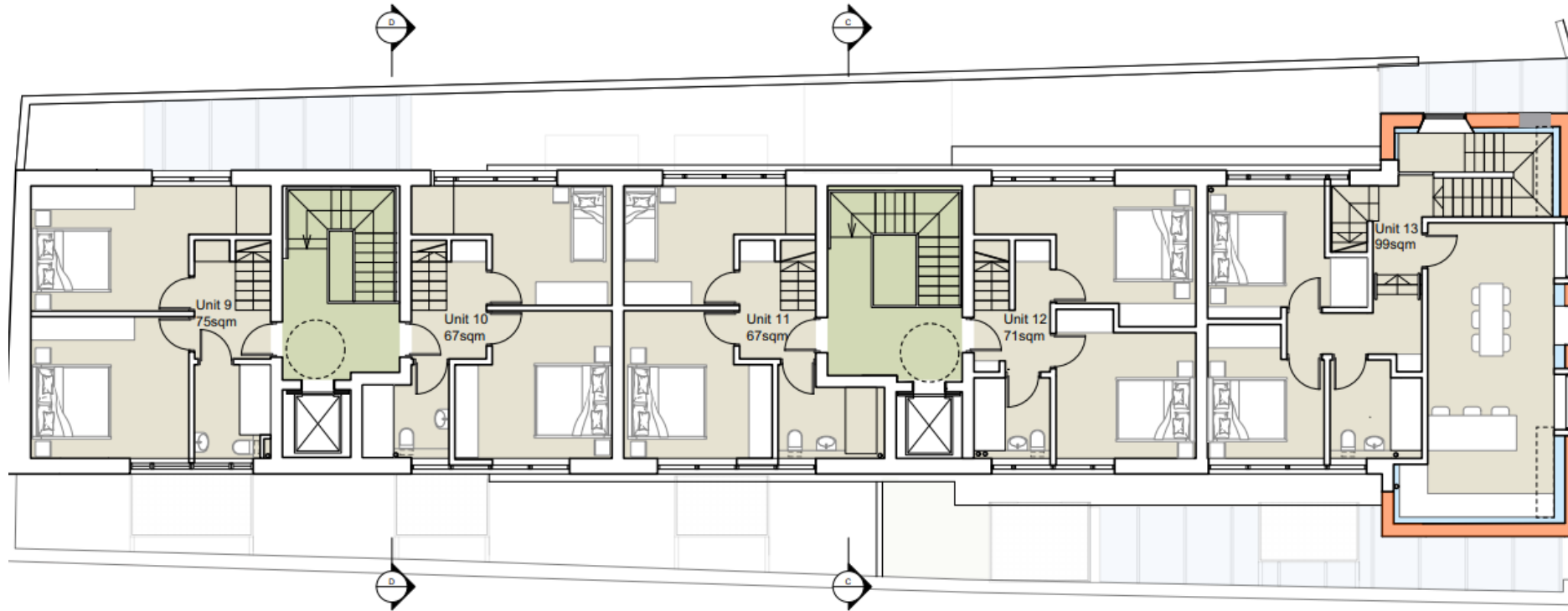
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	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Rev.</th> <th style="width: 5%;">Date</th> <th style="width: 90%;">Revision Notes</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>06/09/2022</td> <td>13 units</td> </tr> <tr> <td>B</td> <td>18/10/2022</td> <td>Internal layout</td> </tr> <tr> <td>C</td> <td>04/05/2023</td> <td>Glazed canopy roof added</td> </tr> </tbody> </table>	Rev.	Date	Revision Notes	A	06/09/2022	13 units	B	18/10/2022	Internal layout	C	04/05/2023	Glazed canopy roof added	<p>Notes:</p> <p>Discrepancies to be brought to the attention of the author. Not for construction.</p> <p>Any areas given are approximate only and should be checked with the QS.</p> <p>Electronic drawings are uncontrolled documents and are issued for information only. Any dimensions not nominated must be referred to the author for confirmation.</p> <p>© Owers Warwick Architects This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which Owers Warwick Architects Ltd were commissioned.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Proposed First Floor Plan</td> </tr> <tr> <td colspan="2" style="text-align: center;">For Planning</td> </tr> <tr> <td colspan="2" style="text-align: center;">Project Chesterton Chapel 6 Chapel Street</td> </tr> <tr> <td style="width: 50%;">Drawing No. 2574-20-111</td> <td style="width: 50%;">Scale 1:100</td> </tr> </table>	Proposed First Floor Plan		For Planning		Project Chesterton Chapel 6 Chapel Street		Drawing No. 2574-20-111	Scale 1:100	<p>ARCHITECTS </p> <p>OWERS WARWICK</p> <p>13-15 Covert Garden Cambridge CB1 2HS</p> <p>www.owersarchitects.com design@owersarchitects.com 01223 464455</p>
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Second-Floor Plan

Key

- Existing Fabric
- Repairs to Existing Fabric
- Proposed Fabric
- Lining to Existing Fabric
- Nursery Area
- Utility Spaces and Stair Cores
- Residential Units



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<p>Key</p>	Rev.	Date	Revision Notes	Notes:	Title	 ARCHITECTS OWERS WARWICK
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B	18/10/2022	Internal layout	<p>Balconies and glazed roof shown</p>	Project Chesterton Chapel 6 Chapel Street		13-15 Covent Garden Cambridge CB1 2HS
C	04/05/2023					

Third-Floor Plan

Key

- Existing Fabric
- Repairs to Existing Fabric
- Proposed Fabric
- Lining to Existing Fabric
- Nursery Area
- Utility Spaces and Stair Cores
- Residential Units

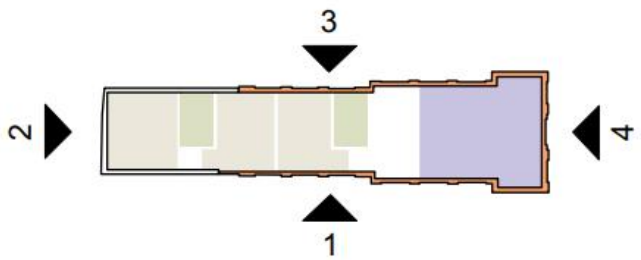


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Proposed Elevations

Page 8



1 South-East Elevation
Scale: 1:200



2 North-East Elevation
Scale: 1:200



3 North-West Elevation
Scale: 1:200



4 South-West Elevation
Scale: 1:200

View from High Street CGI



View from Chapel Street CGI



Planning Balance

Approval

Material considerations

- Substantial levels of public benefit arising from the development, specifically the securement of the long-term conservation of the facades of the Building of Local Interest, the re-use of brownfield land, improved sustainability performance of the building, and financial contributions towards infrastructure and towards affordable housing.
- No harm to neighbour amenity identified.
- Acceptable living environment for future occupiers.
- No highway safety harm identified.



Refusal

Material considerations

- Low level of less than substantial harm to designated heritage assets of the Scheduled Monument and Grade I Listed Building of Chesterton Towers, the Grade II Listed Buildings of nos.1 and 5 Chapel Street and the Chesterton Conservation Area.
- Low level of less than substantial harm to the non-designated heritage asset of the Chapel Building of Local Interest.
- Proposed cycle parking arrangements not policy compliant and cause degree of harm.

