

Planning Committee



GREATER CAMBRIDGE
SHARED PLANNING

MAJOR APPLICATIONS

24/01588/FUL - No. 16-17 and 18-19 Sidney Street, and No. 21 Hobson Street

Page 3



Existing Elevations – Sidney Street

Page 4



Key:
Site Boundary



Waterstones

Hobsons
Passage

18 - 19 Sidney Street

16 - 17 Sidney Street

Next

0 1 2 5

Existing Elevations – Hobson Street



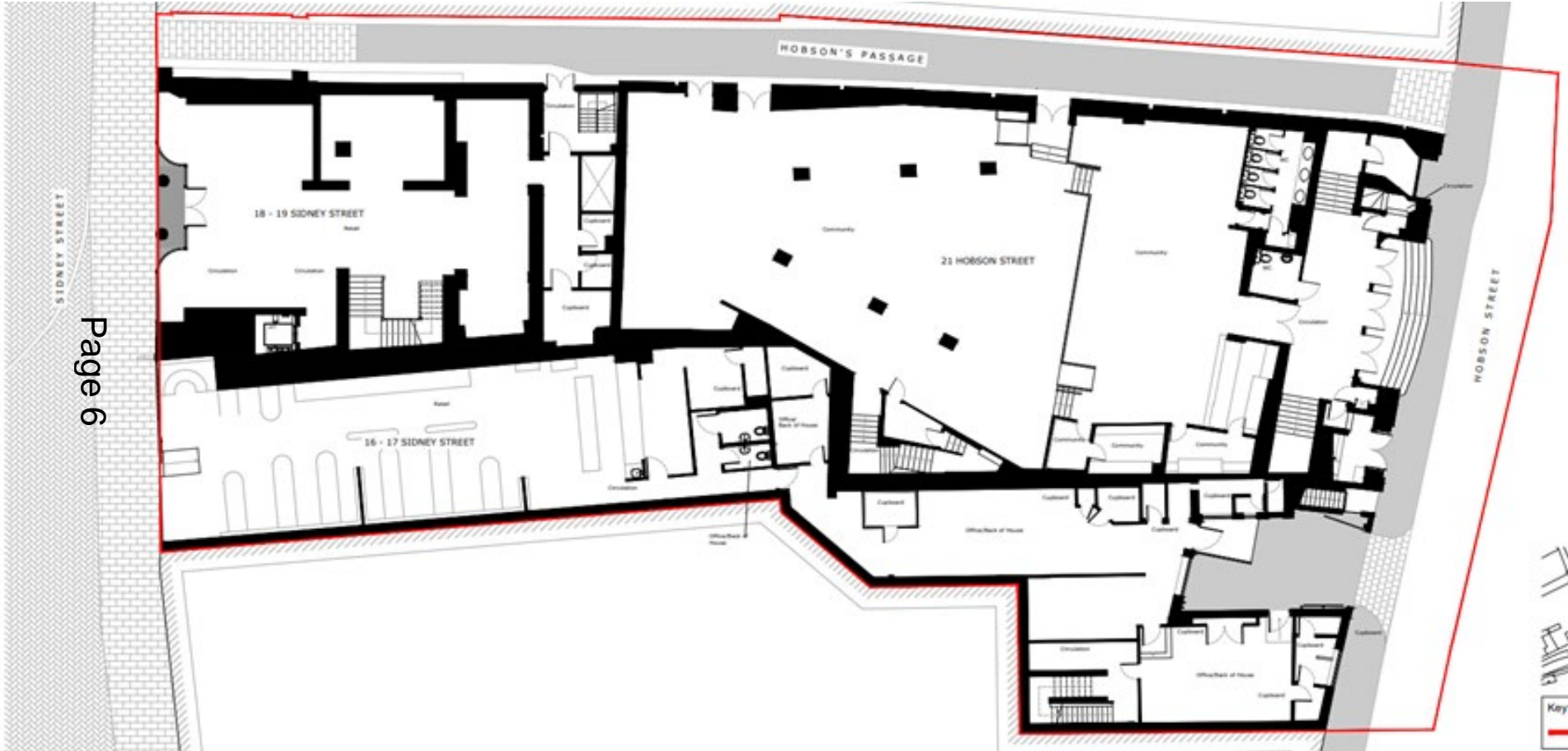
