

Planning
Committee



GREATER CAMBRIDGE
SHARED PLANNING

Grafton House

- 23/04840/FUL | Erection of new office building (use class E) and associated development, infrastructure and works. | Land Adjacent To Grafton House Maids Causeway Cambridge Cambridgeshire CB5 8DD

Site



Site Plan

Design Proposals - Proposed Site Plan



Page 4

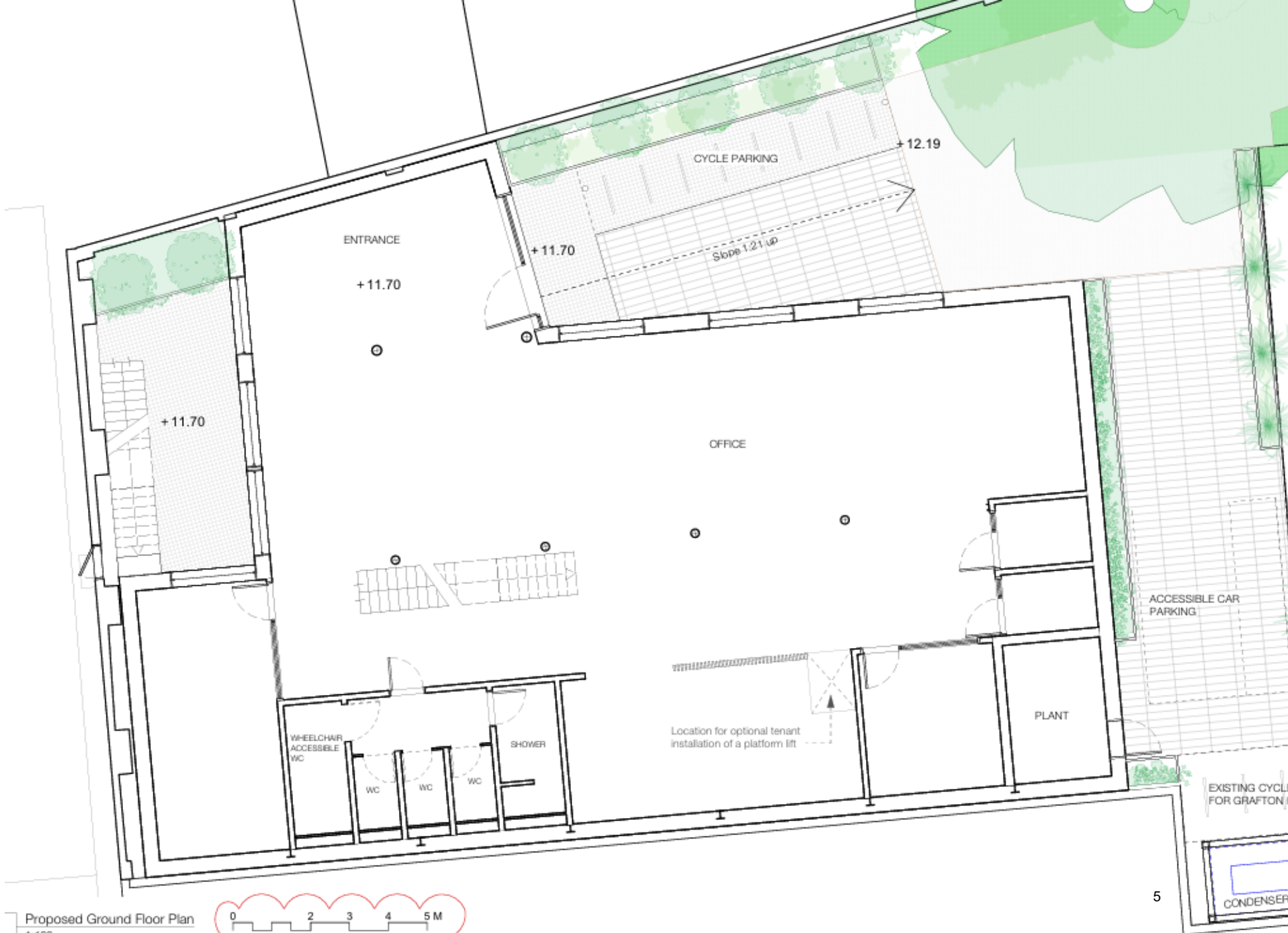
- 1 Grafton House (BL)
- 2 Neighbouring dwellings
- 3 Site Entrance
- 4 Existing trees retained
- 5 New trees and planting
- 6 One storey element
- 7 Two storey element
- 8 Courtyard
- 9 Bike shelter
- 10 Disabled parking spot
- 11 Skylight
- 12 Existing gravel driveway
- 13 Existing concrete hardstanding
- 14 Cycle shelter for Grafton House residents



Not to scale



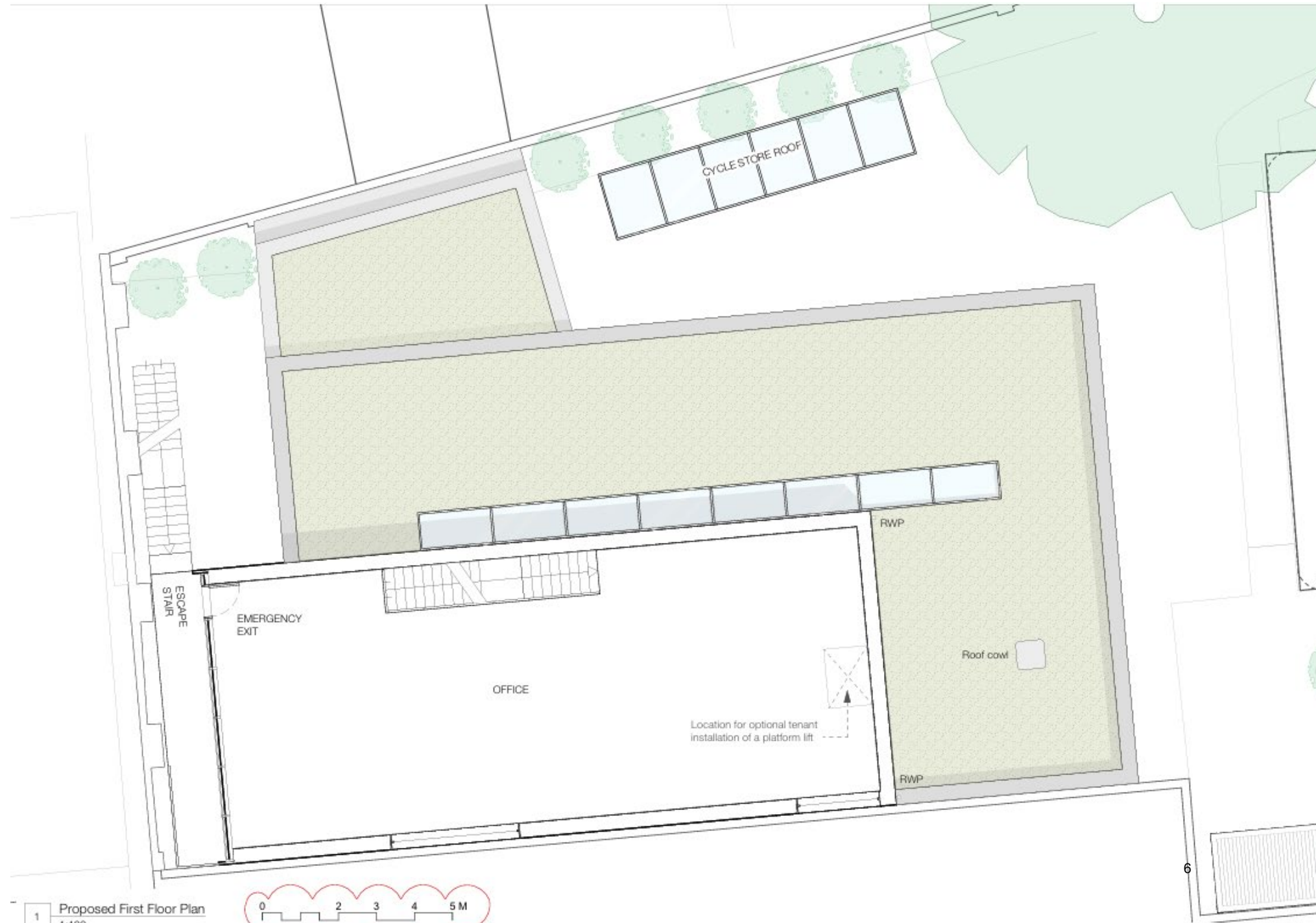
Ground Floor



Proposed Ground Floor Plan
1:100



First Floor

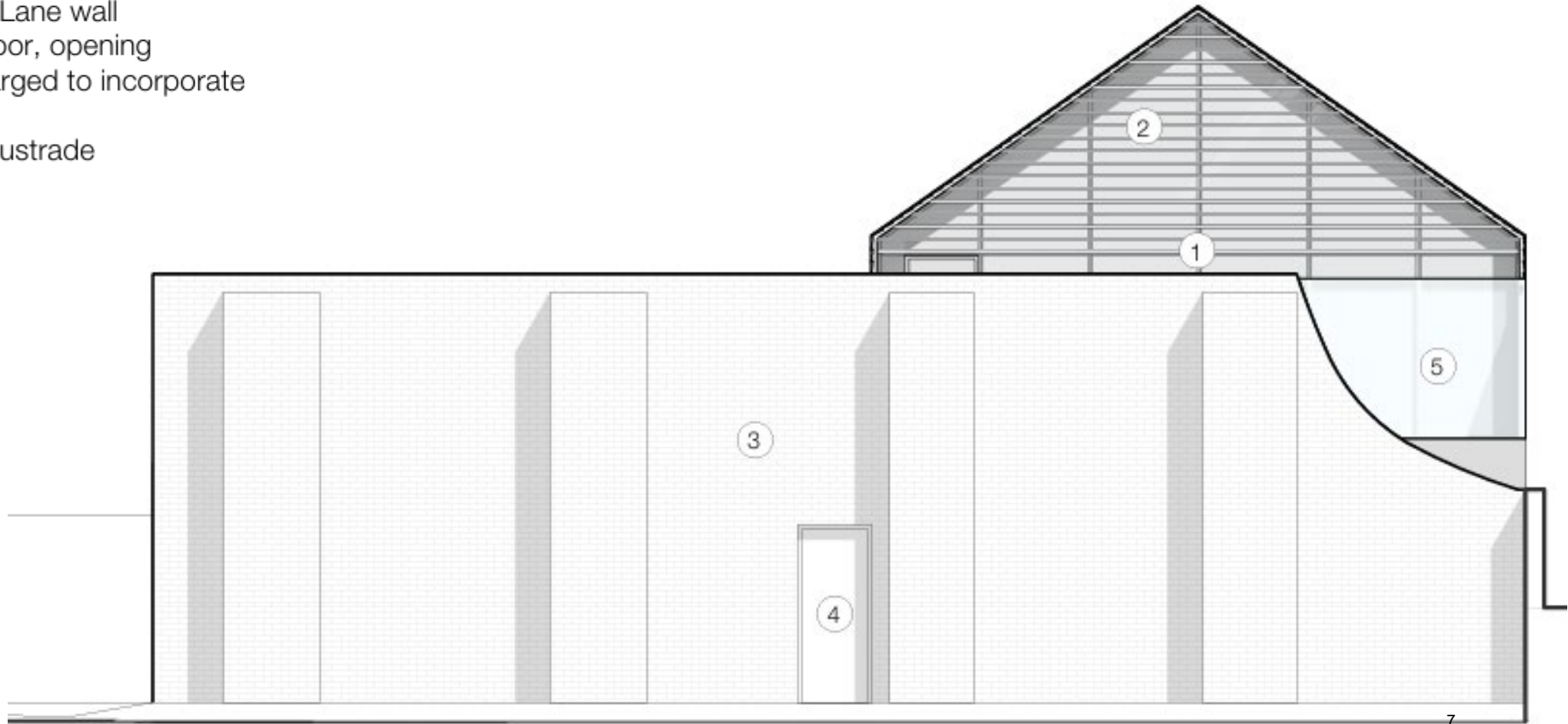


Elevation, Salmon Lane

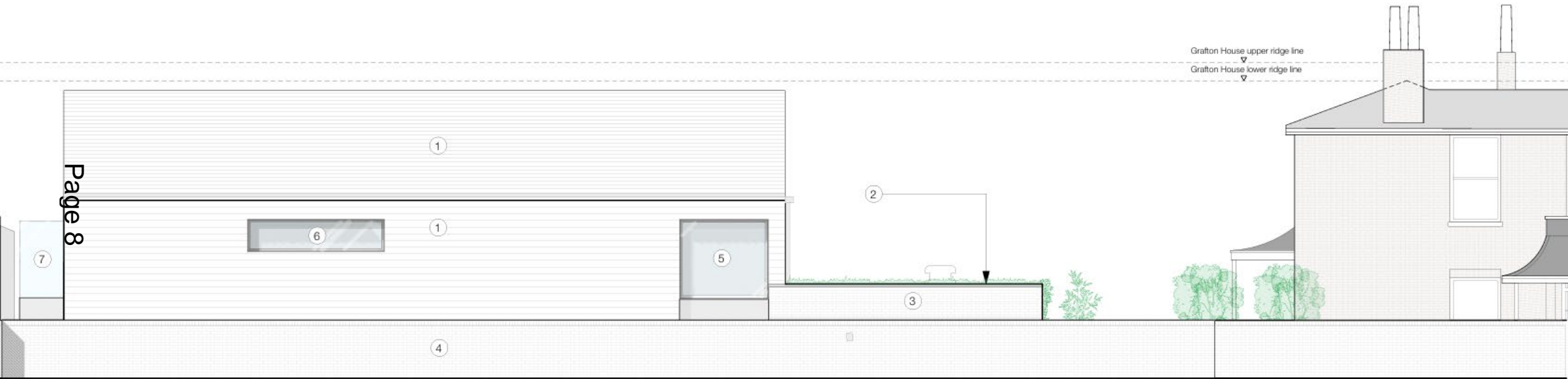
Notes

1. Metal framed glazing
2. Solar shading louvres
3. Existing Salmon Lane wall
4. New entrance door, opening existing wall enlarged to incorporate new door
5. Glass screen balustrade