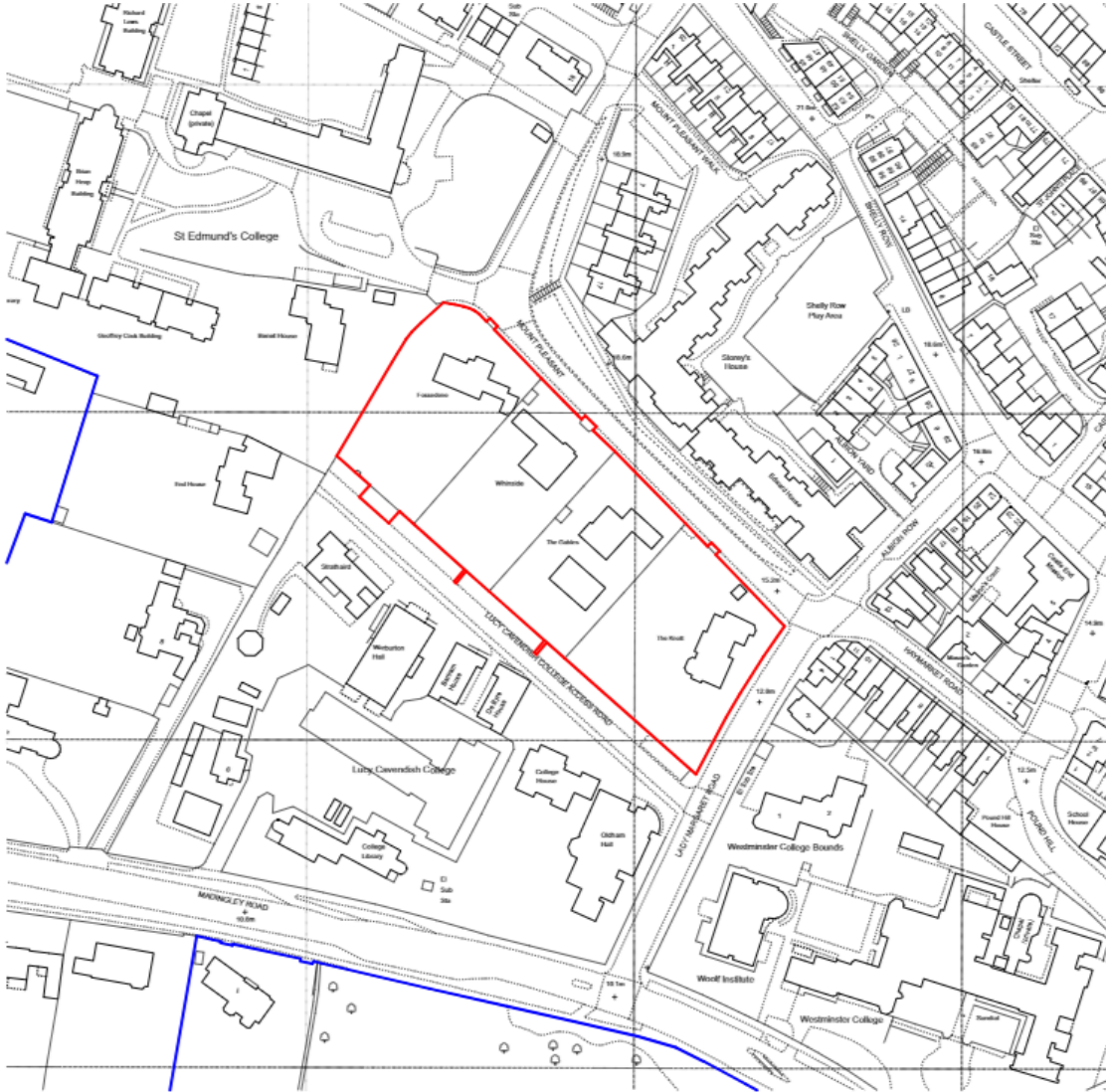
Officer Recommendation: Approval, subject to conditions and Section 106 Agreement

23/02696/FUL

Fossdene, Whinside, The Gables, The Knott, Mount Pleasant

Demolition of 3 residential properties (known as Fossdene, Whinside and The Gables) and the erection of five residential buildings for postgraduate students as well as two storey and single storey extensions to The Knott for postgraduate accommodation and the provision of cycle and bin stores, landscaping and car parking including new boundary treatments.