Hobson Street

21 Hobson Street

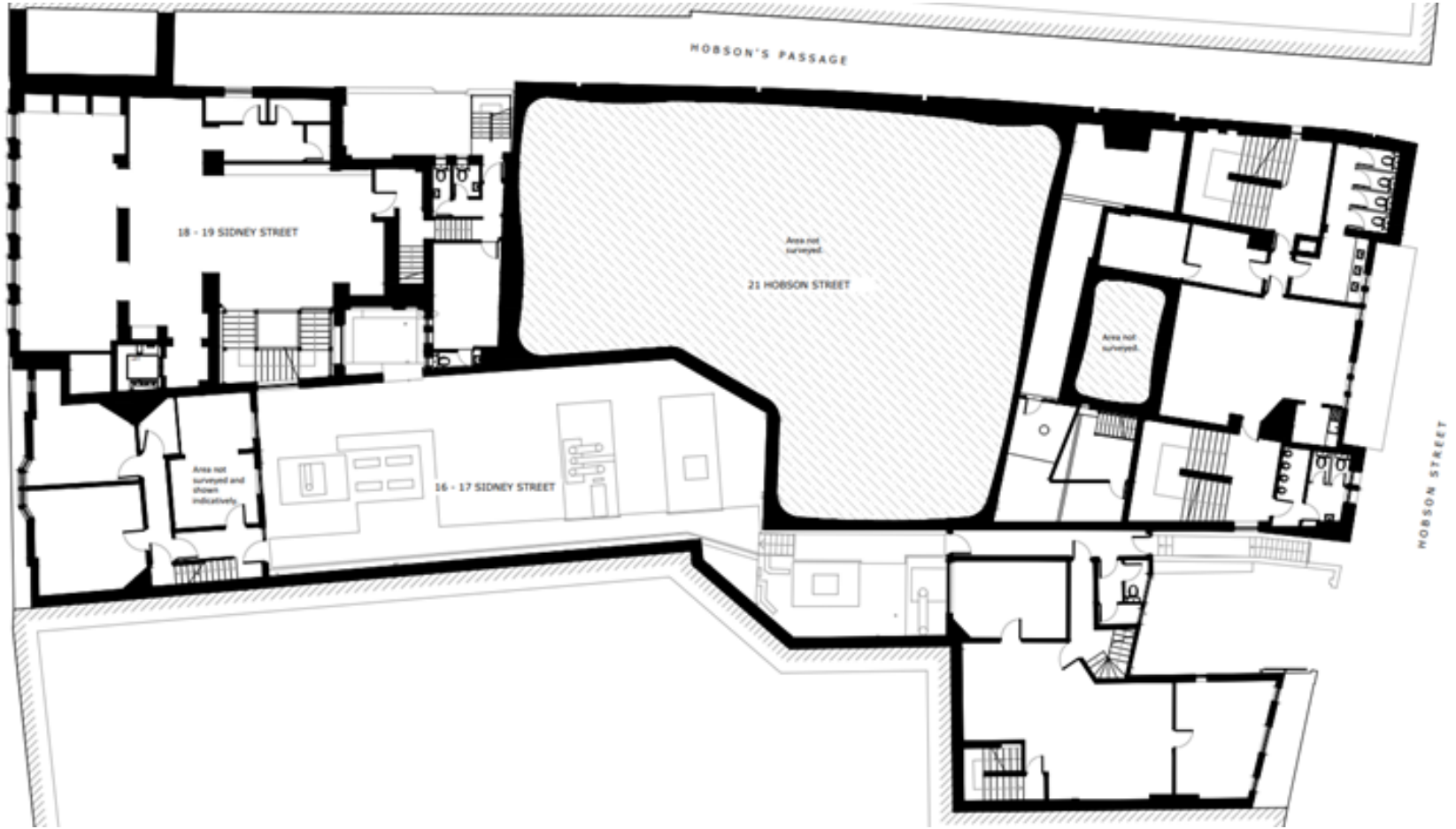
Hobsons
Passage

Waterstones

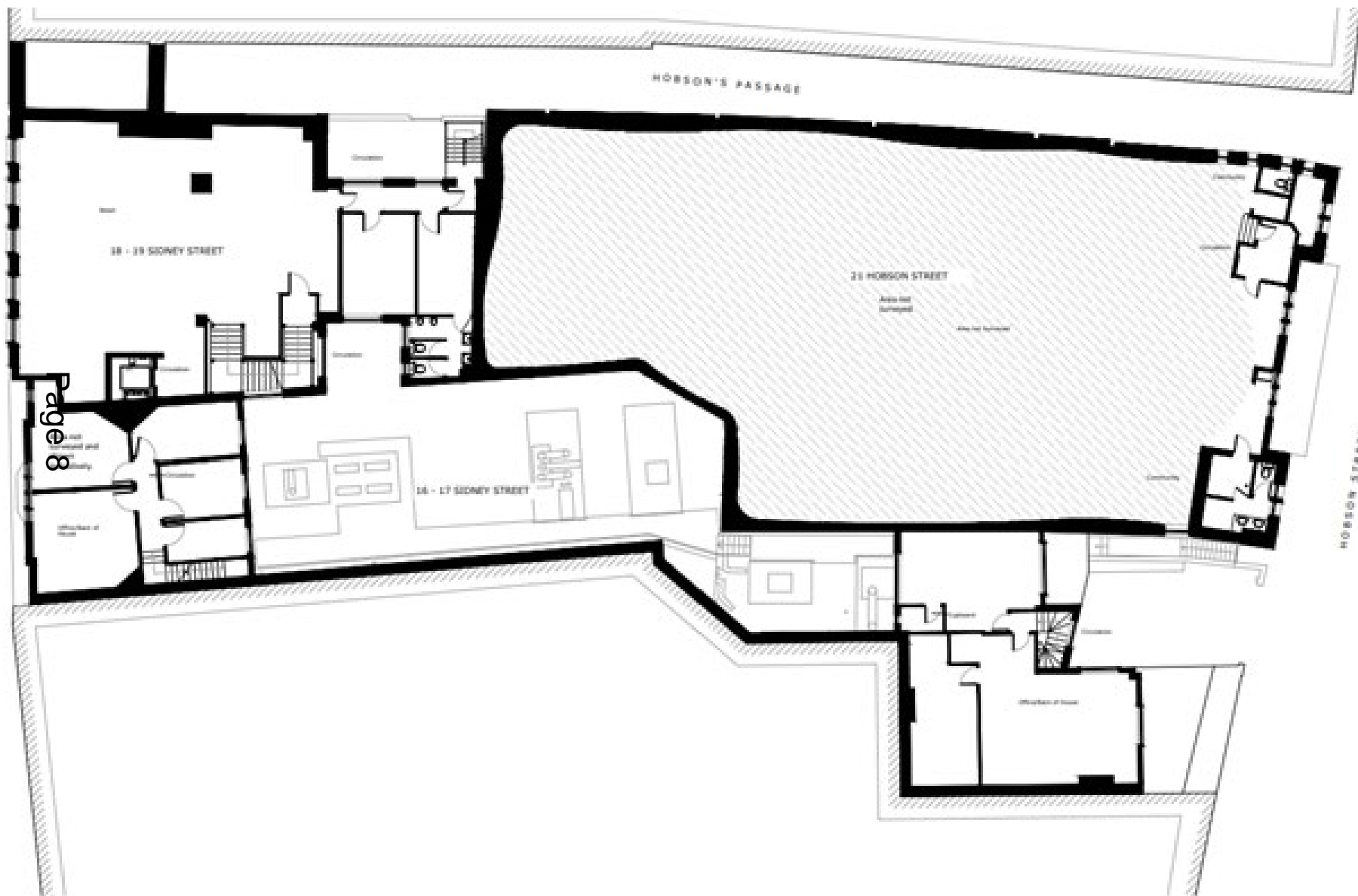
Existing Ground Floor Plan



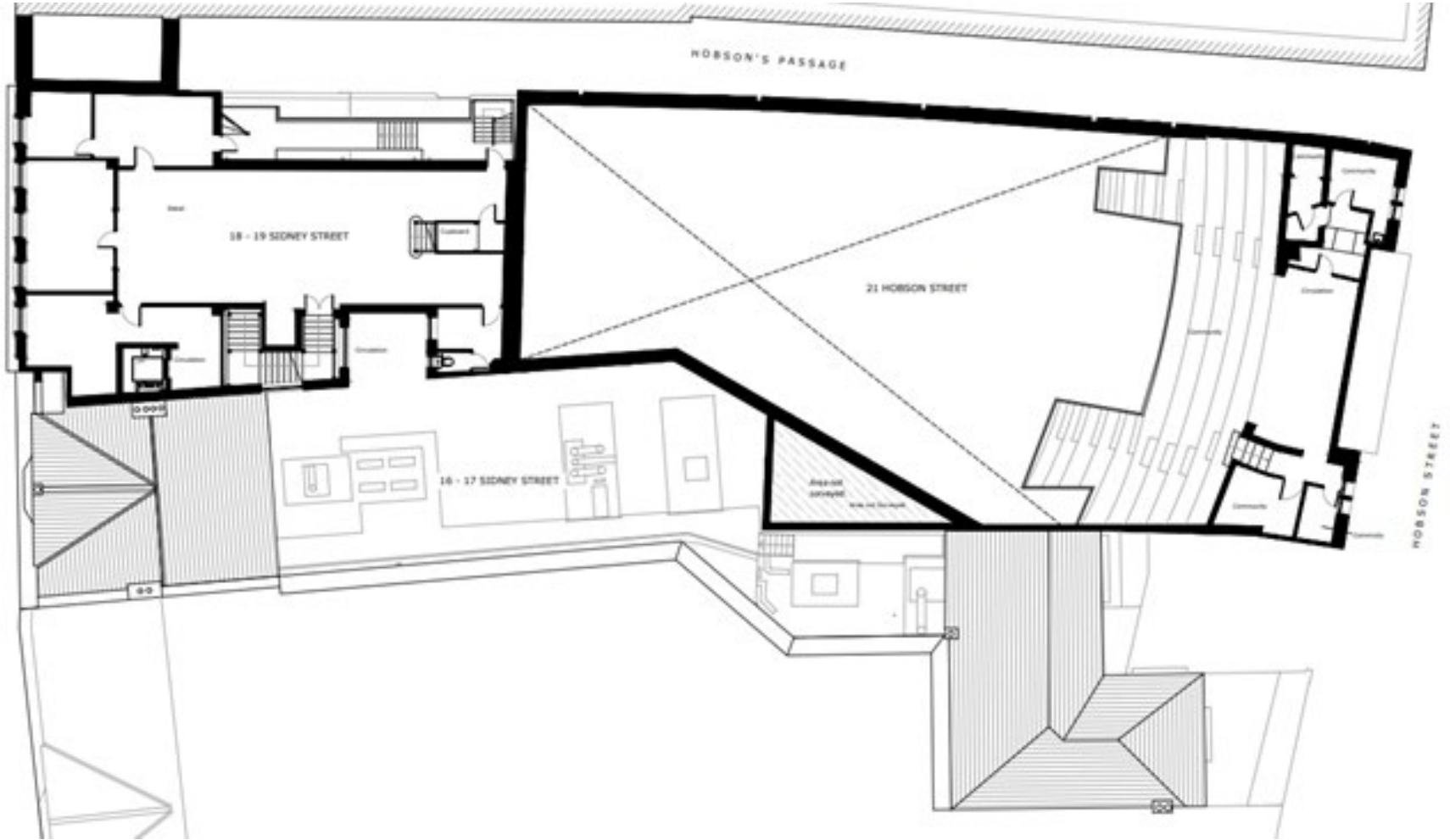