Page 7



Elevation, facing car park



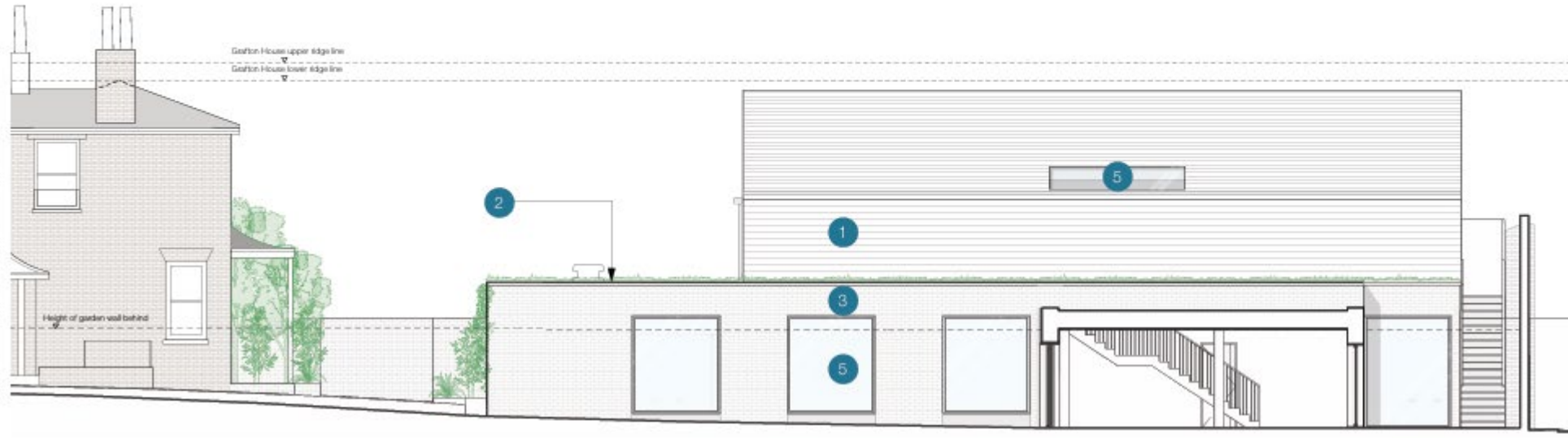
Notes

1. Hung clay tiles
2. Green roof
3. Buff brickwork
4. Existing Grafton West Car Park wall
5. Metal frame window with spandral panel
6. Metal framed linear window
7. Glass screen balustrade

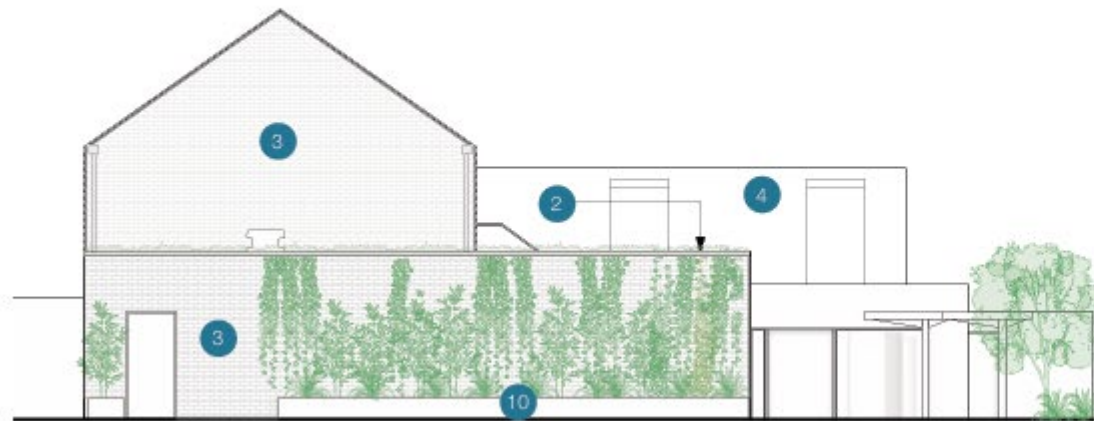
Design Proposals - Elevations



Page 9



Elevation C NTS



Elevation D NTS

Key Plan



- 1 Hung clay tiles
- 2 Green roof
- 3 Buff brickwork
- 4 Existing Grafton West car park wall
- 5 Metal framed glazing
- 6 Solar shading louvres
- 7 Existing Salmon Lane wall
- 8 New entrance door
- 9 Glass screen balustrade
- 10 Planter

Previous Application - Responses to decision notice



A previous application for the scheme on the site was rejected by the council planning committee for the following reason:

“The proposal by virtue of its scale, massing, form, inappropriate materials and overall appearance would result in an overly dominant, stark and simplistic building form which would fail to successfully contrast with its immediate context and would therefore be out of character with its surroundings. As a result, less than substantial harm would result to the setting of surrounding heritage assets, including nearby listed buildings, buildings of local interest and the conservation area. There are no public benefits which would outweigh this harm. The proposal is therefore contrary to Cambridge Local Plan (2018) policies 55, 56, 57, 61, 62 and the NPPF (2023) paragraph 202 and Section 66 and 72 of the Planning (LBCA) (1990).”

Revised Proposal

The scheme has been revised in direct response to the reason for refusal. The first floor metal cladding has been replaced with a richer pallet of buff-brick for the gable and clay tiles for the flank walls and roof. Differentiating the elements helps **reduce the apparent mass** of the first floor. The harmonious combination of materials helps highlight **forms that are sympathetic to the surroundings** and make the building less “stark and simplistic”. The design achieves a subtle contrast to neighbouring buildings, without undermining their integrity. The roof has also been lowered to **reduce the scale** of the building and make it even more subservient to the neighbouring building and prevent it dominating its surroundings.

PREVIOUS APPLICATION



REVISED SCHEME





PREVIOUS APPLICATION

This render shows the application scheme as originally submitted. The elevations were subsequently revised during the planning process following consultation with the planning officer, with a roof light introduced to help add animation to the first floor. A window was also introduced to the southern carpark elevation for the same reason.



REVISED SCHEME

The proposed brick gable references both Grafton House and buildings fronting Salmon Lane. The proposed traditional material palette harmonises with the best examples of the domestic context. The crisply detailed wrap of clay tiles creates a modern looking building, which plays on language of tile mansards used by a number of buildings on Maids Causeway.

Materials - Hung Tile Precedents



Page 12



Precedents for contemporary hung tile projects. Clay tiles are used for roofs in the area and the warm palette would harmonise with buff brickwork proposed for the ground floor and the gable.



Green roof

A wildflower planted green roof for the flat roof to the ground floor will help provide a biodiverse environment for the site.



Buff brick

Buff brick to the ground floor and first floor gable will harmonise with the historic housing in the surrounding area.



Zinc cladding

Metal cladding to the entrance way references the metal canopies of Grafton House.



Clay tiles

Clay tiles are used for many of the Salmon lane properties. The warm tone complements the brickwork.

Design Proposals - Indicative Views



Page 14



Proposed indicative view of the site entrance

Key Plan



Design Proposals - Indicative Views



Proposed indicative view of the building from Grafton car park

Design Proposals - Indicative Views

Page 16



Planning Balance

Approval

Material considerations

- Whether the materials response overcomes the reason for refusal



Refusal

Material considerations

- The appropriateness of the materials in response to the reason for refusal

Officer Recommendation: Approval,
subject to conditions

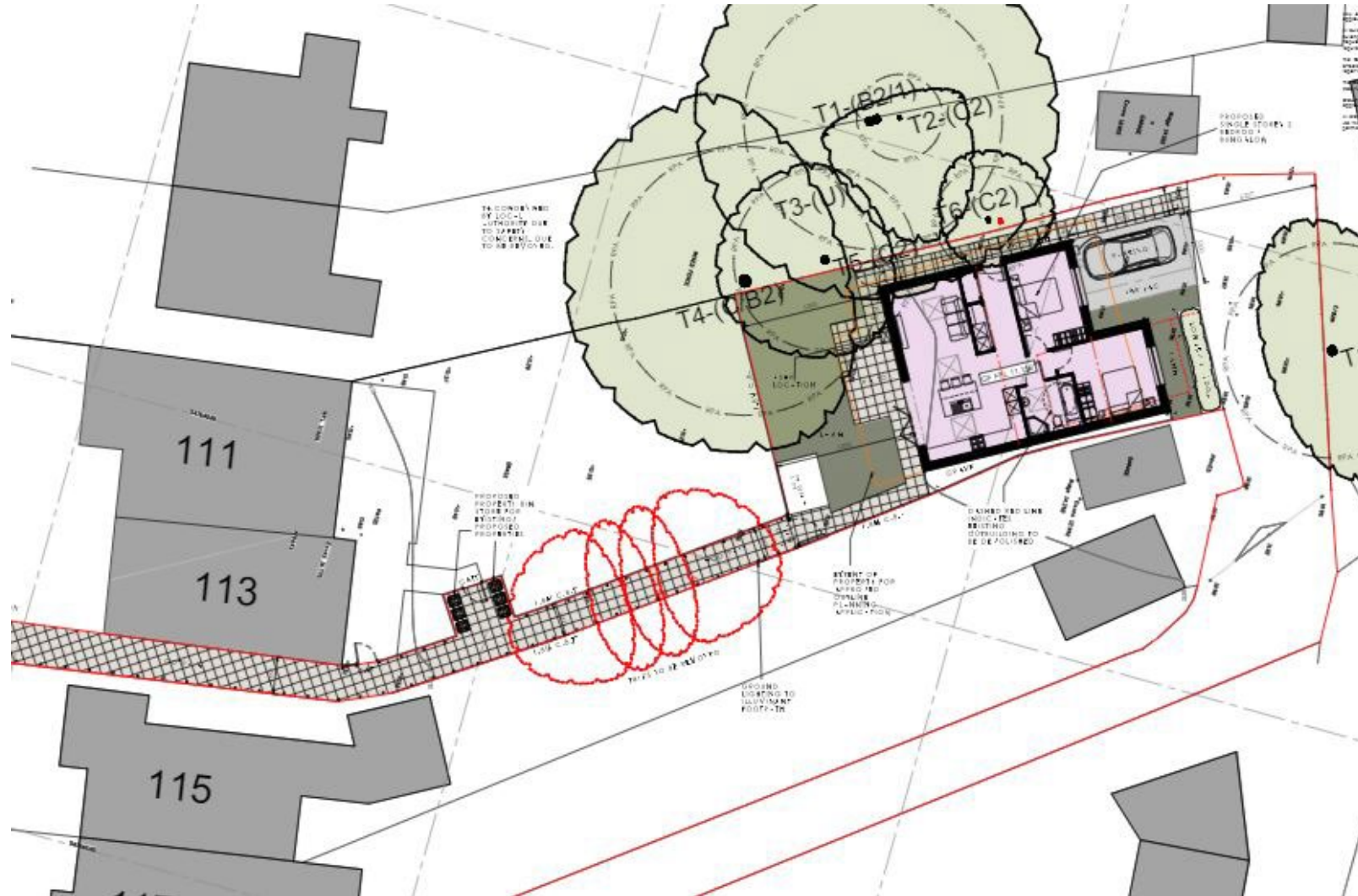
24/00245/REM
111-113 Queen Ediths Way,
Cambridge, CB1 8PL

Reserved matters application for approval of access, appearance, landscaping, layout and scale following outline planning ref, 22/01411/OUT (Construction of detached bungalow on land to the rear of 111-113 Queen Edith's Way Cambridge).