Site Location Plan

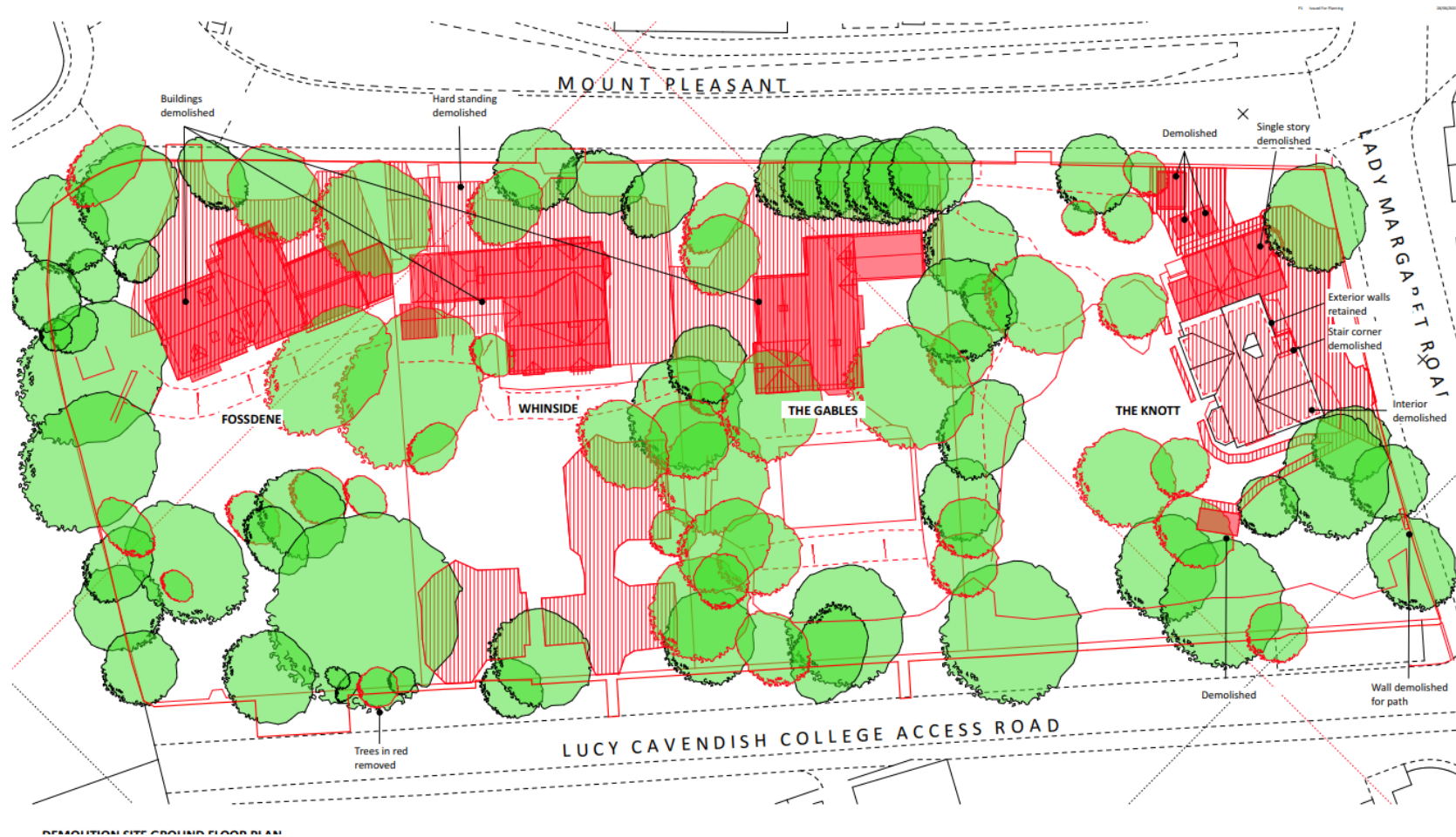


Aerial Imagery



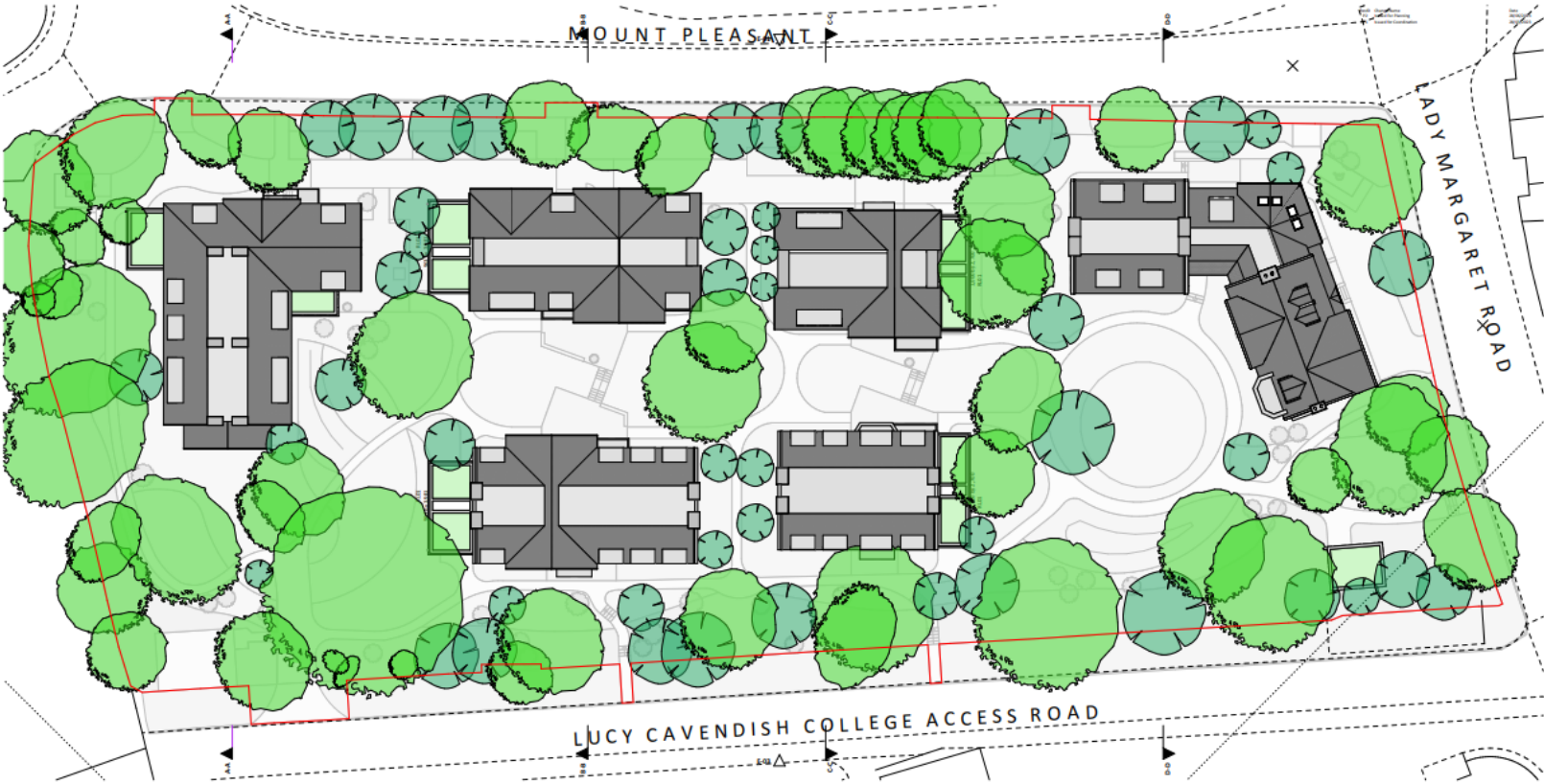
Existing Site Plan Inc Demolition

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Proposed Site Plan

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PROPOSED SITE ROOF PLAN

AC01 E

Page 17



AC02 Elevations



AC03 Elevations

Page 19



WING 03 - PROPOSED ELEVATION 02
1:1



ACCOMMODATION 04 - PROPOSED ELEVATION 04
SCALE 1:50@A1



AC04 Elevations

Page 20



AC05 Elevations



The Knott Elevations



1E KN
JUL 1



1E KNOTT - PROPOSED ELEVATION 02



THE KNOTT - PROPOSED ELEVATION 03
SCALE 1:50@A1



THE KNOTT - PROPOSED ELEVATION 04
SCALE 1:50@A1

CGI



CGI

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CGI



Planning Balance

Approval

Material considerations

- Provision of High Quality Student Accommodation
- Release of 60 Rooms back to Private Rental Market
- No Harm to amenity of neighbouring or future occupiers
- No Highways Safety Impacts
- Biodiversity Net Gain
- Public Benefits outweigh potential harm to designated heritage assets
- High Levels of Sustainability
- Creates Post Graduate Campus