Existing First Floor Plan



Existing Second Floor Plan



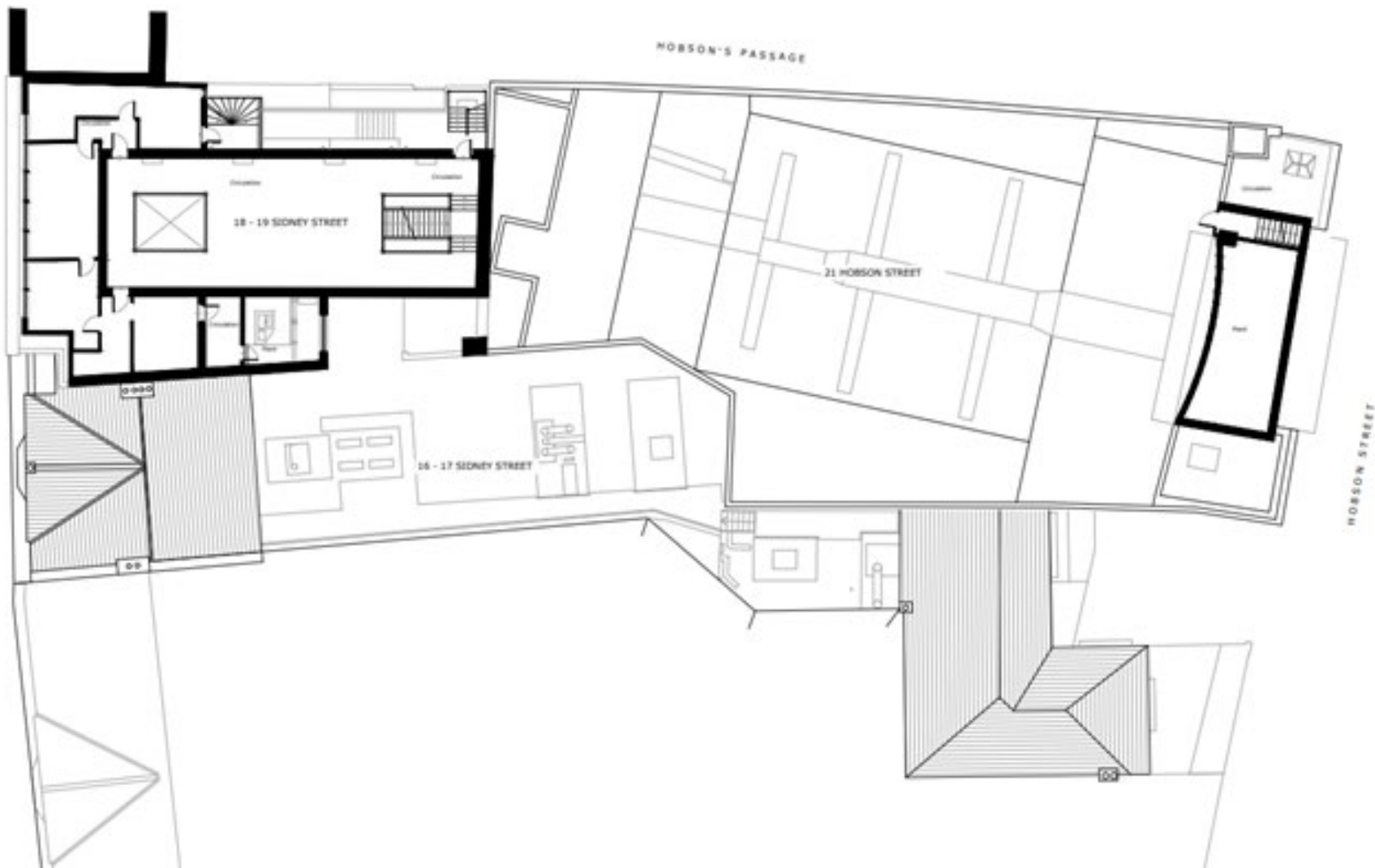
Existing Third Floor Plan



Existing Fourth Floor Plan

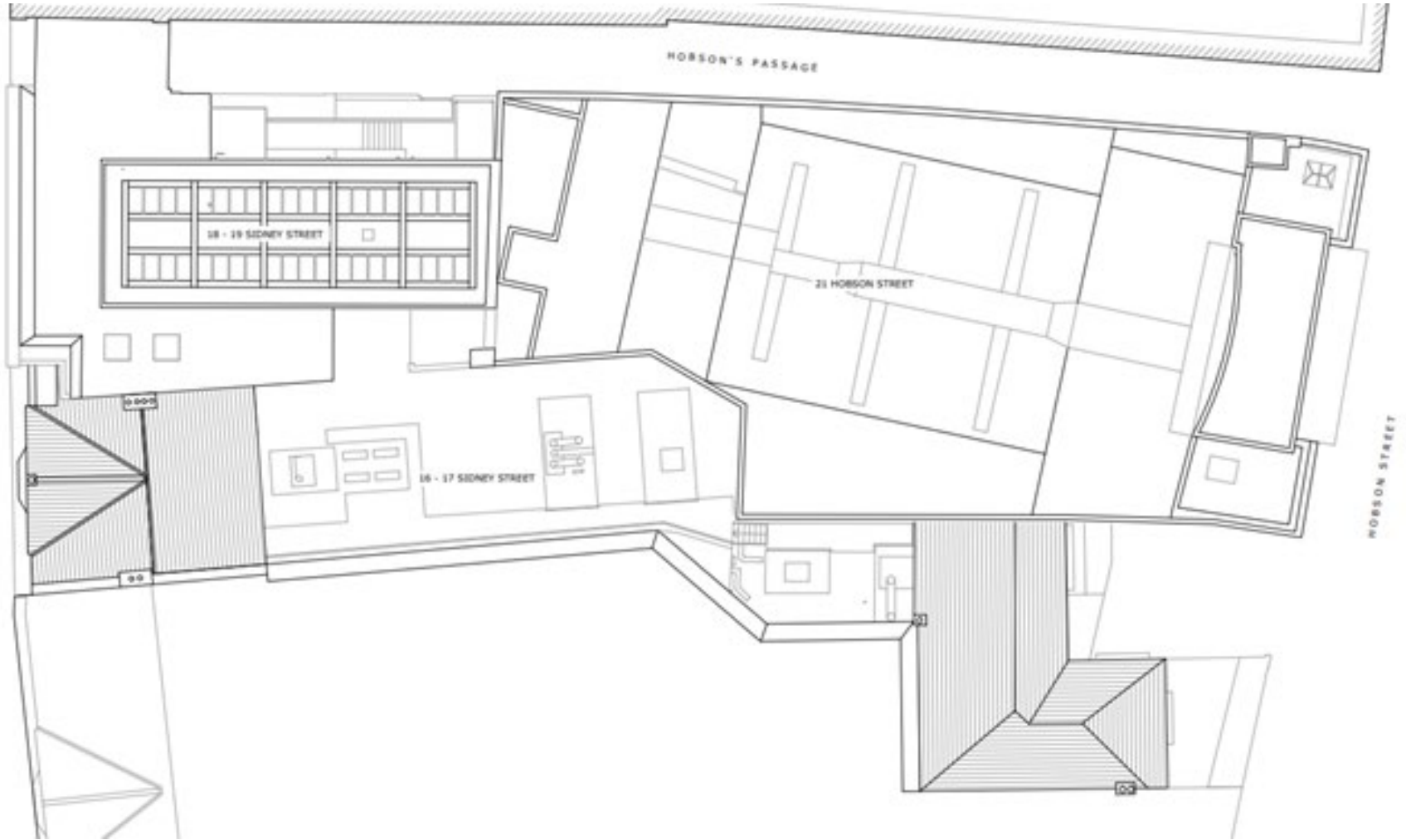