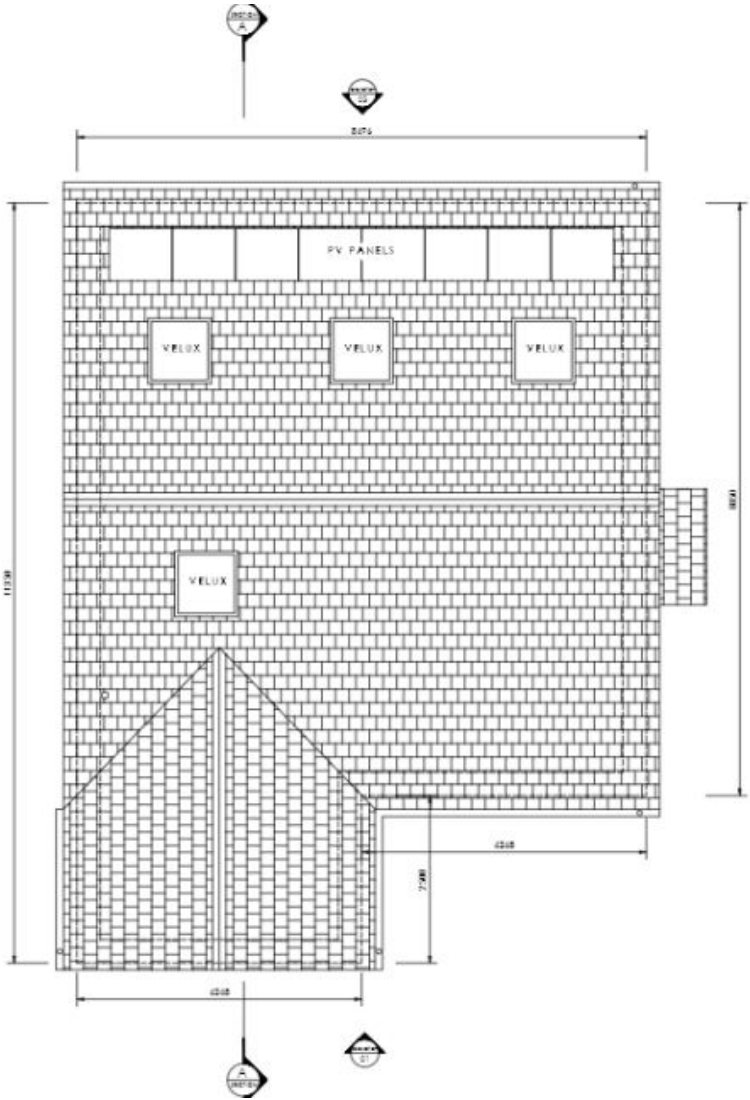
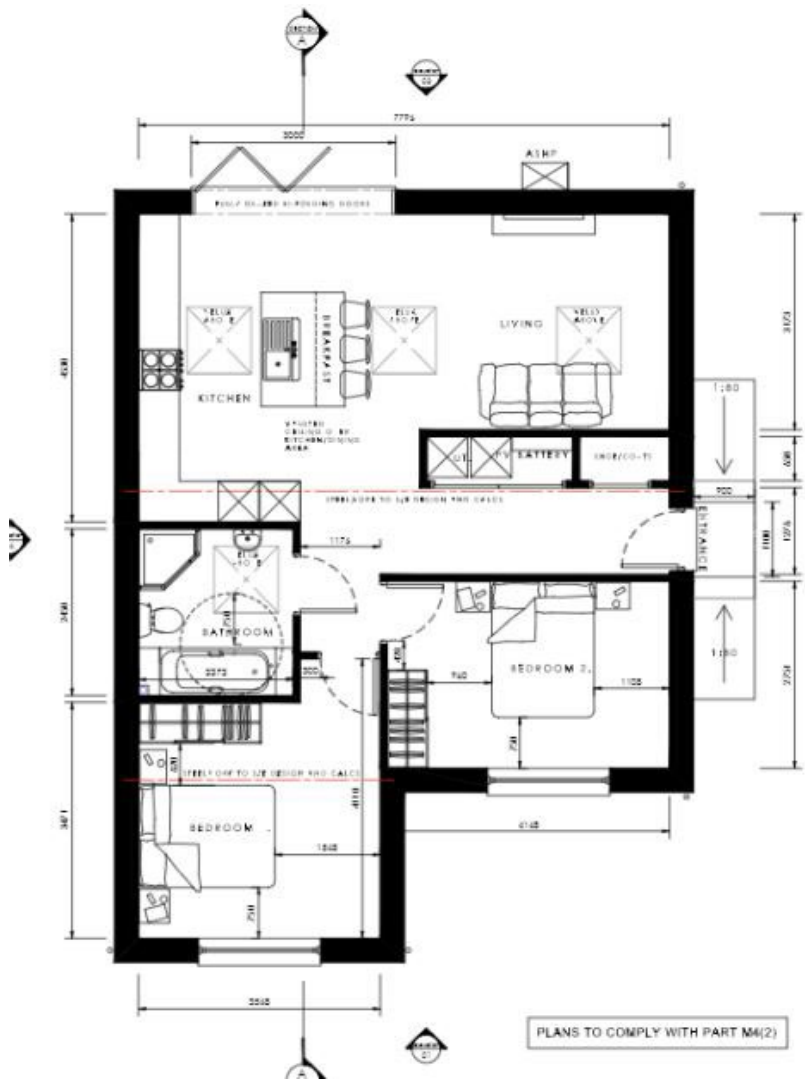
Location Plan



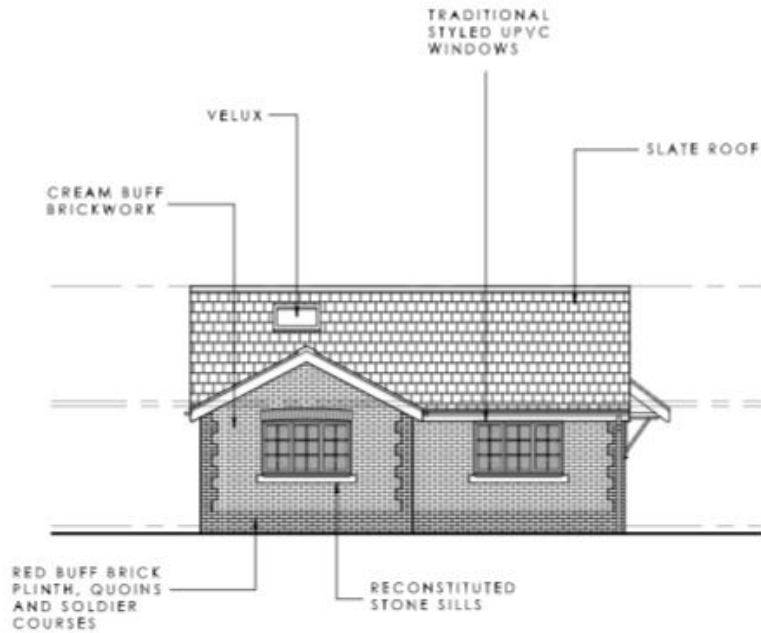
Proposed Site plan



Proposed Floor Plans



Proposed North and West Elevations



FRONT ELEVATION 01

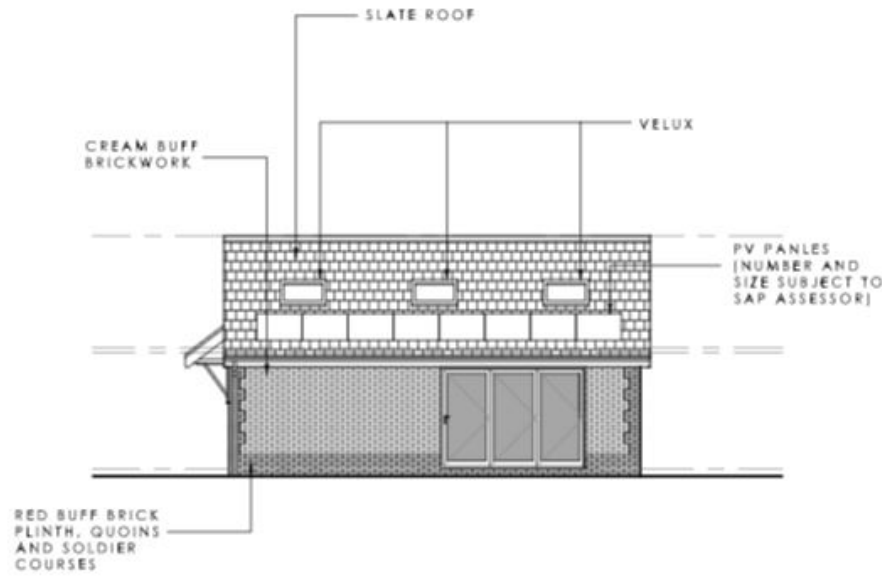
PROPOSED 1:100 @ A1



SIDE ELEVATION 02

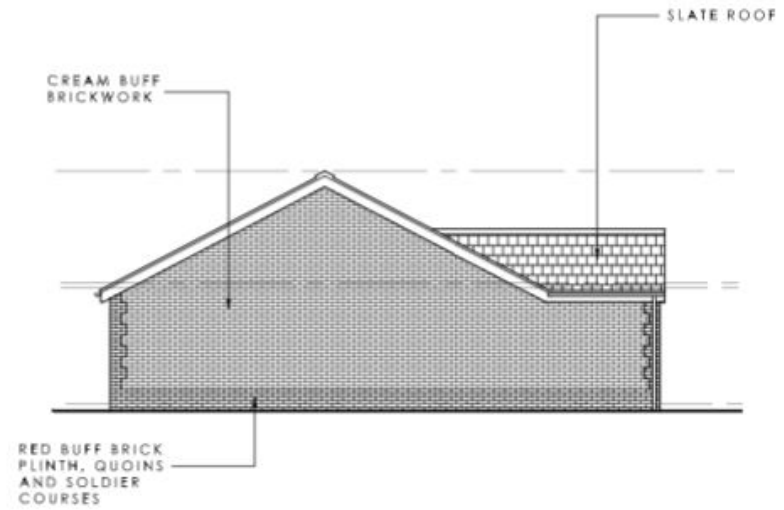
PROPOSED 1:100 @ A1

Proposed South and East Elevations



REAR ELEVATION 03

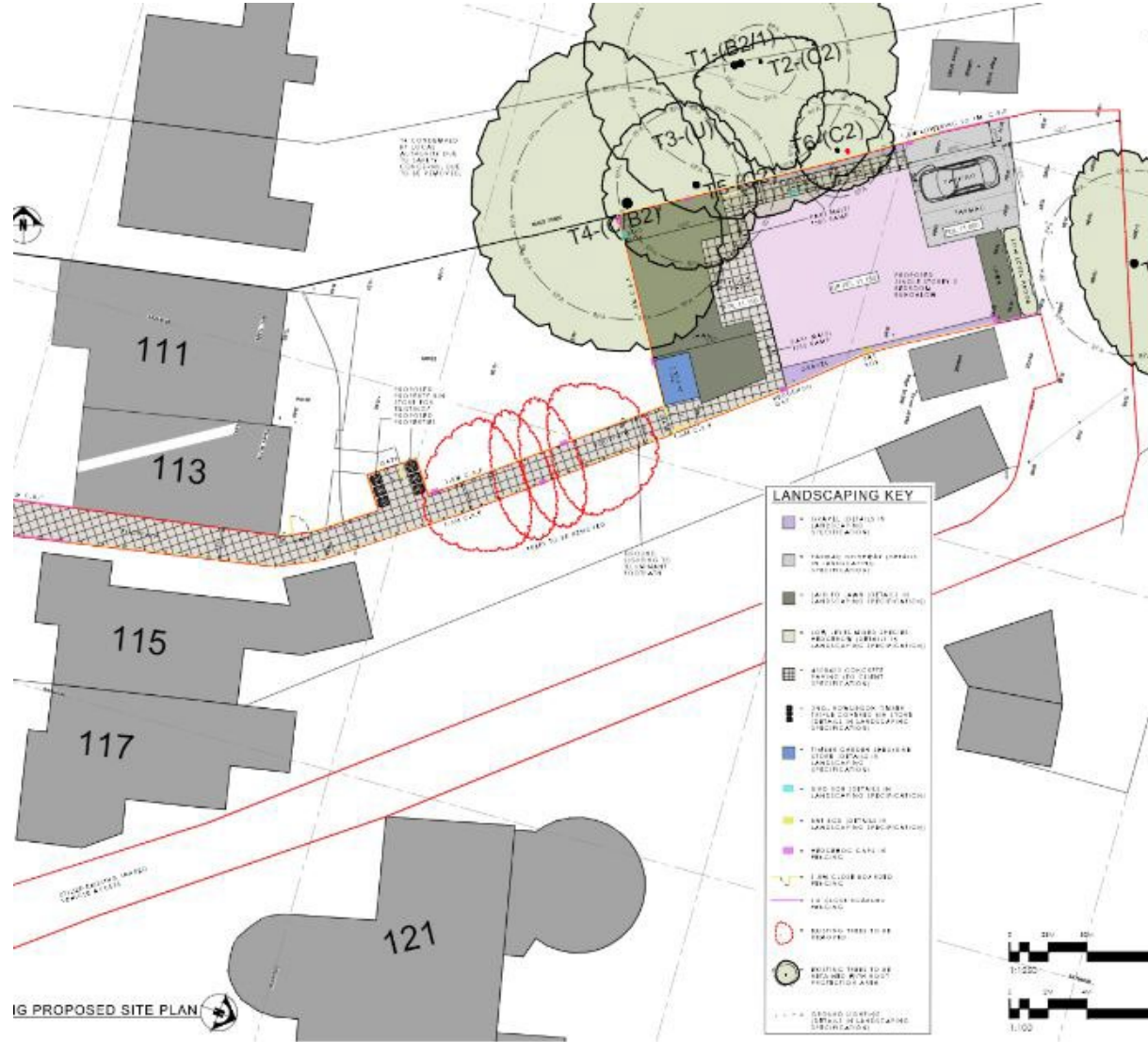
PROPOSED 1:100 @ A1



SIDE ELEVATION 04

PROPOSED 1:100 @ A1

Landscaping Plan



Planning Balance

Approval

Material considerations

- The subdivision of the garden land is acceptable.
- The siting and design of the proposed dwelling is acceptable in this context.