Refusal

Material considerations

- Loss Of Trees
- Impact on the Designated Heritage Asset

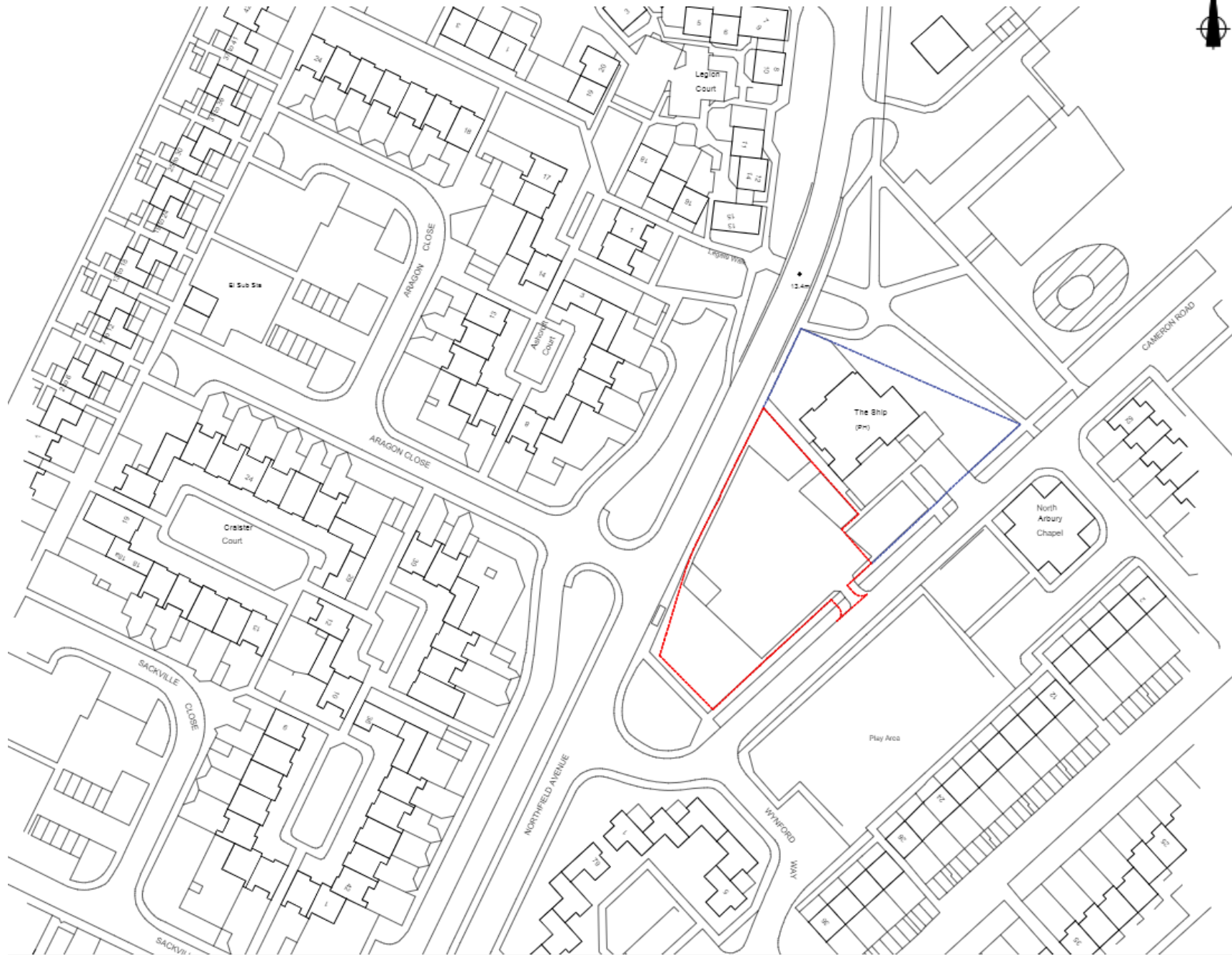
Officer Recommendation: Approval, subject to conditions and S106

23/01579/FUL

Land Adj The Ship Northfield Avenue
Cambridge

Residential development containing nine dwellings along with access, car parking, landscaping and associated infrastructure

Site Location Plan



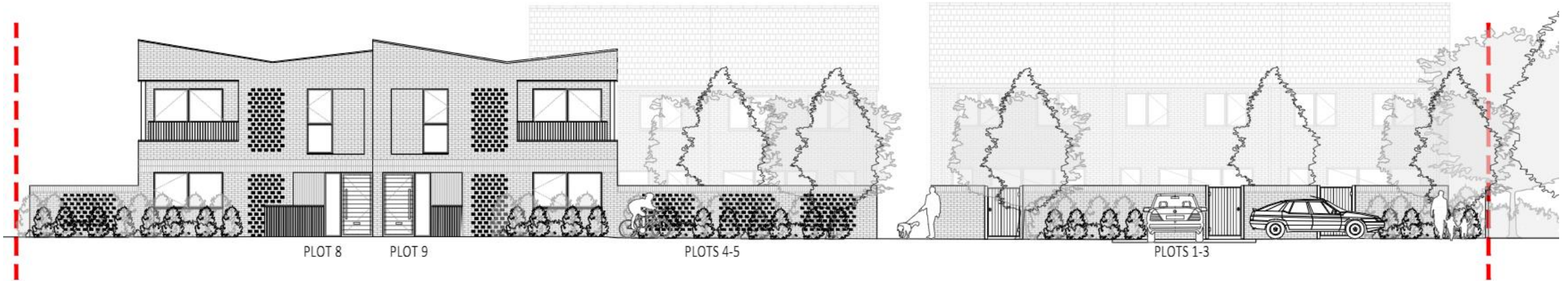
Proposed Site Plan



Proposed Elevations



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Proposed Elevations

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Proposed Elevations



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Planning Balance

Approval

Material considerations

- Redevelopment of brownfield land which is a negative feature in the street scene
- Enhance the street scene and sense of place
- Does not harm the viability of the pub
- 9 high quality sustainable homes
- Biodiversity net gain
- No adverse impact on neighbours
- Prioritisation of sustainable transport



Refusal

Material considerations

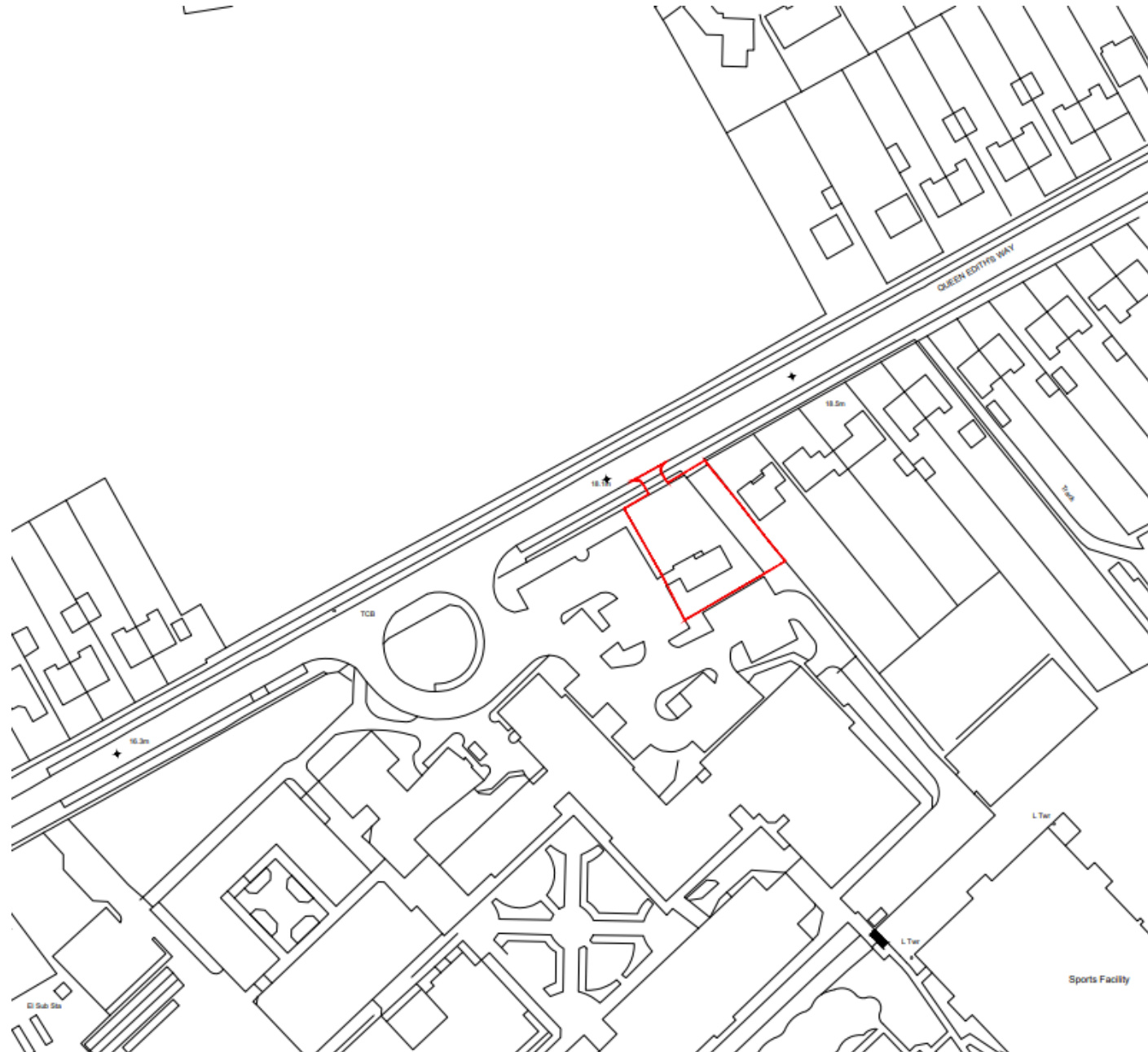
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Officer Recommendation: Approval, subject to conditions