SIDNEY STREET

Page 10

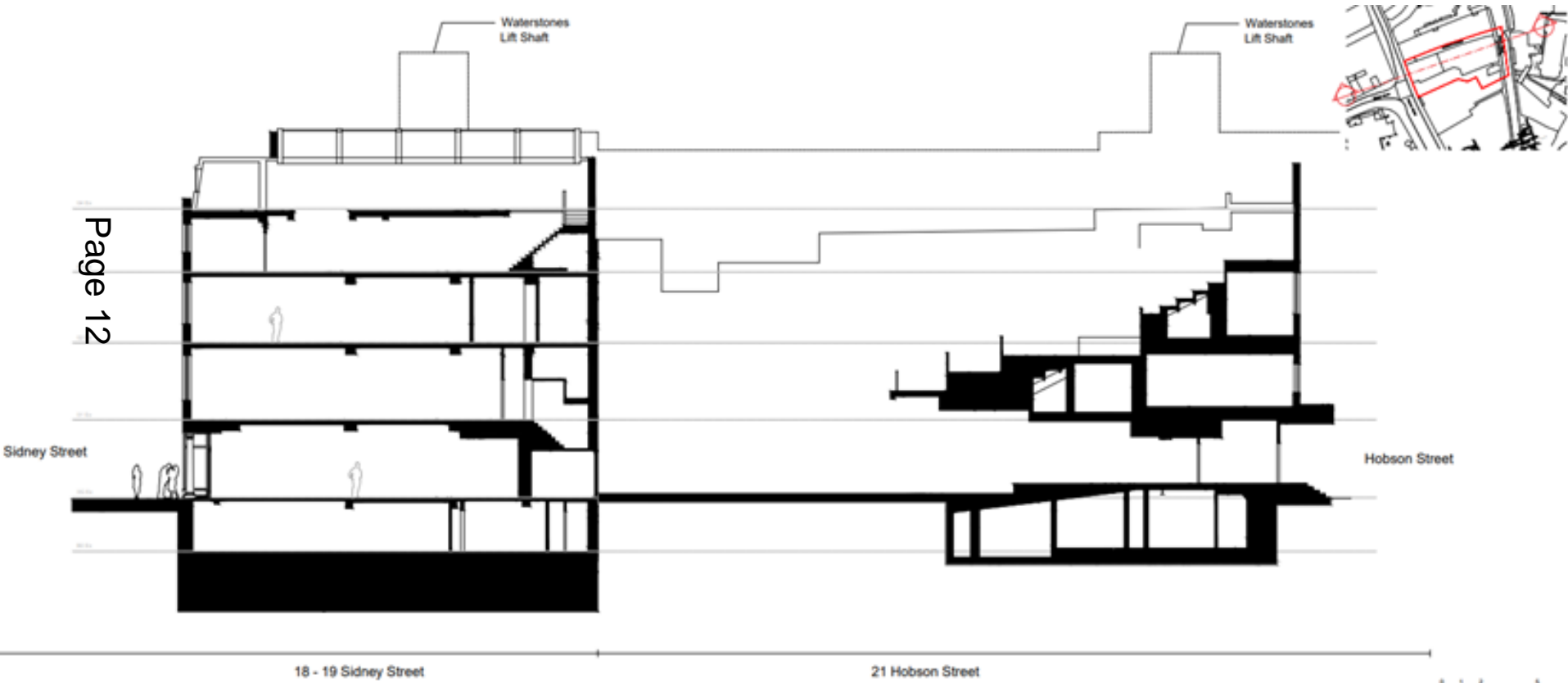


HOBSON STREET

Existing Roof Plan

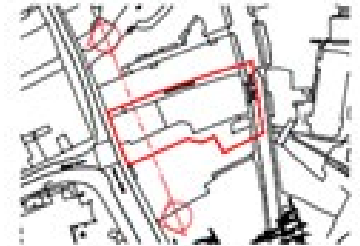
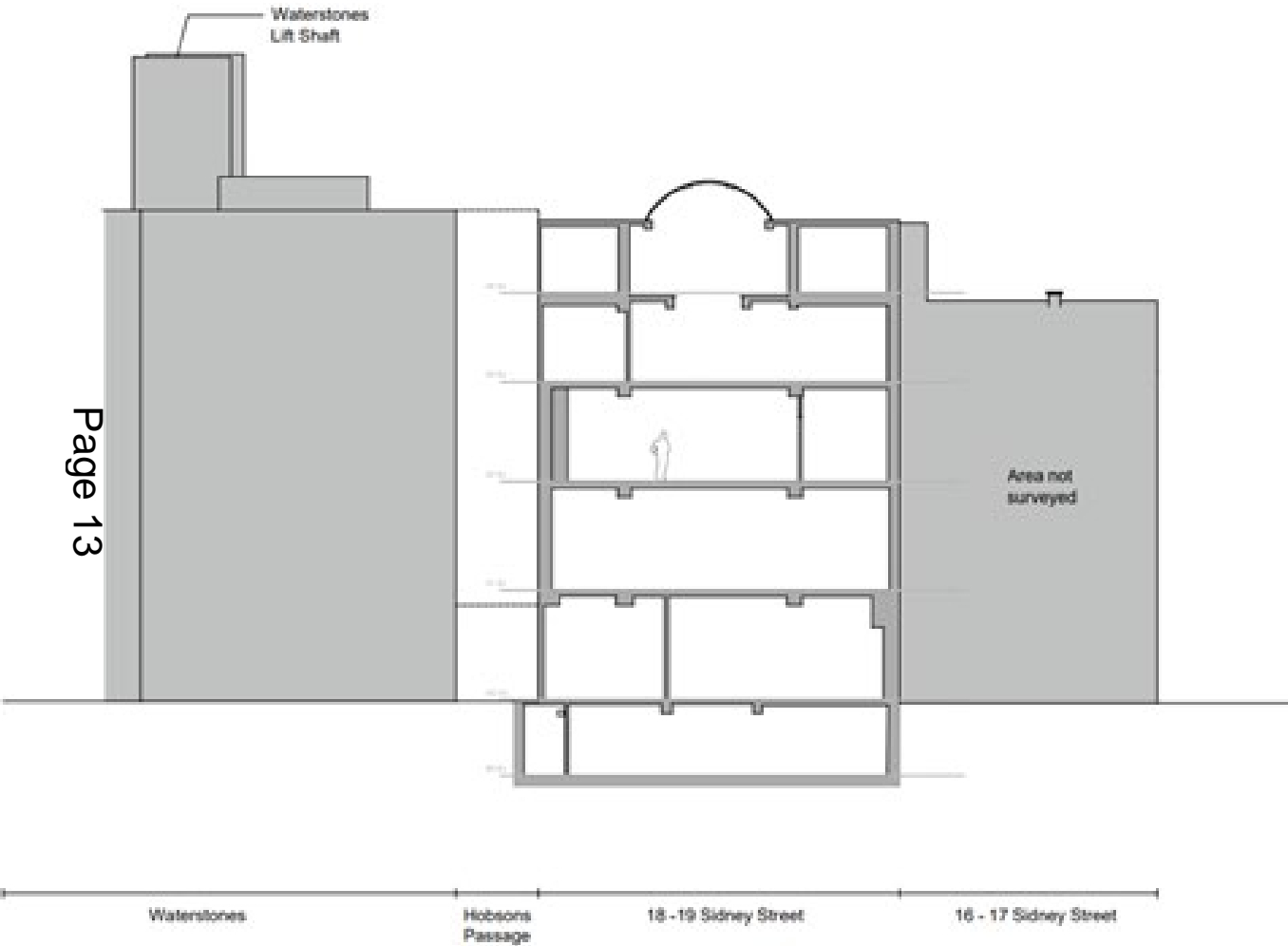