Refusal

Material considerations

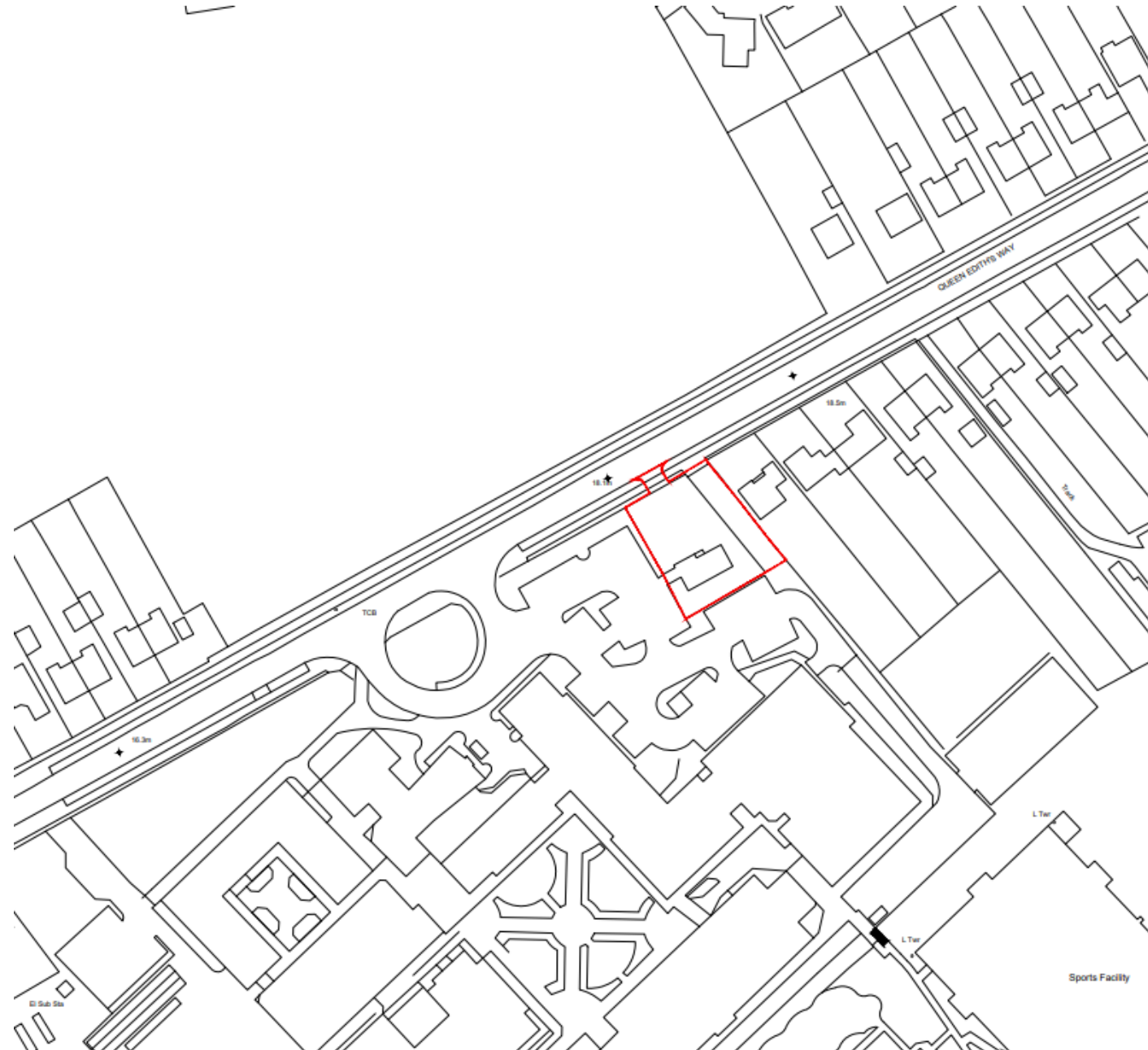
- -

Officer Recommendation: Approval,
subject to conditions

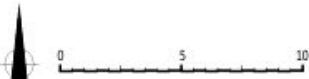
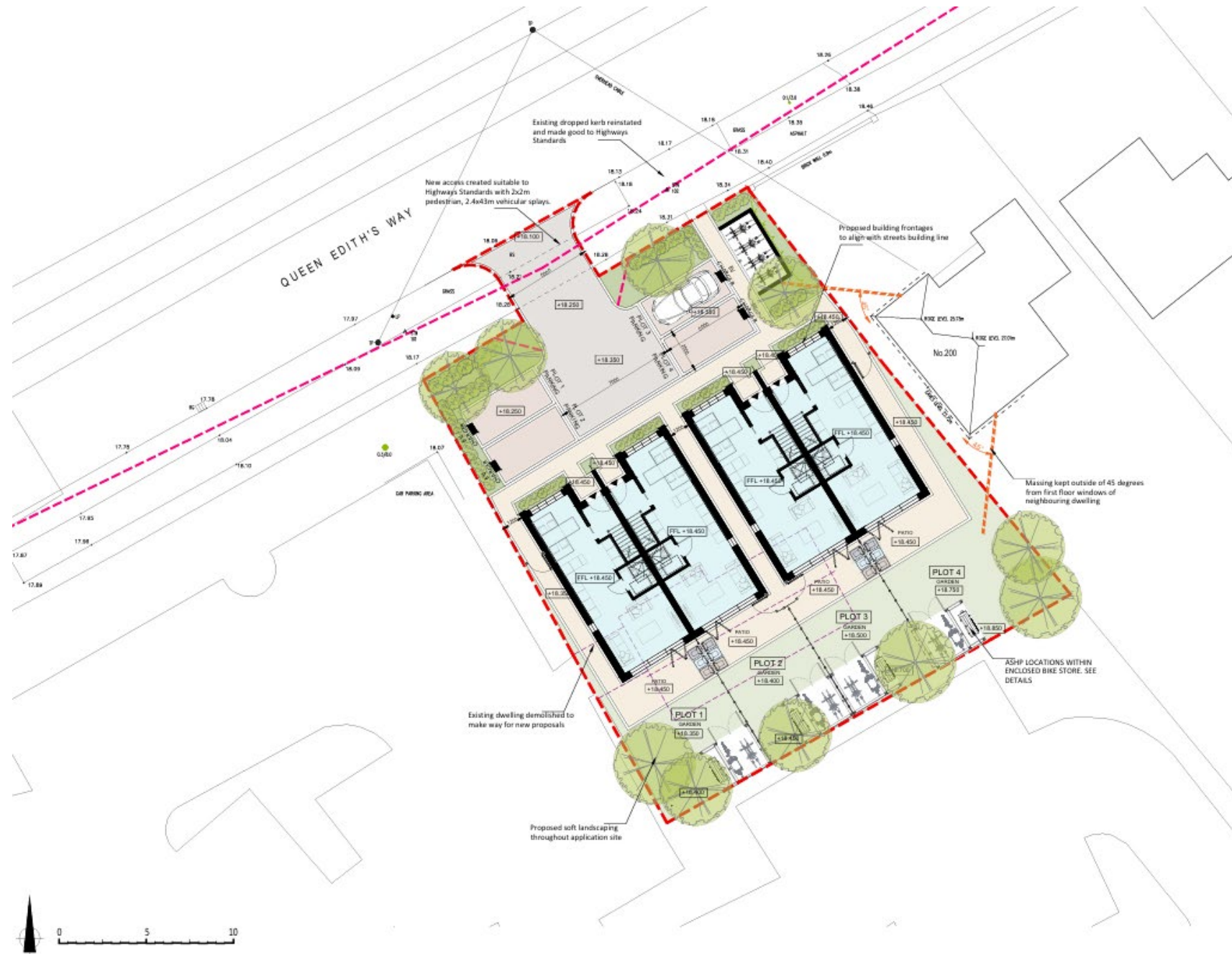
22/05556/FUL
198 Queen Ediths Way,
Cambridge, Cambridgeshire, CB1 8NL

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

Site Location Plan



Proposed Site Plan



nr
 client
 projec
 drawing title
 drawing n
 scale
 status
 address
 telephone
 email
 website

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

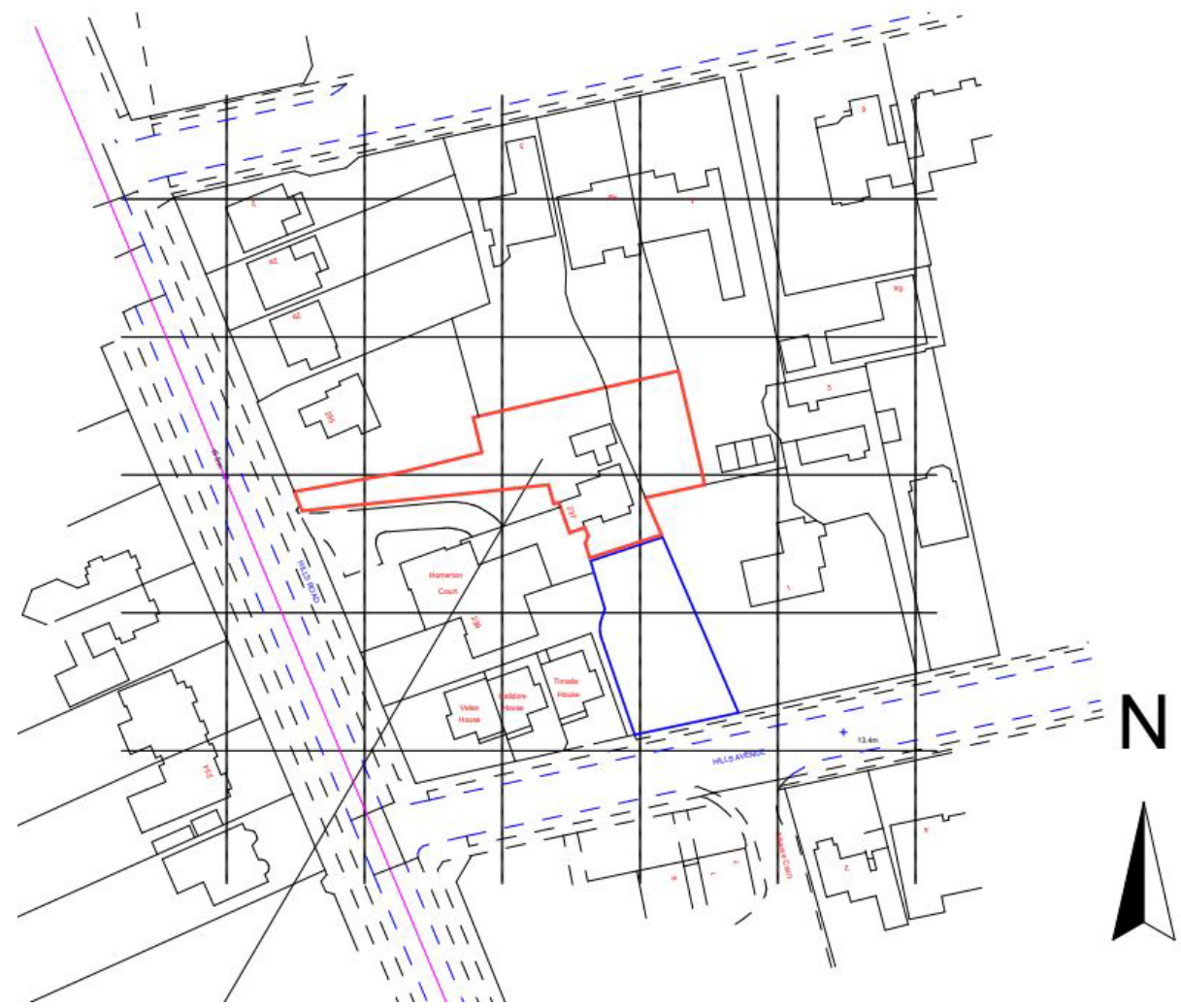
- -

Officer Recommendation: Approval,
subject to conditions

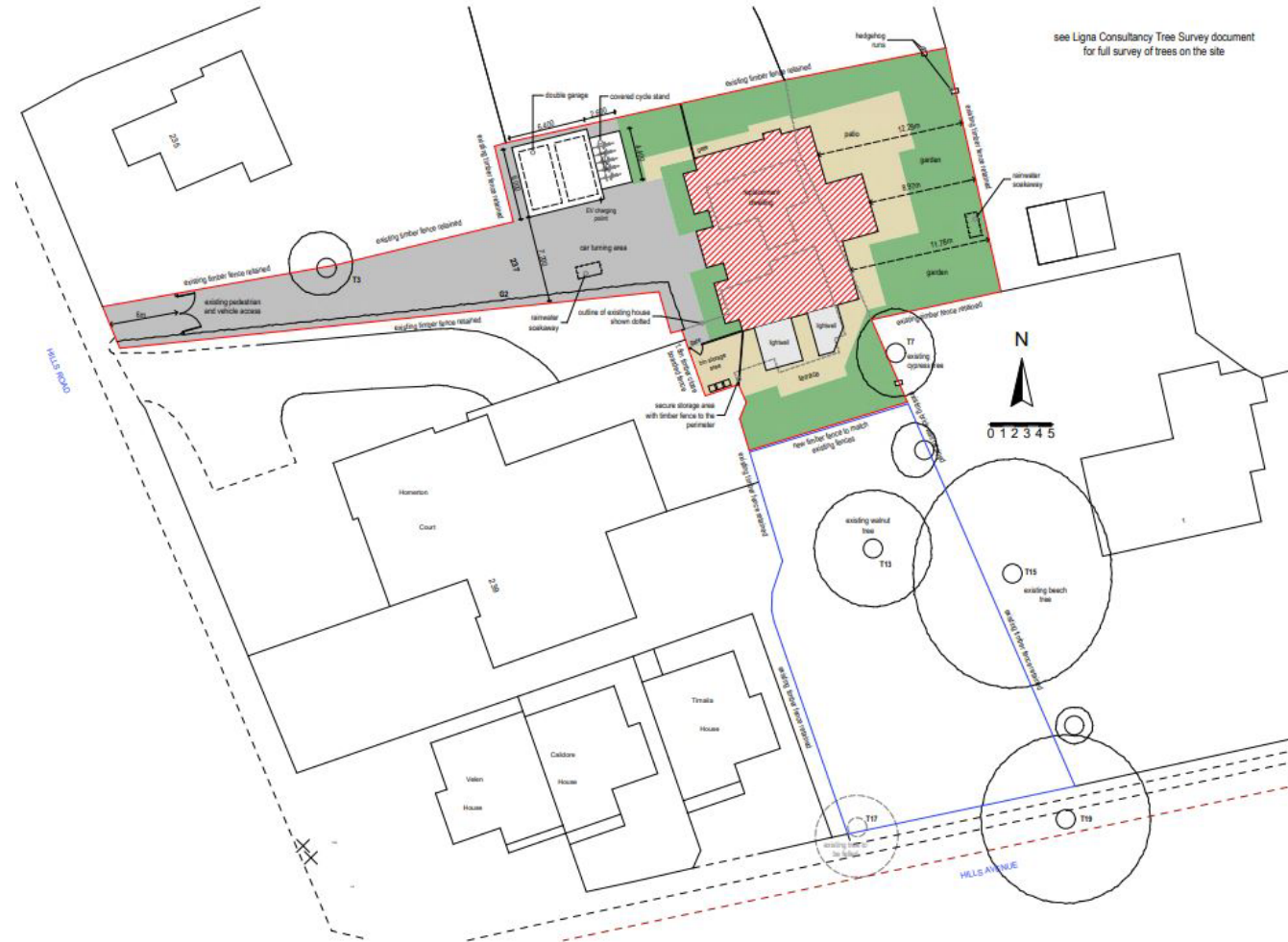
24/01360/FUL
237 Hills Road,
Cambridge, CB2 8RW

Construction of a replacement dwelling and garage following the demolition of the existing dwelling.