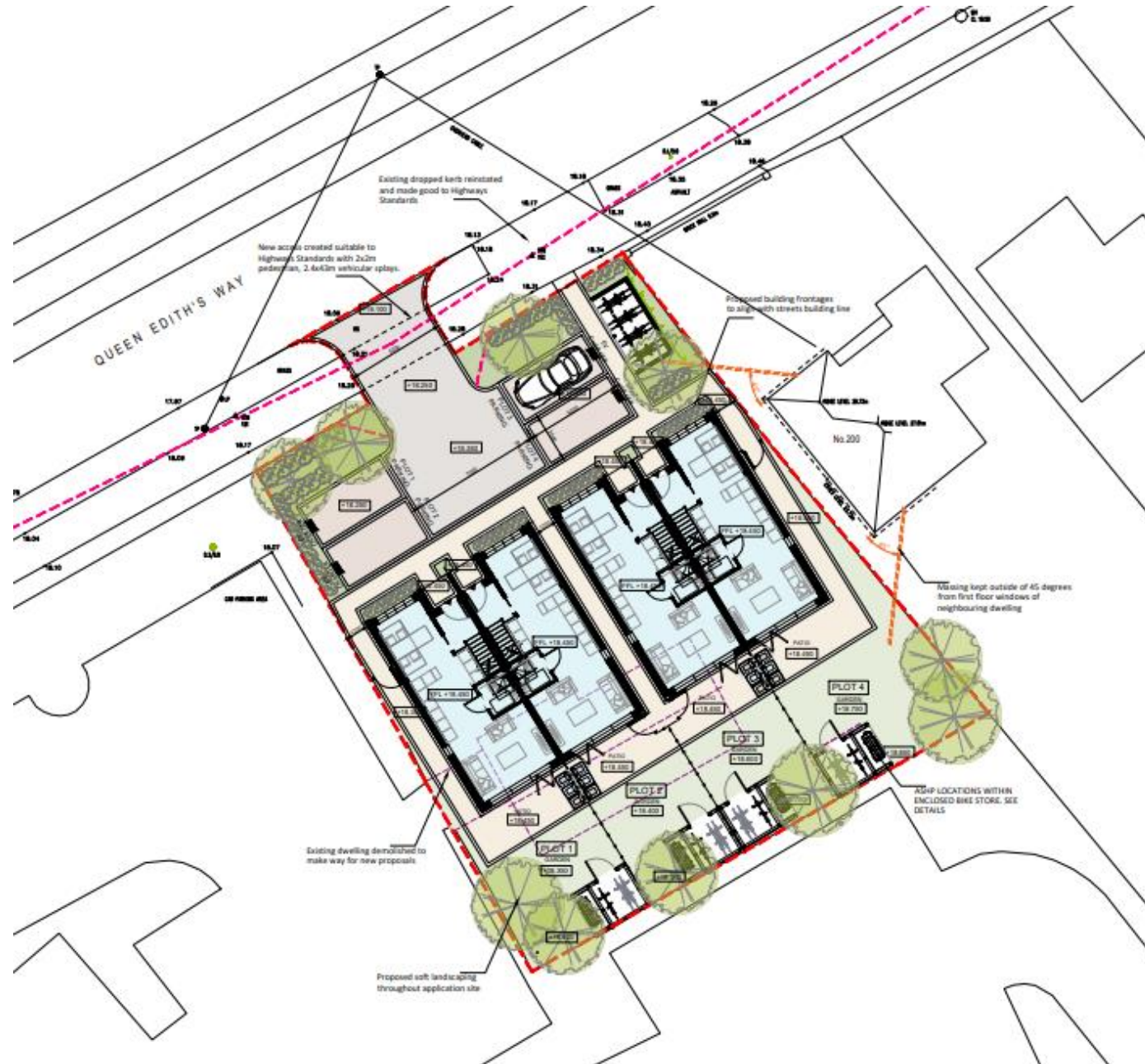
22/05556/FUL
198 Queen Ediths Way,
Cambridge, Cambridgeshire, CB1 8NL

Demolition of the existing dwelling and erection of four dwellings and associated works

Site Location Plan



Proposed Site Plan



Proposed Elevations



Planning Balance

Approval

Material considerations

- Net gain of three new dwellings in Cambridge
- Appropriate design and scale, responding to character of the area
- Responsive to amenities of existing and future residents
- Additional and replacement planting on site; net gain in biodiversity