Existing Sections



Existing Sections

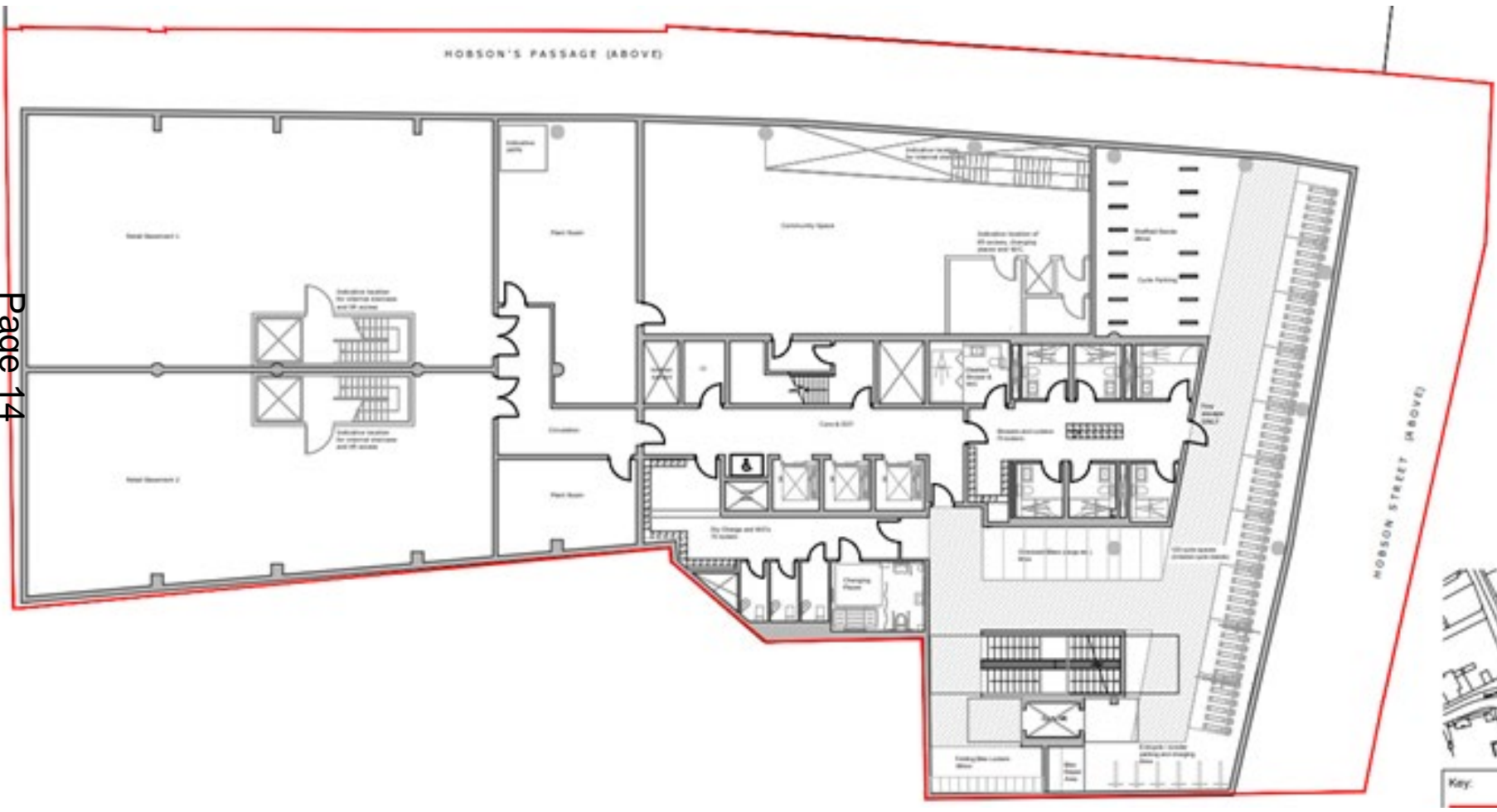
Page 13



Proposed Basement Plan

SIDNEY STREET (ABOVE)