Location Plan

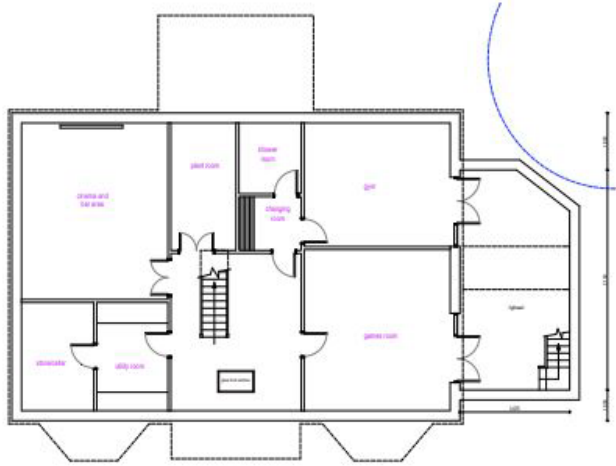


Proposed Site Plan



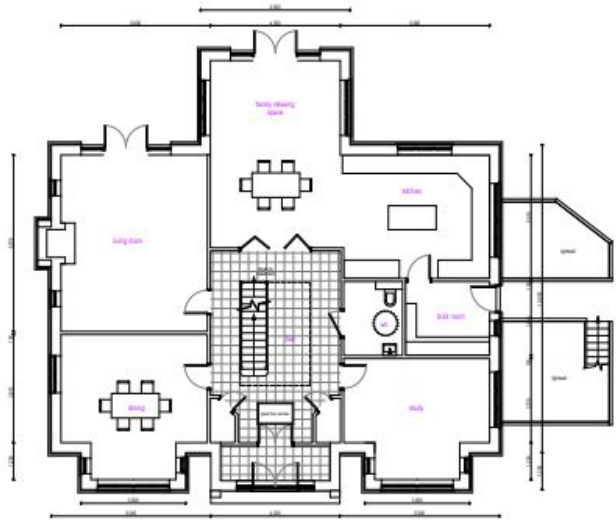
see Ligna Consultancy Tree Survey document for full survey of trees on the site

Proposed Floor Plans



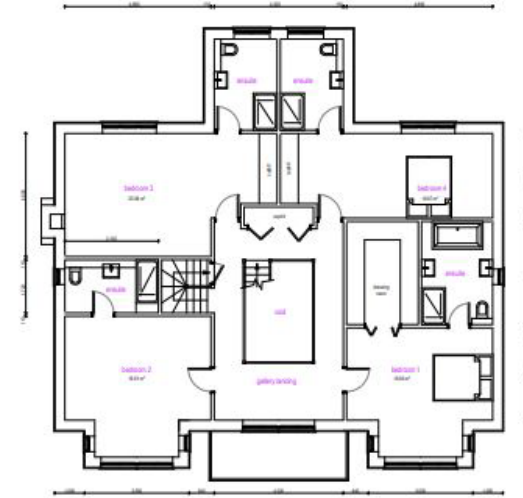
237 Hills Road house basement plan

1:100



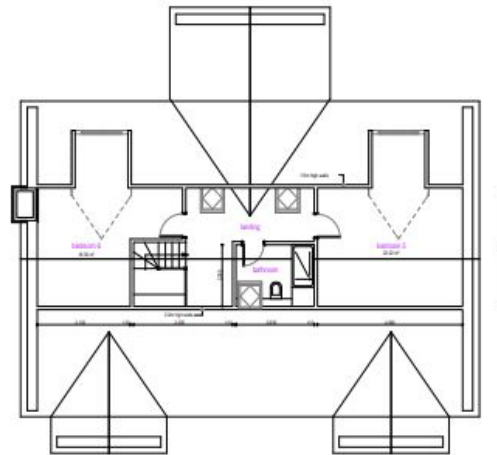
237 Hills Road house ground floor plan

1:100



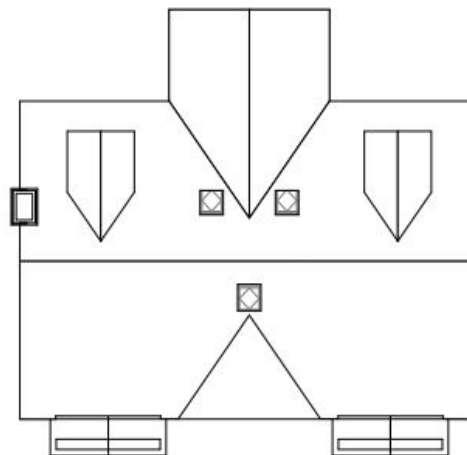
237 Hills Road house first floor plan

1:100



7 Hills Road house attic plan

1:100



237 Hills Road house roof plan

1:100

Proposed Elevations



237 Hills Road house south elevation 1:100



Hills Road house front elevation 1:100



237 Hills Road house rear elevation 1:100



237 Hills Road house north elevation 1:100

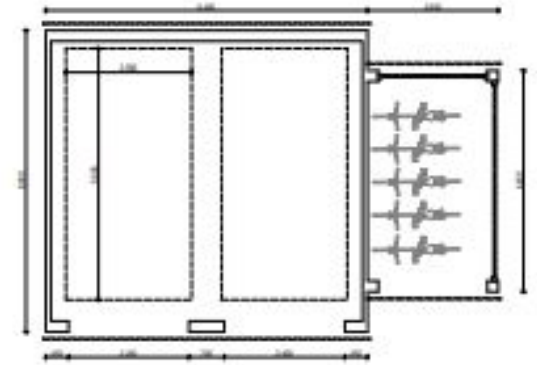
Proposed Garage Plans



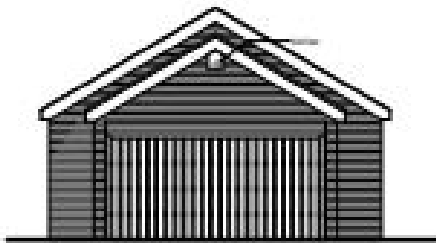
garage south elevation 1:100



garage west elevation 1:100



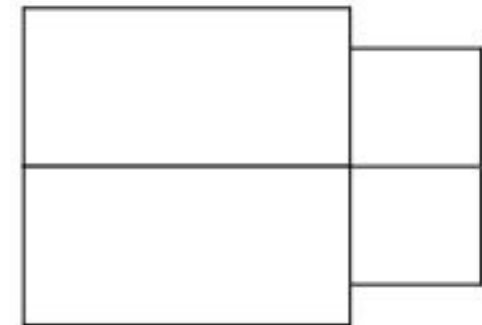
Hills Road house garage plan 1:100



garage east elevation 1:100



garage north elevation 1:100



Hills Road house garage roof plan 1:100

Planning Balance

Approval

Material considerations

- The subdivision of the garden land is acceptable.
- The siting and design of the proposed dwelling is acceptable in this context.



Refusal

Material considerations

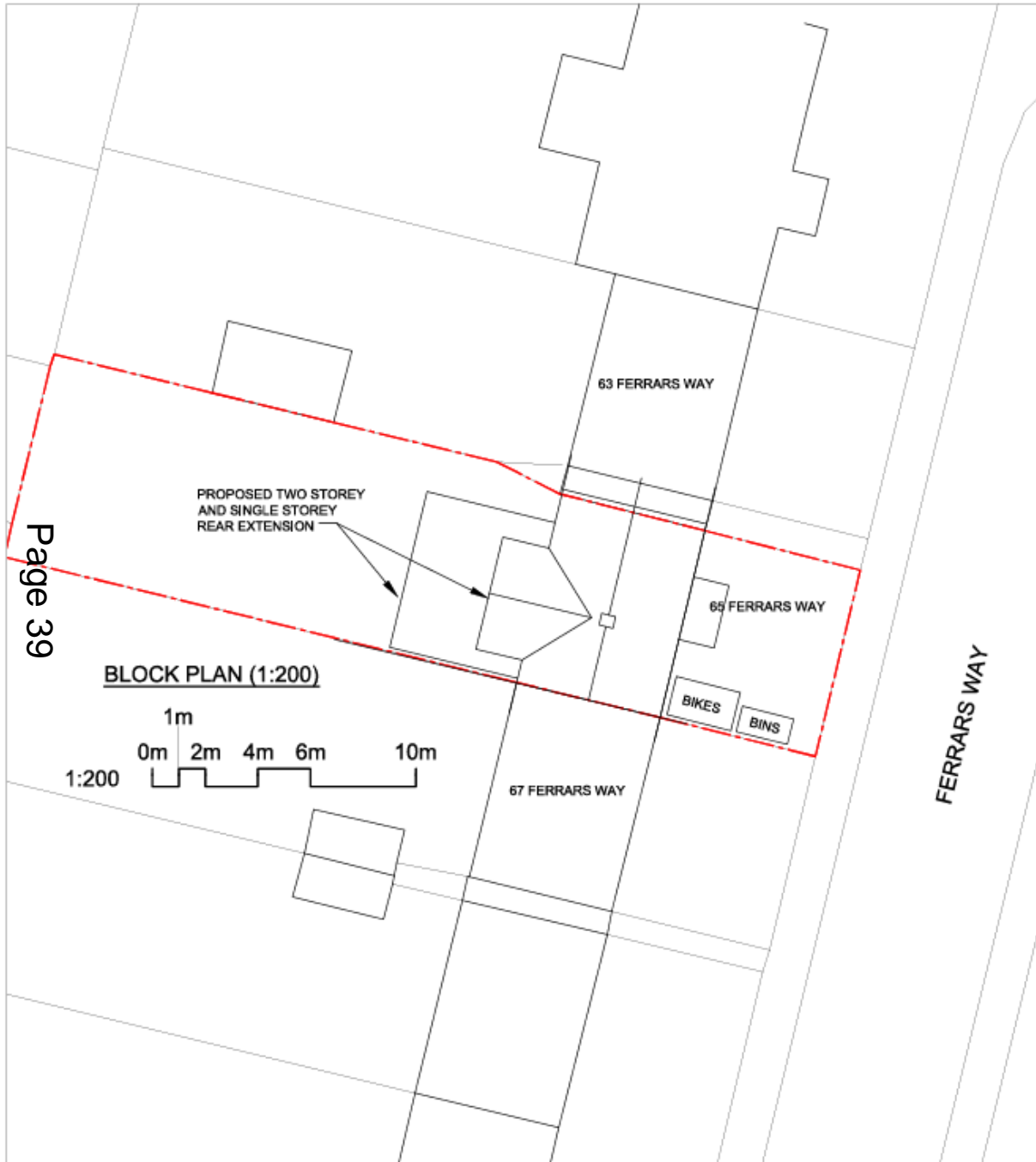
- -

Officer Recommendation: Approval,
subject to conditions

65 Ferrars Way

24/01095/HFUL | Part single storey and part two storey rear extension and associated works. Resubmission of 23/03778/HFUL. | 65 Ferrars Way Cambridge Cambridgeshire CB4 3RF