Refusal

Material considerations

- -

Officer Recommendation: Approval,
subject to conditions

23/03417/FUL

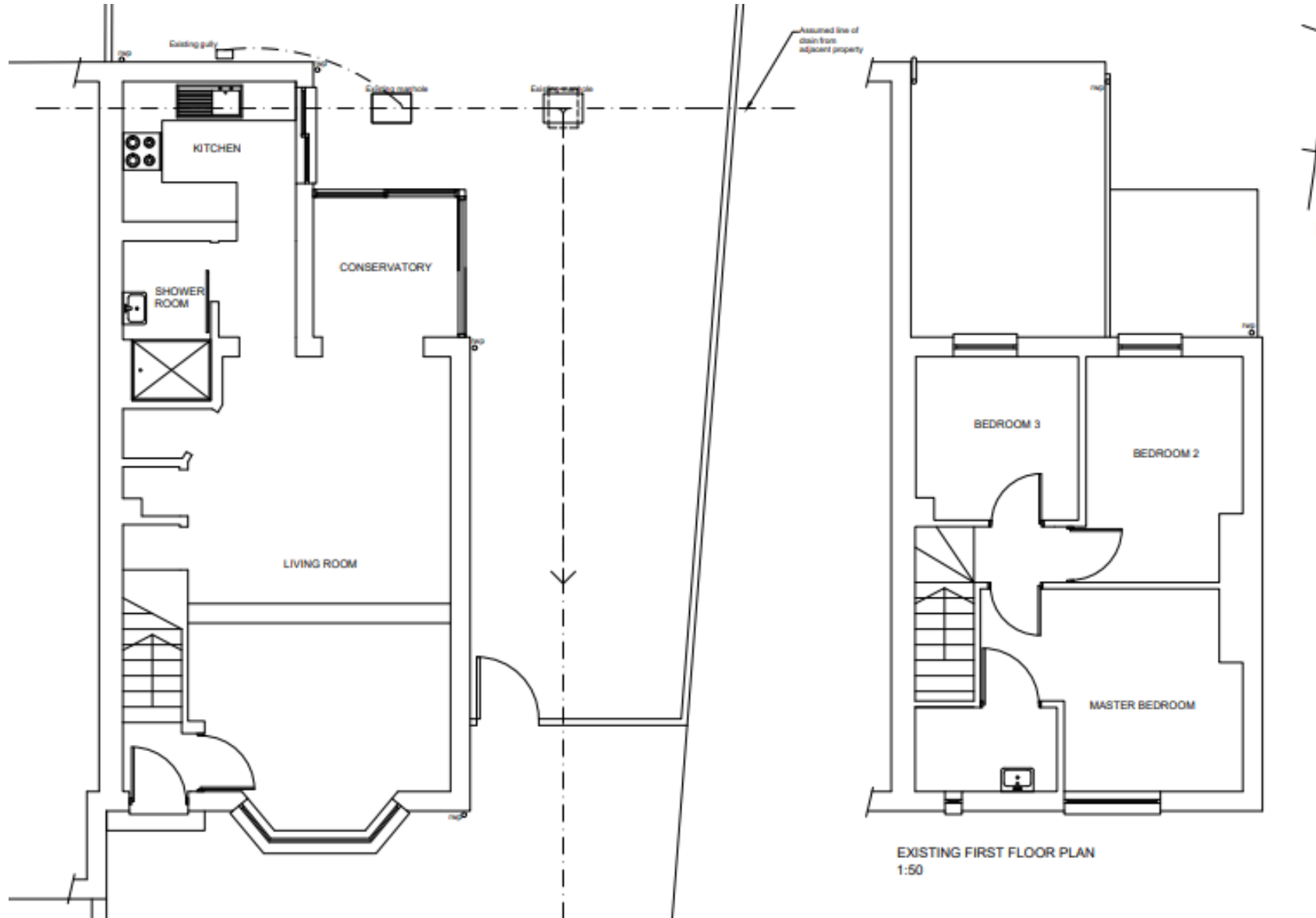
184 Thoday Street, Cambridge, CB1 3AX

Two storey side and single storey rear extensions and change of use from 6 bed HMO (C3) to large 6 bed HMO (8 people) sui generis, along with bike shed storage to the rear.

Location Plan



Existing Floorplans

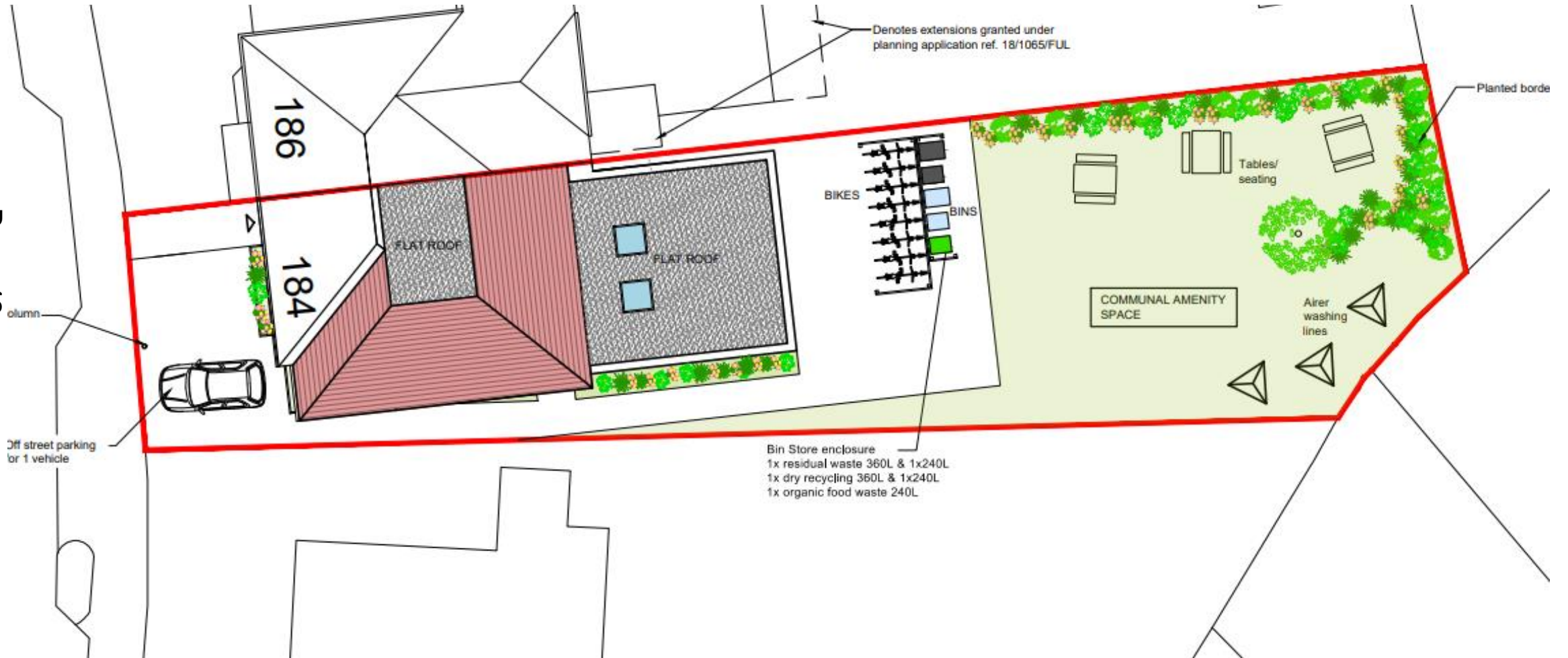


Proposed Floorplans



Proposed Site Plan

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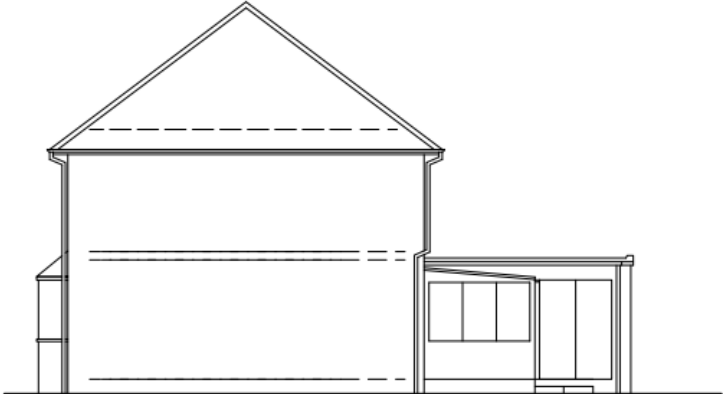


Existing Elevations

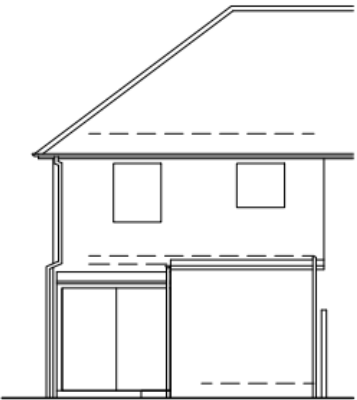
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EXISTING FRONT ELEVATION
1:100