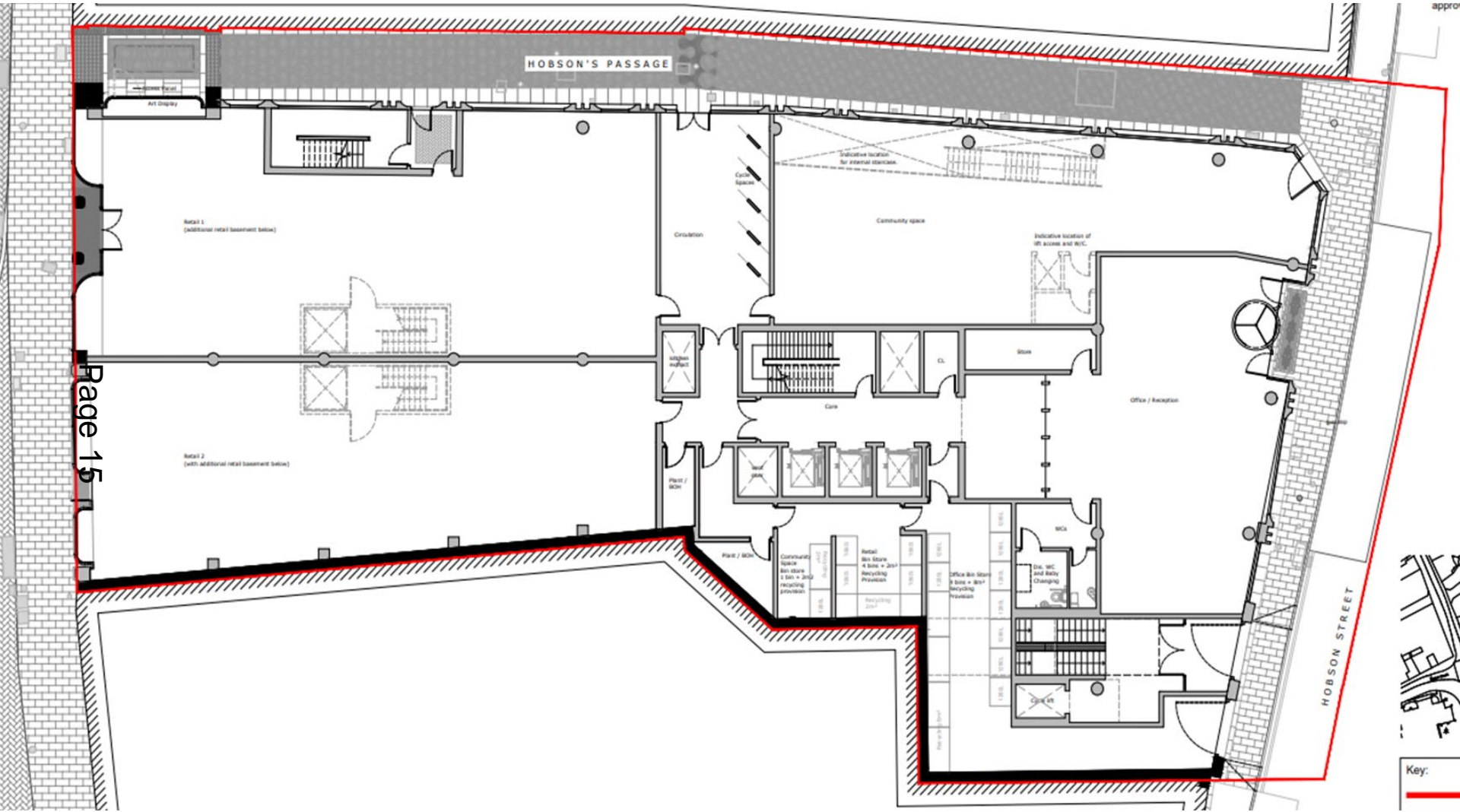
Page 14



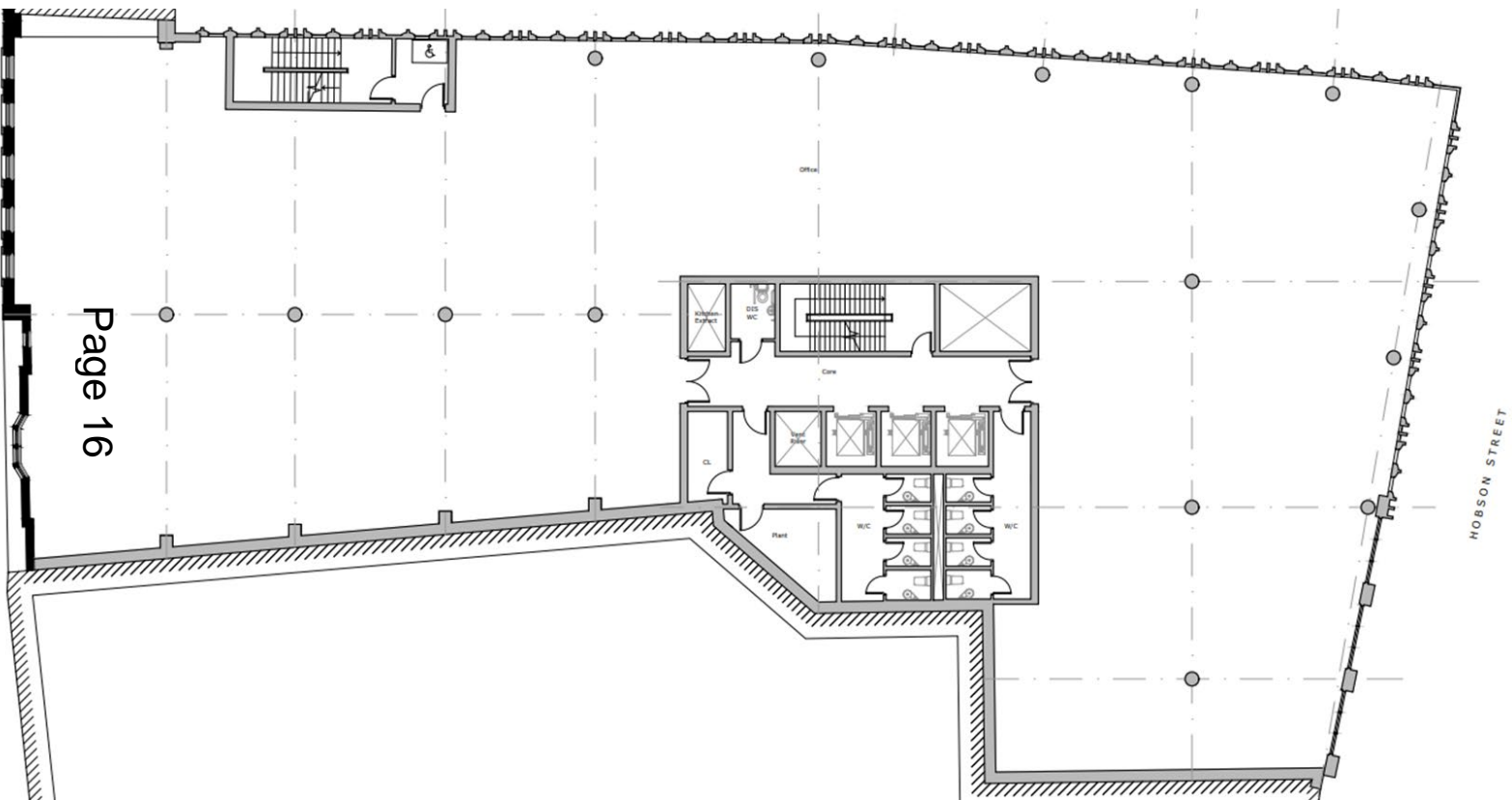
HOBSON STREET (ABOVE)