Site Plan

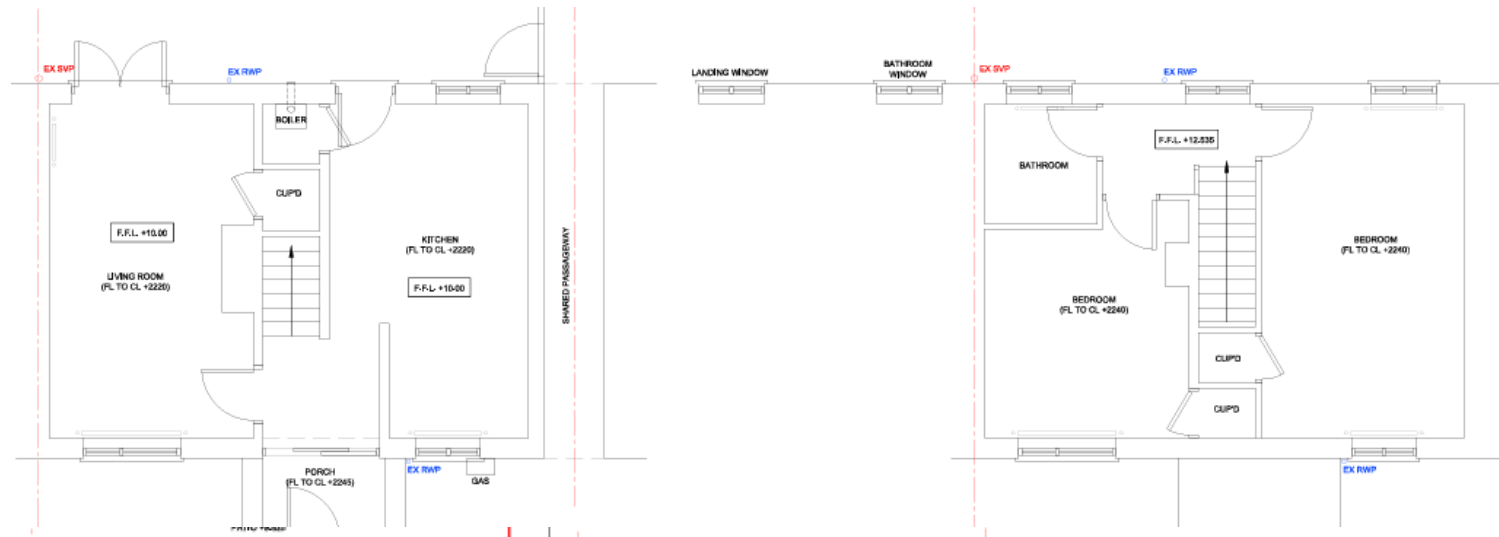


Unique plan reference: v2e/1009803/1362417

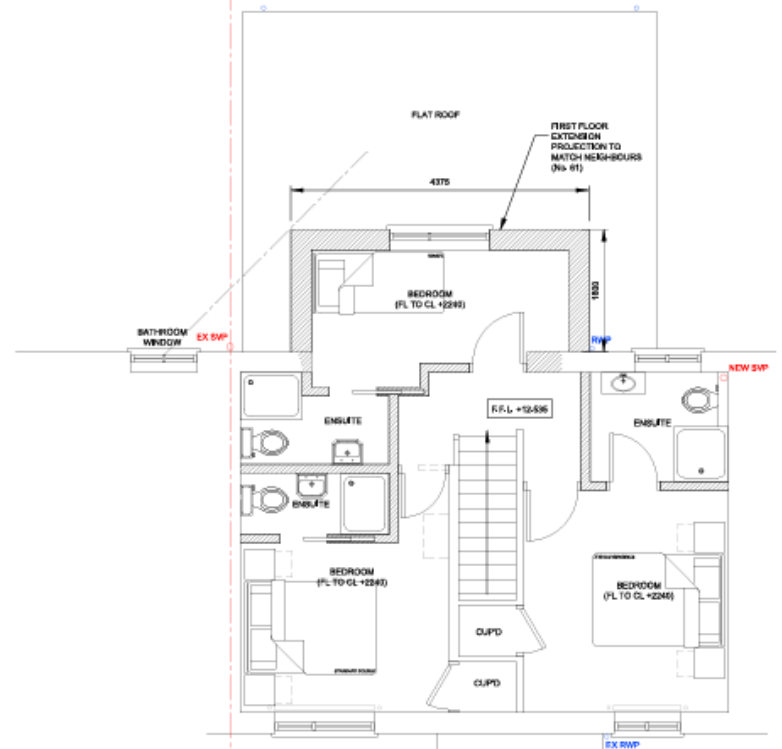
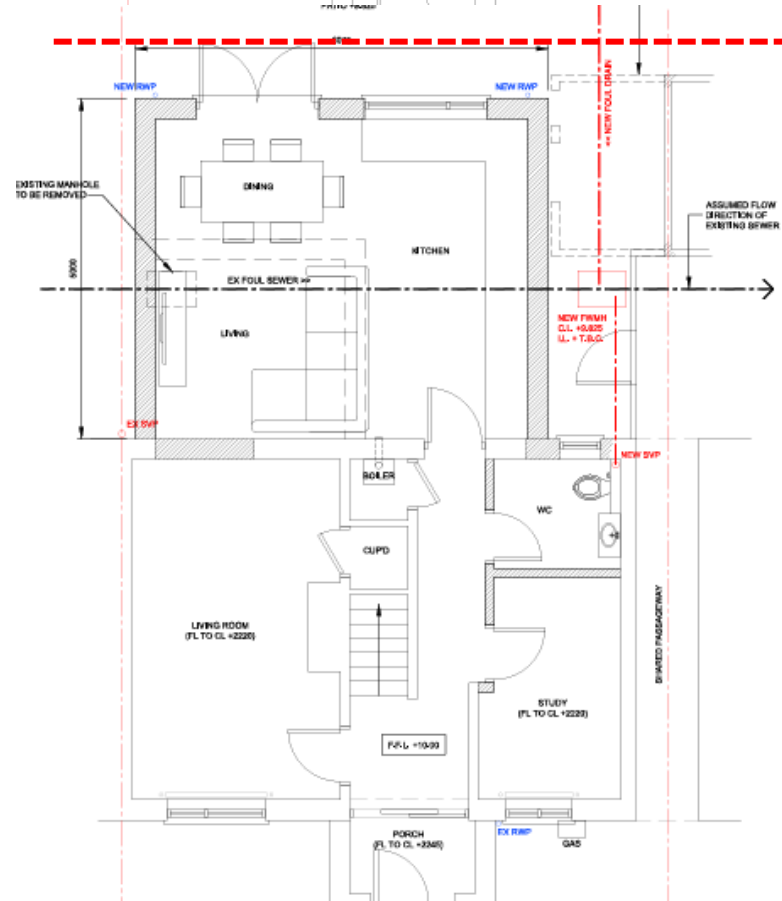


SITE LOCATION PLAN (1:1250)

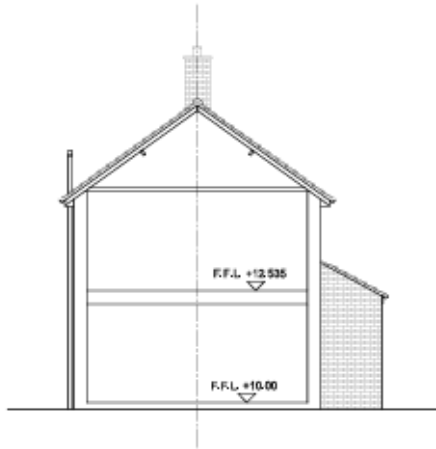
Existing



Page 40
Proposed
Floor Plans



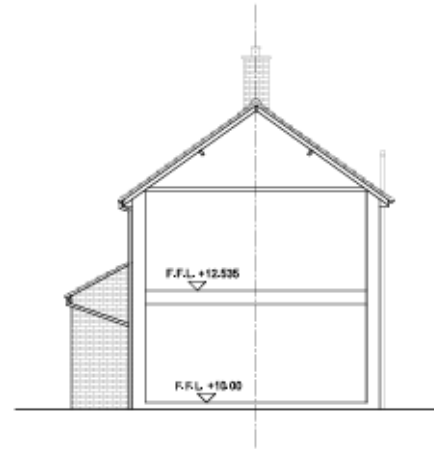
Existing and Proposed Elevations



EXISTING SIDE ELEVATION/SECTION (1:100)



EXISTING FRONT ELEVATION (1:100)

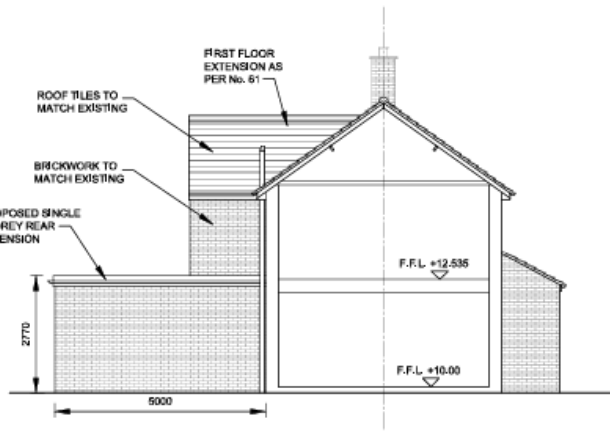


EXISTING SIDE ELEVATION/SECTION (1:100)



EXISTING REAR ELEVATION (1:100)

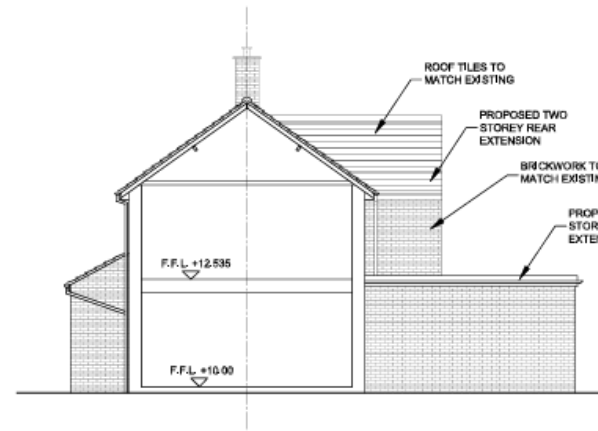
0m 1m 2m 4m 6m 10m



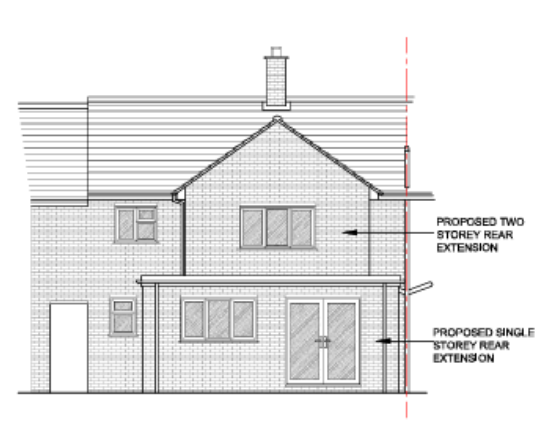
PROPOSED SIDE ELEVATION/SECTION (1:100)



EXISTING FRONT ELEVATION - UNCHANGED (1:100)



PROPOSED SIDE ELEVATION/SECTION (1:100)



PROPOSED REAR ELEVATION (1:100)

1:100 0m 1m 2m 4m 6m 10m

Coldhams Common Sports Pitch

Ref no. 24/01532/FUL

Coldhams Common, Sporturf Pitch,
Coldhams Lane, Cambridge, CB5 8NT

Replacement of a 2G Artificial Turf Pitch (2G ATP) with a 3G Artificial Turf Pitch (3G ATP) with associated works including replacement artificial turf sports surface, additional fencing, replacement lighting, improved hard-standing areas, and supplementary storage containers.

Site Location Plan

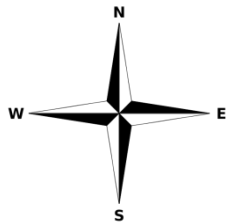
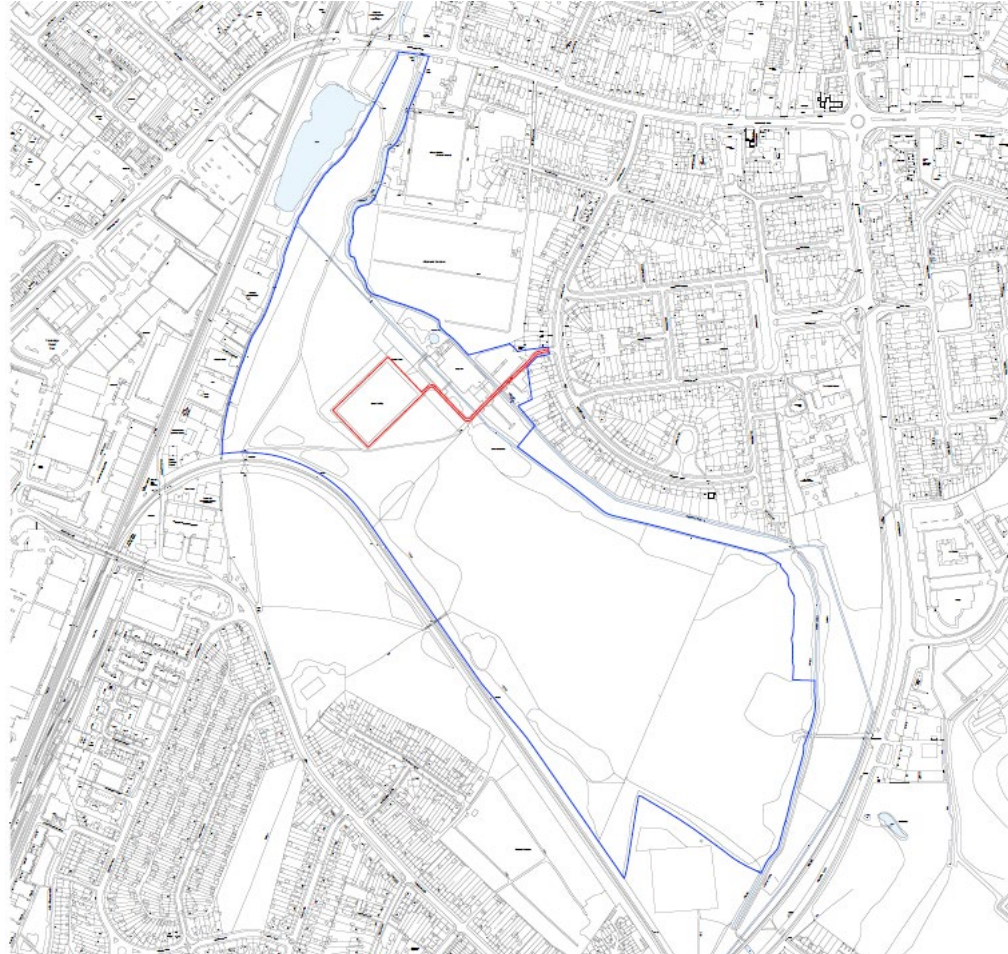