EXISTING SIDE ELEVATION
1:100

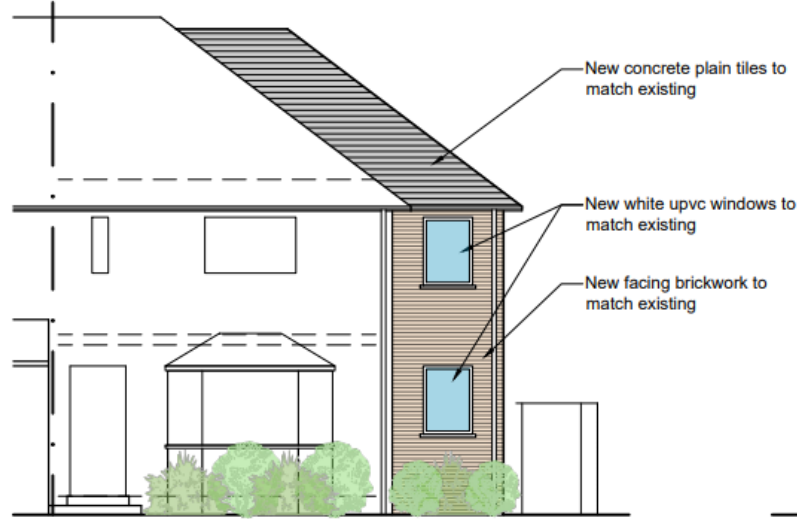


EXISTING REAR ELEVATION
1:100

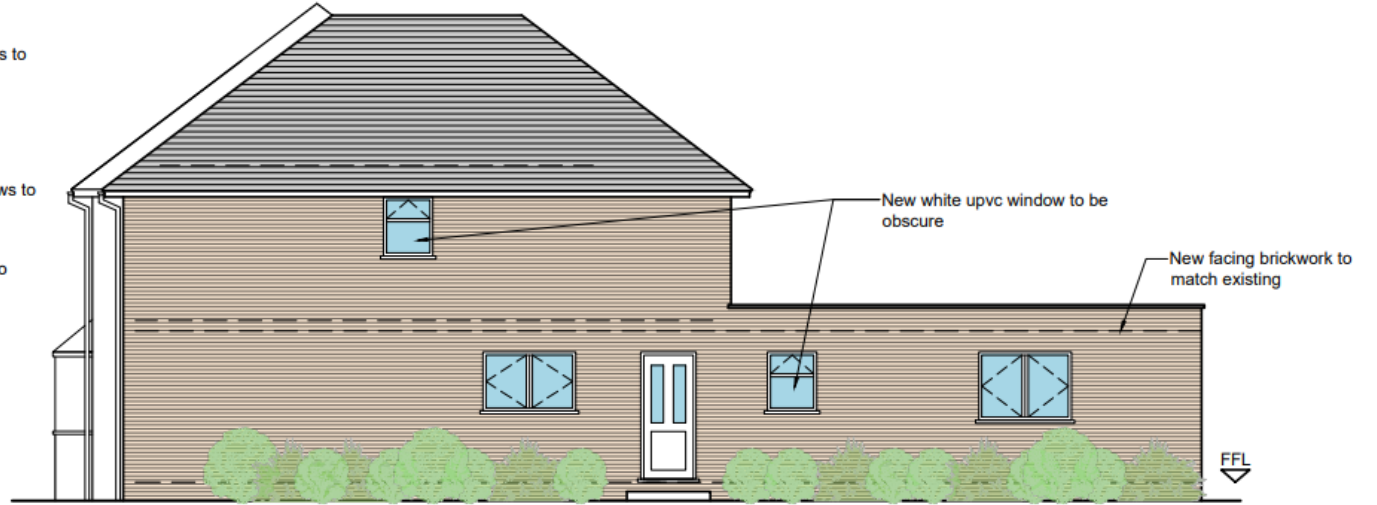
REV	DESCRIPTION	DATE
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Proposed Elevations

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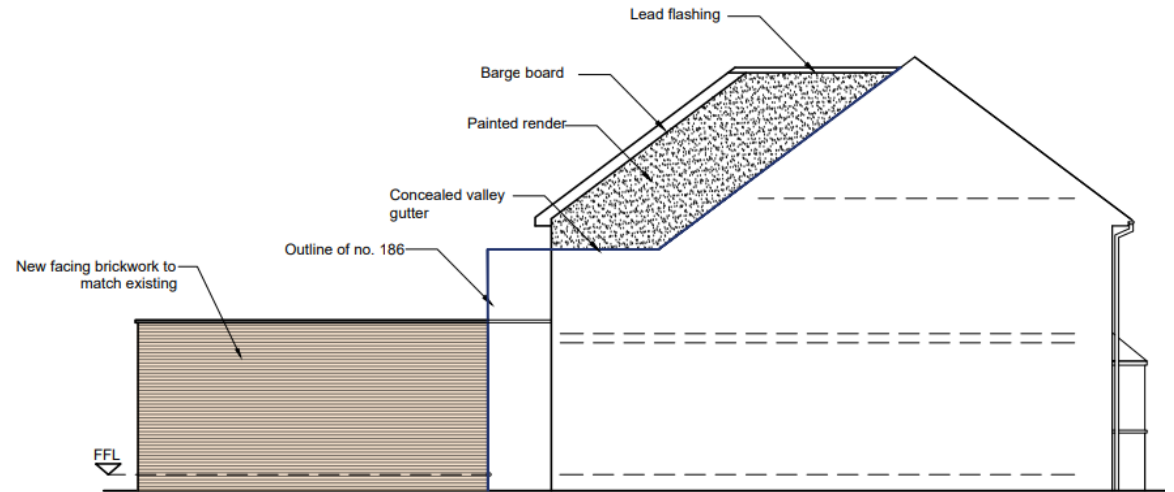
PROPOSED FRONT ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100



PROPOSED REAR ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100

Planning Balance

Approval

Material considerations

- Positively contribute to the supply of residential accommodation available to the public within Cambridge.