Photo of existing pitches



Existing Plan

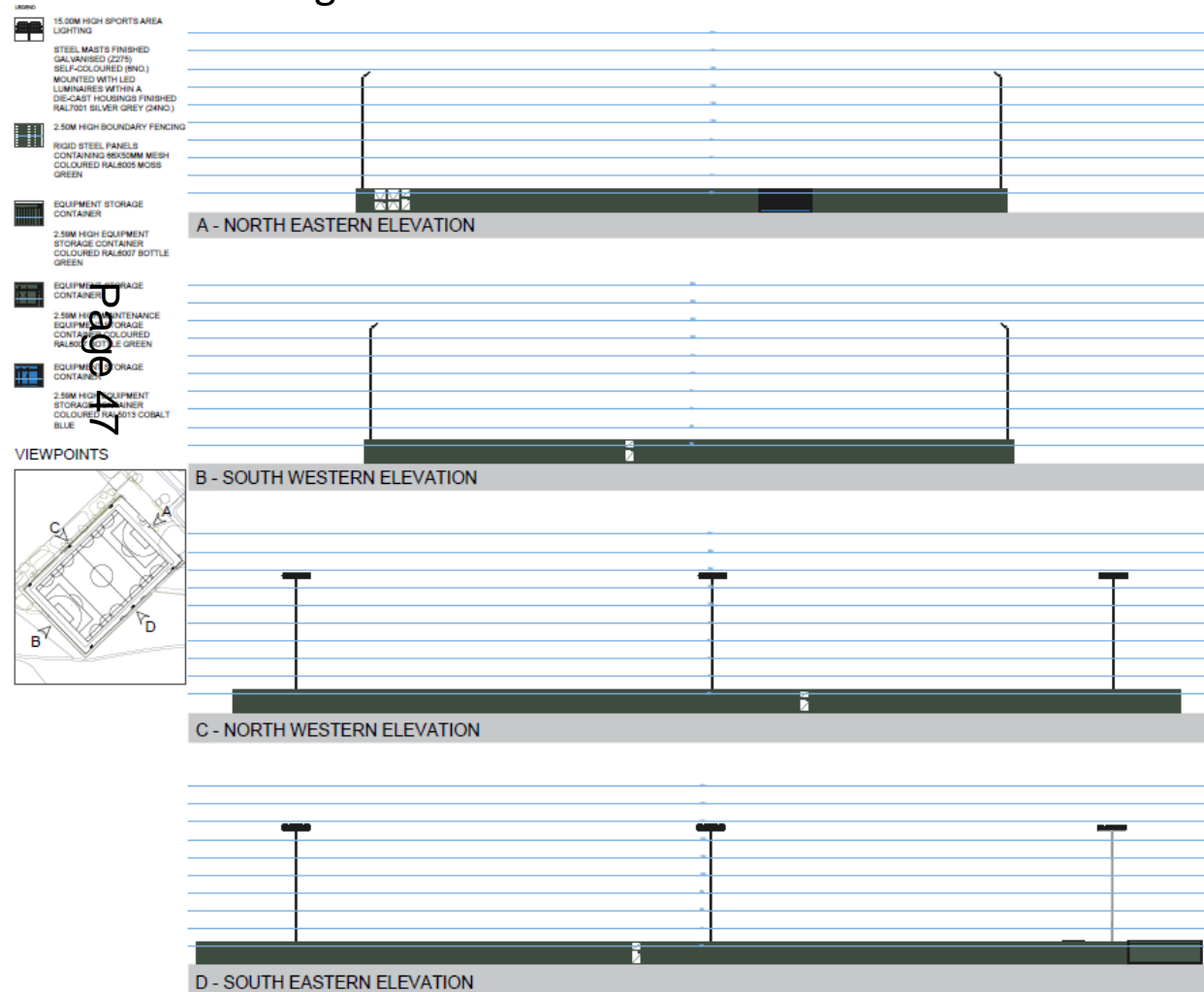


Proposed Plan

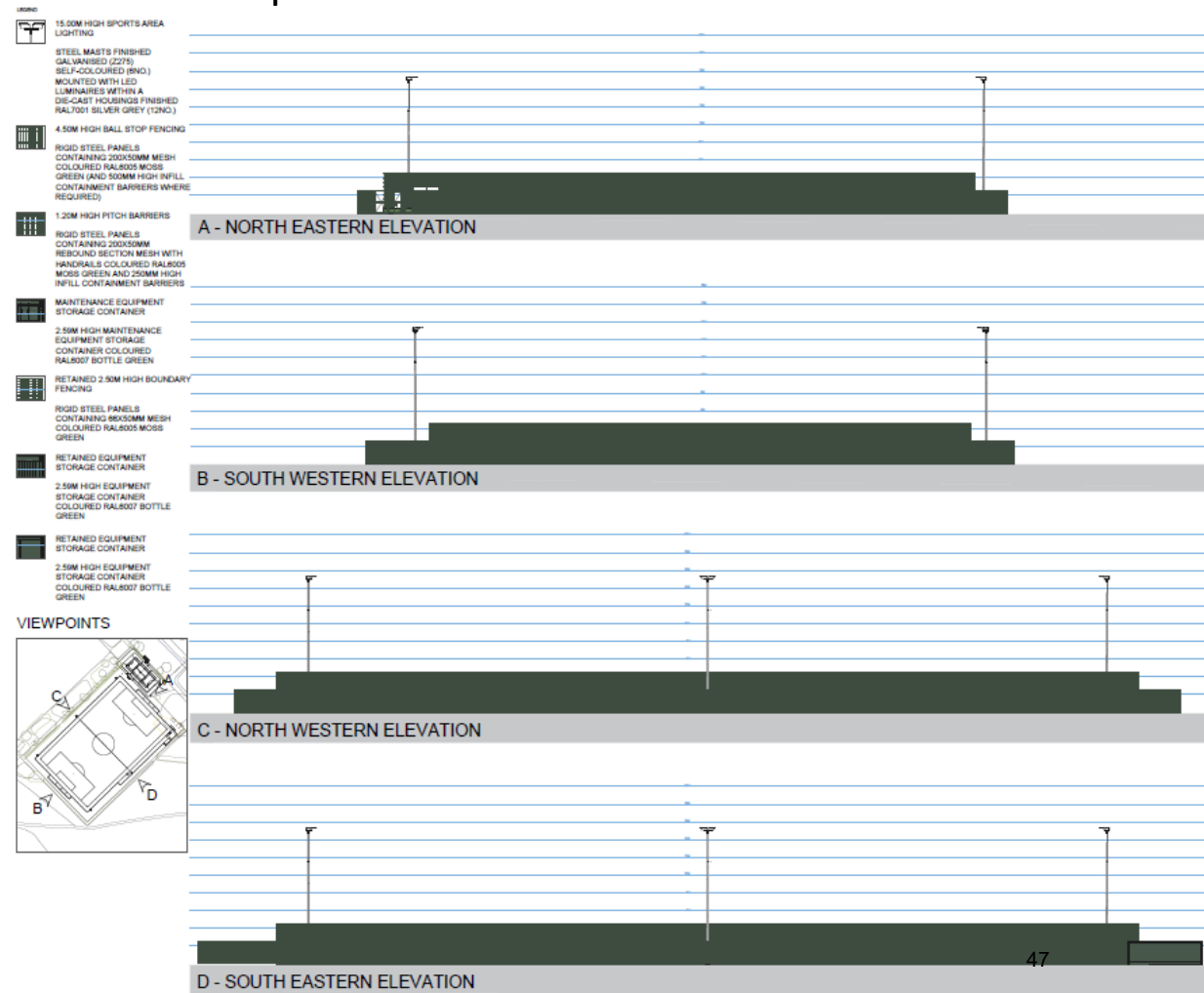


Elevations

Existing



Proposed



Visualisation

PRE-DEVELOPMENT



POST-DEVELOPMENT



Planning Balance

Approval

- Upgraded sports provision to support active and healthy lifestyles.
- Improved surface water drainage, reducing flood risk locally.
- Improved wildlife – opportunities for biodiversity enhancement.
- Opportunity to improved cycle parking provision to encourage sustainable travel.



Refusal

Key material considerations

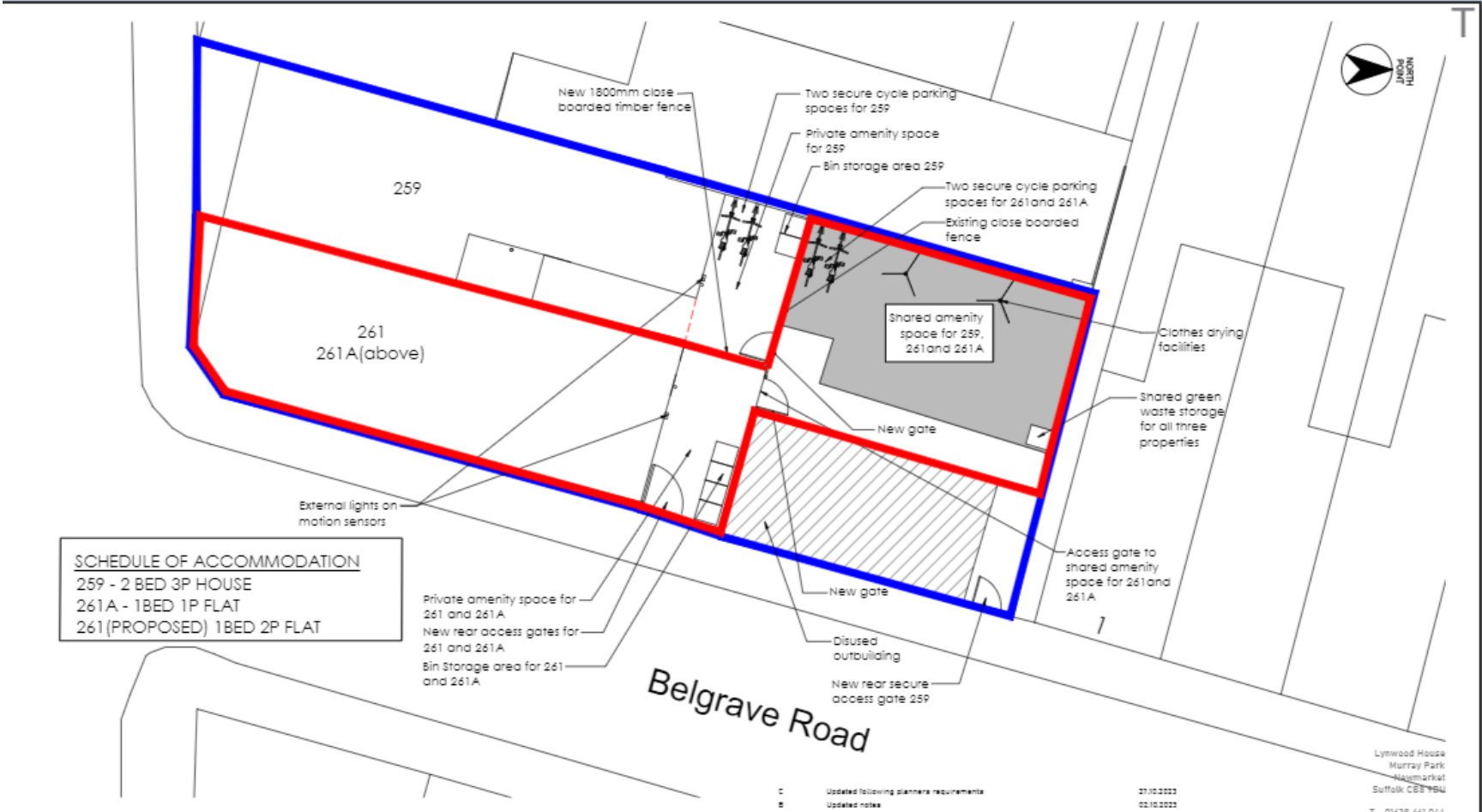
Officer Recommendation: Approve

23/03741/FUL

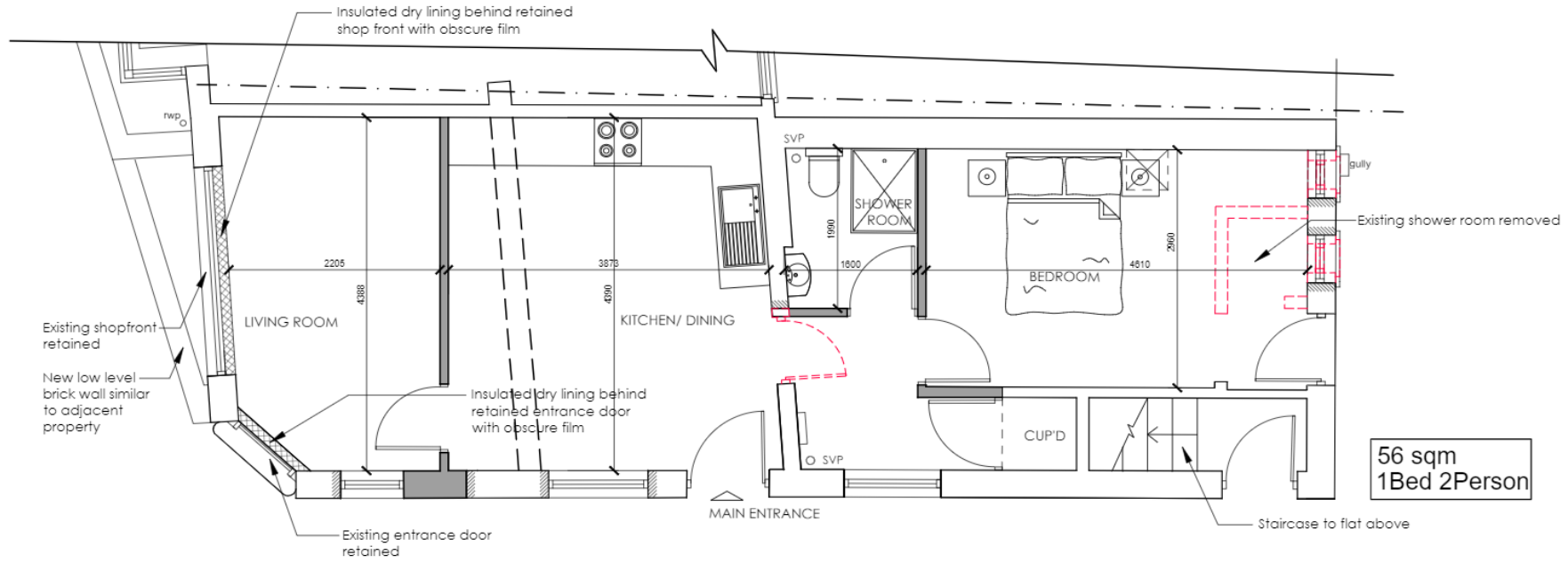
261 Mill Road, Cambridge, Cambridgeshire,
CB1 3BE

Change of use of a takeaway to 1no apartment

Site Location Plan



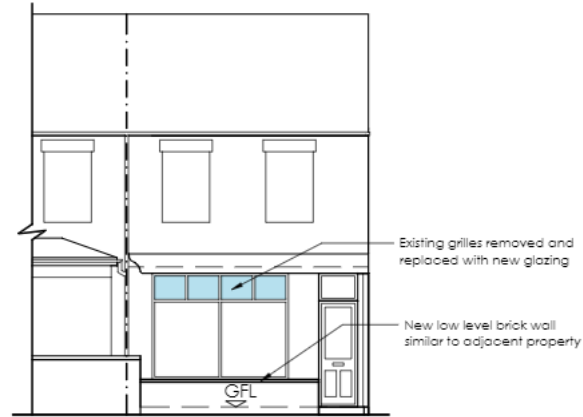
Ground Floor Plan



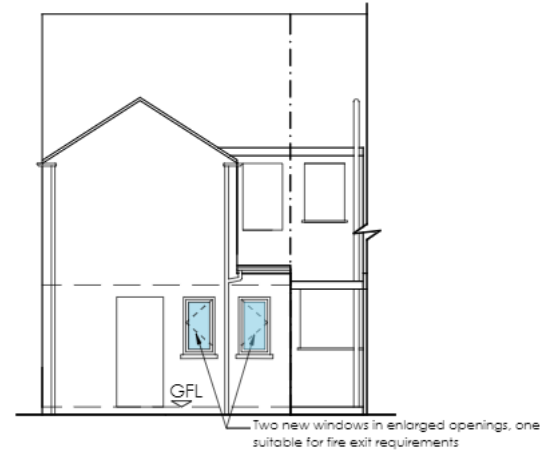
56 sqm
1Bed 2Person

PROPOSED GROUND FLOOR PLAN
1:50

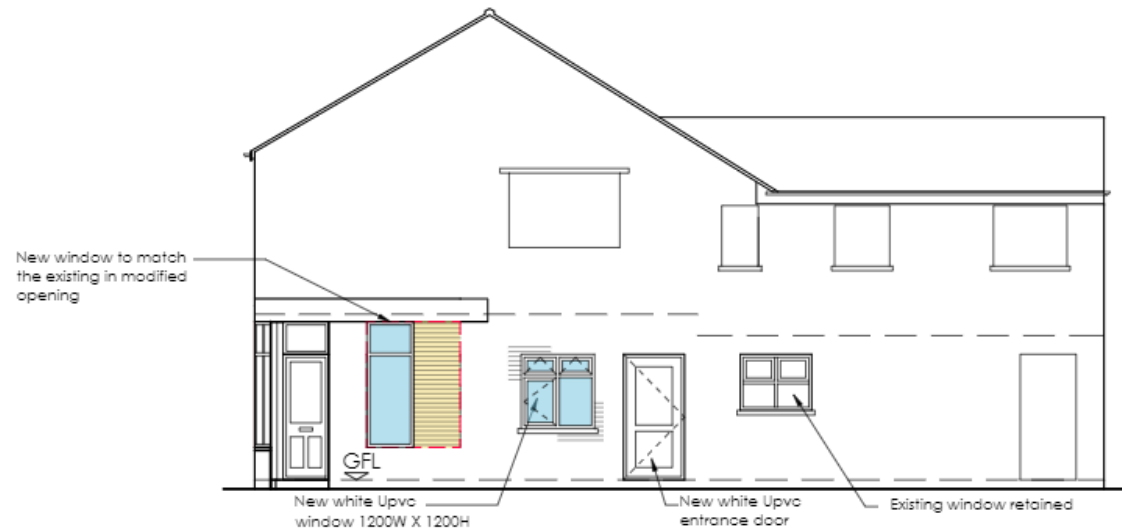
Proposed Elevations



PROPOSED FRONT ELEVATION
1:100



PROPOSED REAR ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100

Planning Balance

Approval

Key material considerations

- Creation of a residential unit
- Sufficient cycle, bin storage and amenity area provision
- Building back into use