Refusal

Material considerations

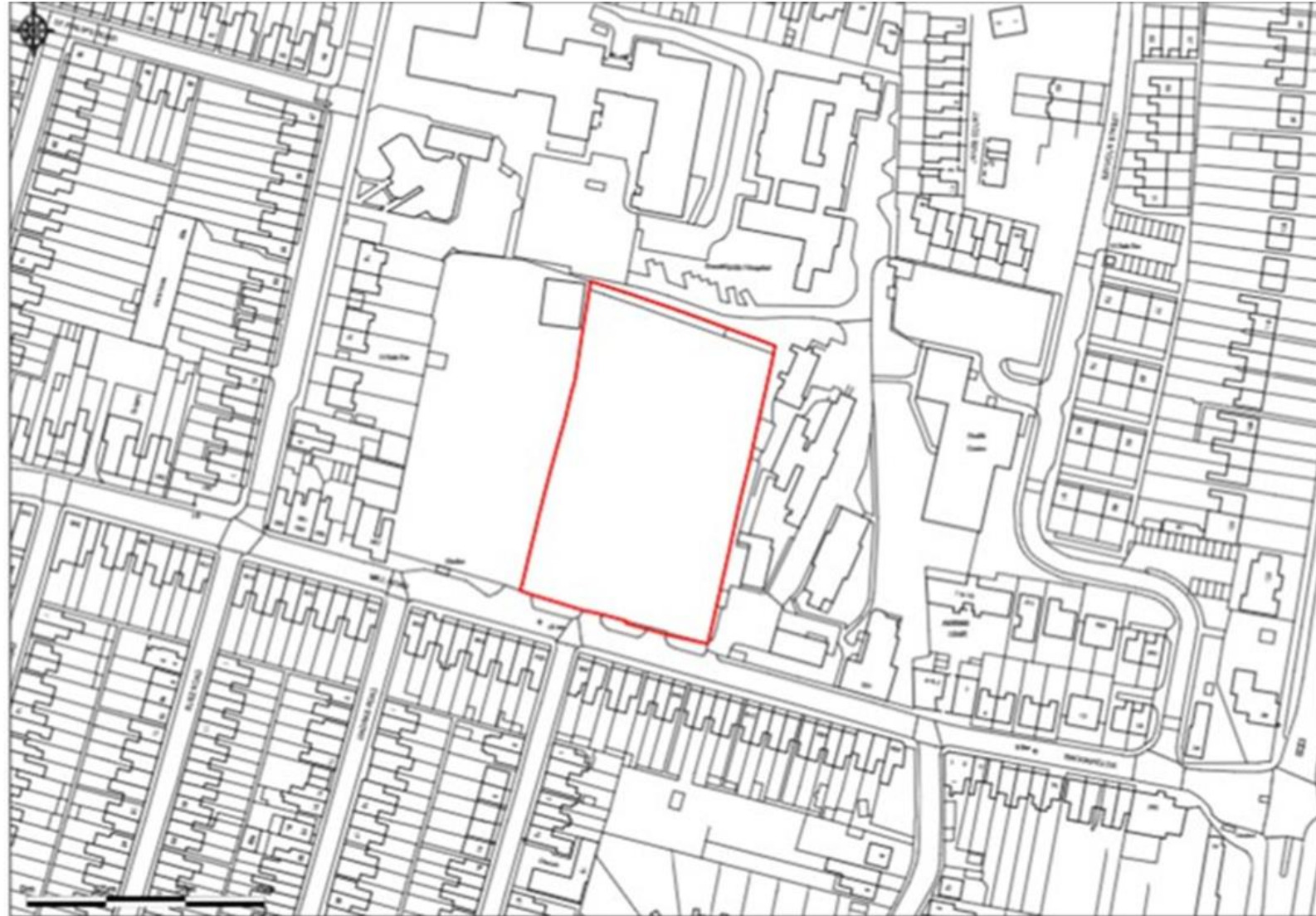
- Poor amenity for future occupants due to creation of a dark and uninviting living space served by a single aspect window
- Lack of privacy and poor amenity for bedrooms 2 and 3 due to siting of cycle parking adjacent to bedrooms
- The proposed cycle parking would fail to provide sufficiently convenient and usable cycle parking suitable for the HMO

Officer Recommendation: Refusal

Ref no.22/04926/S106A

Site Address: Land At 315 - 349 Mill Road

Site Location Plan



Planning Balance

Approval

Material considerations

- Proposed re-wording will allow for Cambridge students to stay in the city during the summer recess.
- This will release homes to the general market and reduce the need for home stay properties



Refusal

Material considerations

- None

Officer Recommendation: Approval

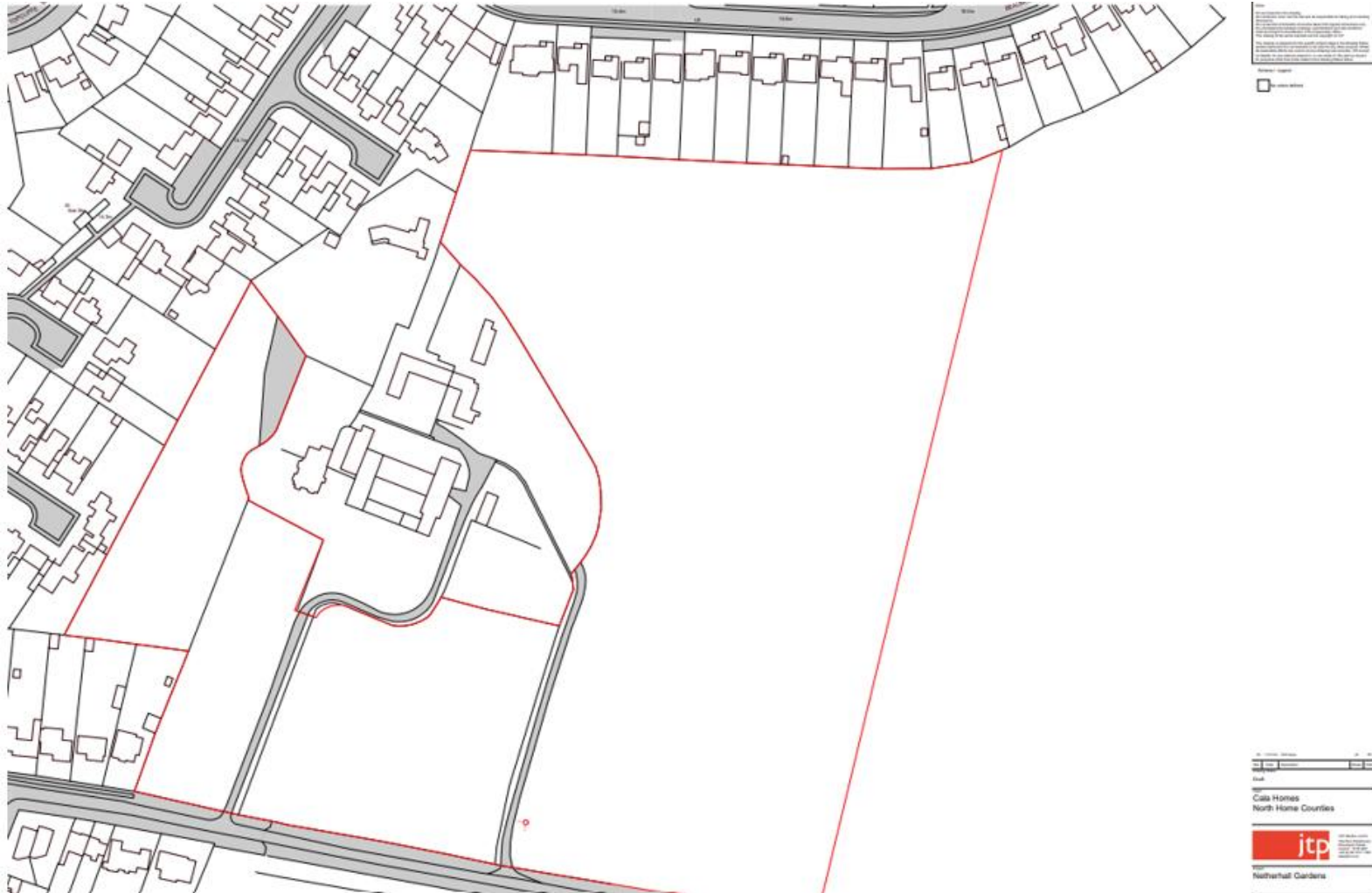
23/03405/S106A Netherhall Farm (GB1), Worts' Causeway

23/03405/S106A Netherhall Farm (GB1), Worts' Causeway – Local Plan Map



23/03405/S106A Netherhall Farm (GB1), Worts' Causeway – Site Plan

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