Refusal

Key material considerations

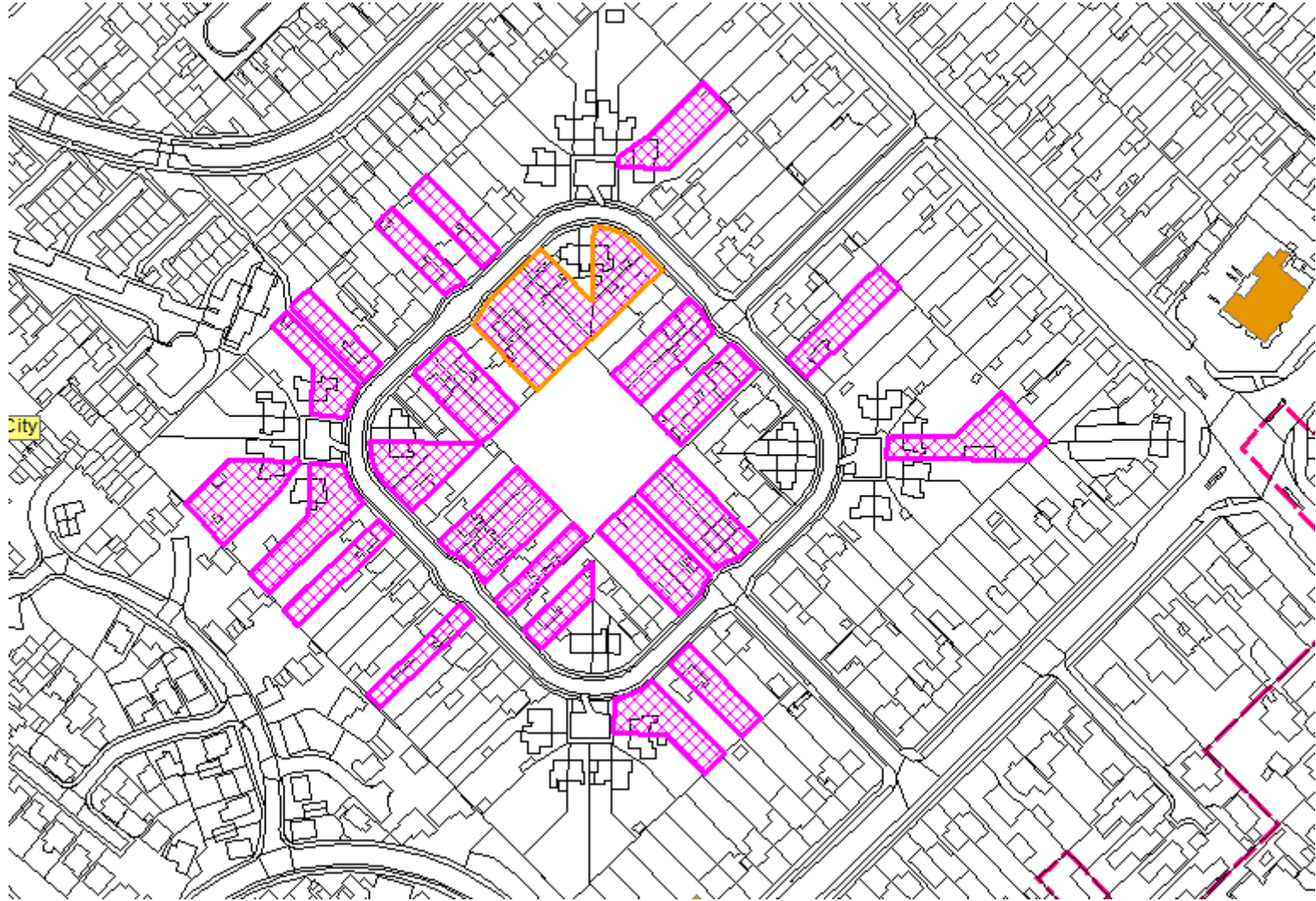
- Loss of retail unit in a District Centre

Officer Recommendation: Approve

24/01743/FUL - 1, 3, 18, 19, 21, 25, 27, 28, 33,
35, 39, 41, 43, 44, 45, 49, 51, 57, 59, 62, 65, 66,
67, 69, 73, 76, 77, 78, 87, 88, 89, 92, 96, 108,
132, 132A And 136 Ramsden Square

Addition of external wall insulation to the solid wall
constructed parts of the building, along with the replacement
of the UPVC double glazed windows with replacement UPVC
triple glazed windows

24/01743/FUL - Ramsden Square



Example Proposal of Walls to be Insulated

41 Ramsden Square, Cambridge



Proposed Visuals Example

Page 58



Dwelling as Existing



Dwelling as Proposed

Planning Balance

Approval

Key material considerations

- Improved insulation and thermal efficiencies of the dwellings



Refusal

Key material considerations

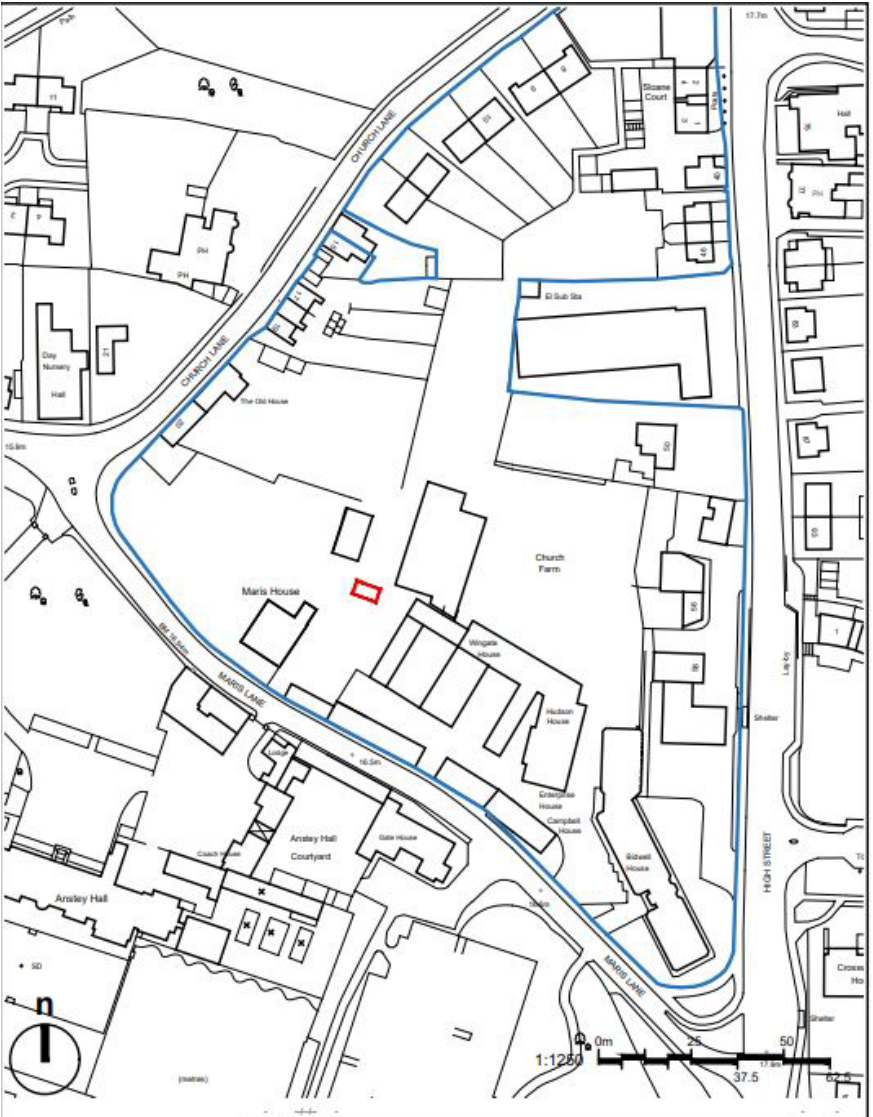
- Impact on the character and appearance of the streetscene

Officer Recommendation: Approve

24/01362/LBC
Maris House, 1 Maris Lane,
Cambridge, Cambridgeshire, CB2 9LB

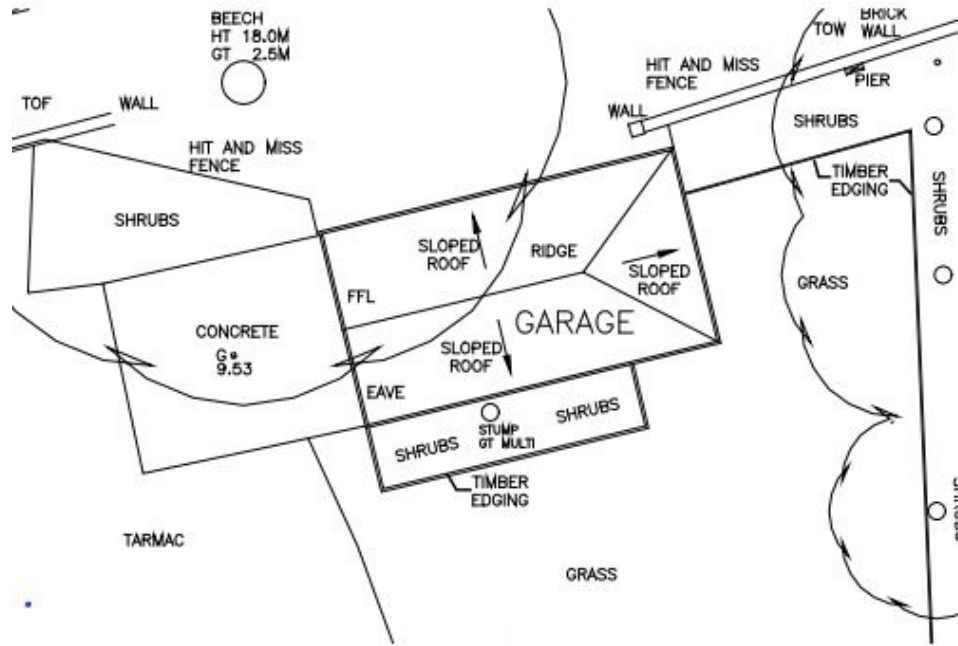
Demolition of the single brick garage sited within the curtilage of
Maris House (List entry number 1101728)

Location Plan

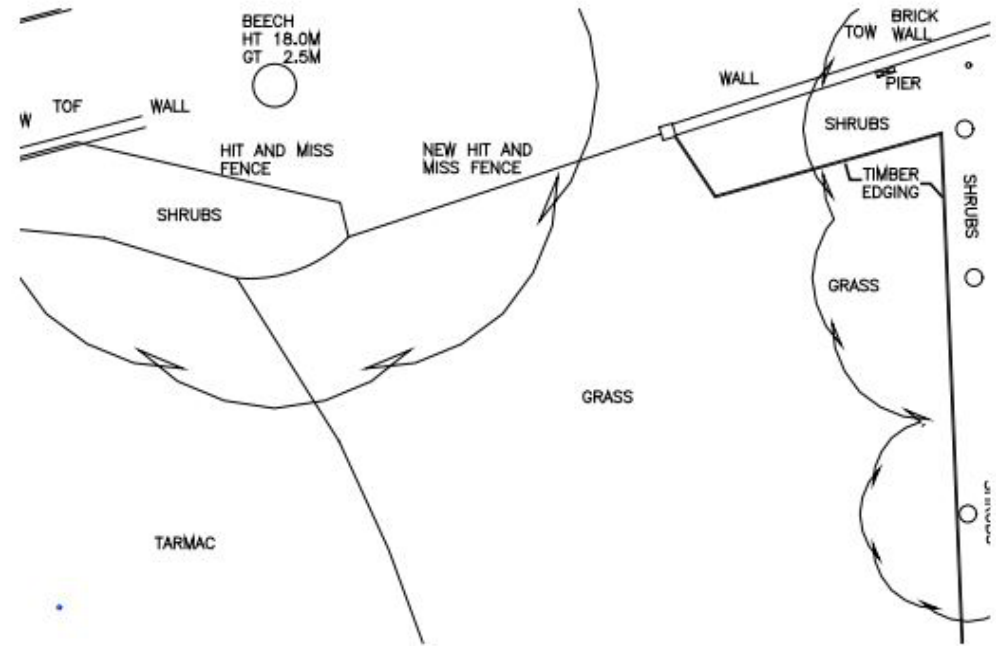


Existing and proposed site plan

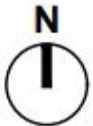
Page 62



EXISTING



PROPOSED



Planning Balance

Approval

Material considerations

- The demolition of the building is not considered to result in any Heritage harm.

Refusal

Material considerations

- -



Officer Recommendation: Approval,
subject to conditions

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