Proposed Ground Floor Plan

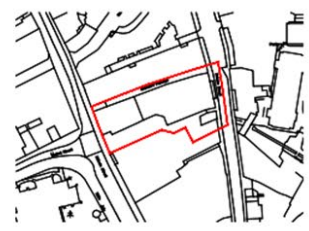


Proposed First Floor Plan (Repeated on Second and Third Floors)

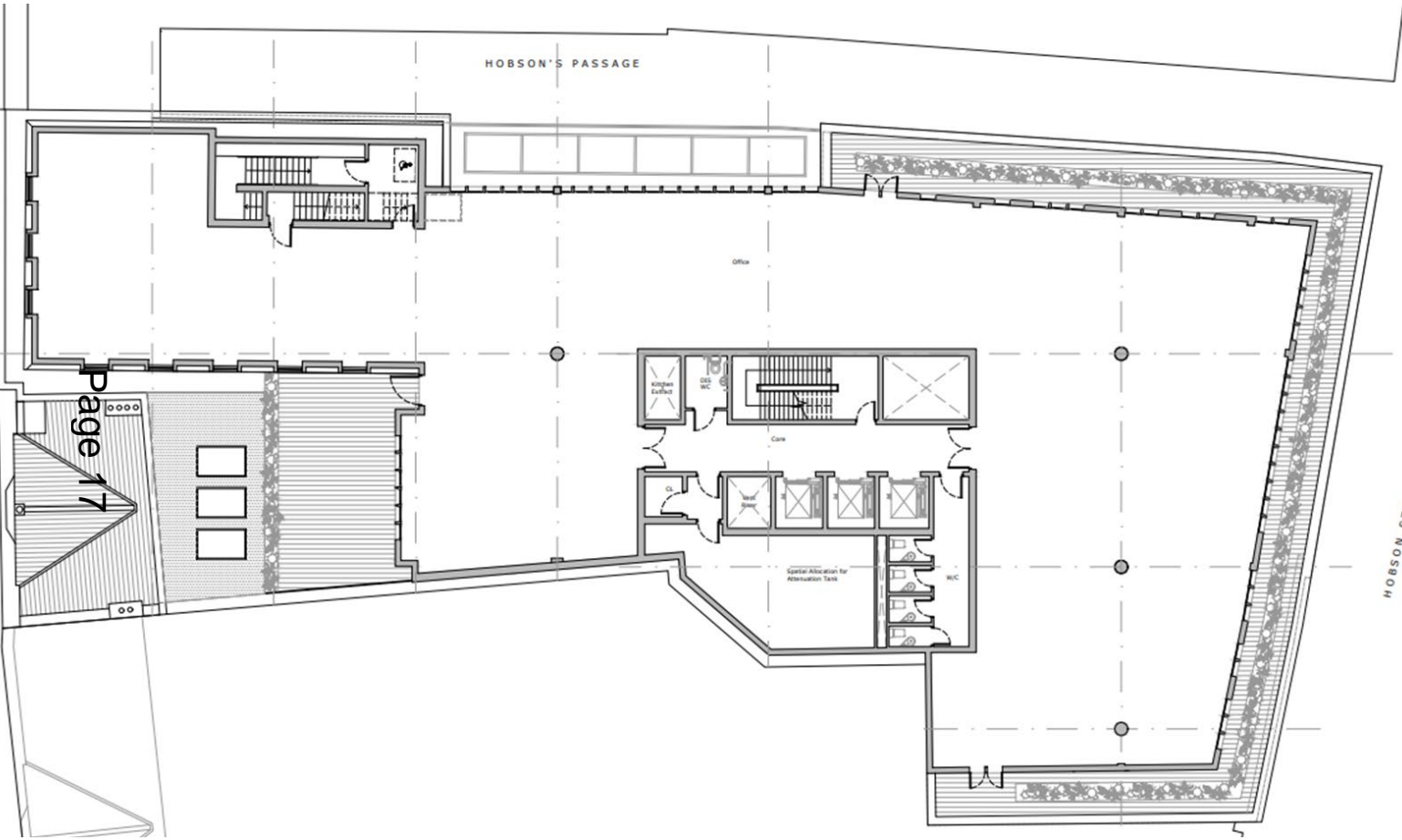


Page 16

HOBSON STREET



Proposed Fourth Floor Plan

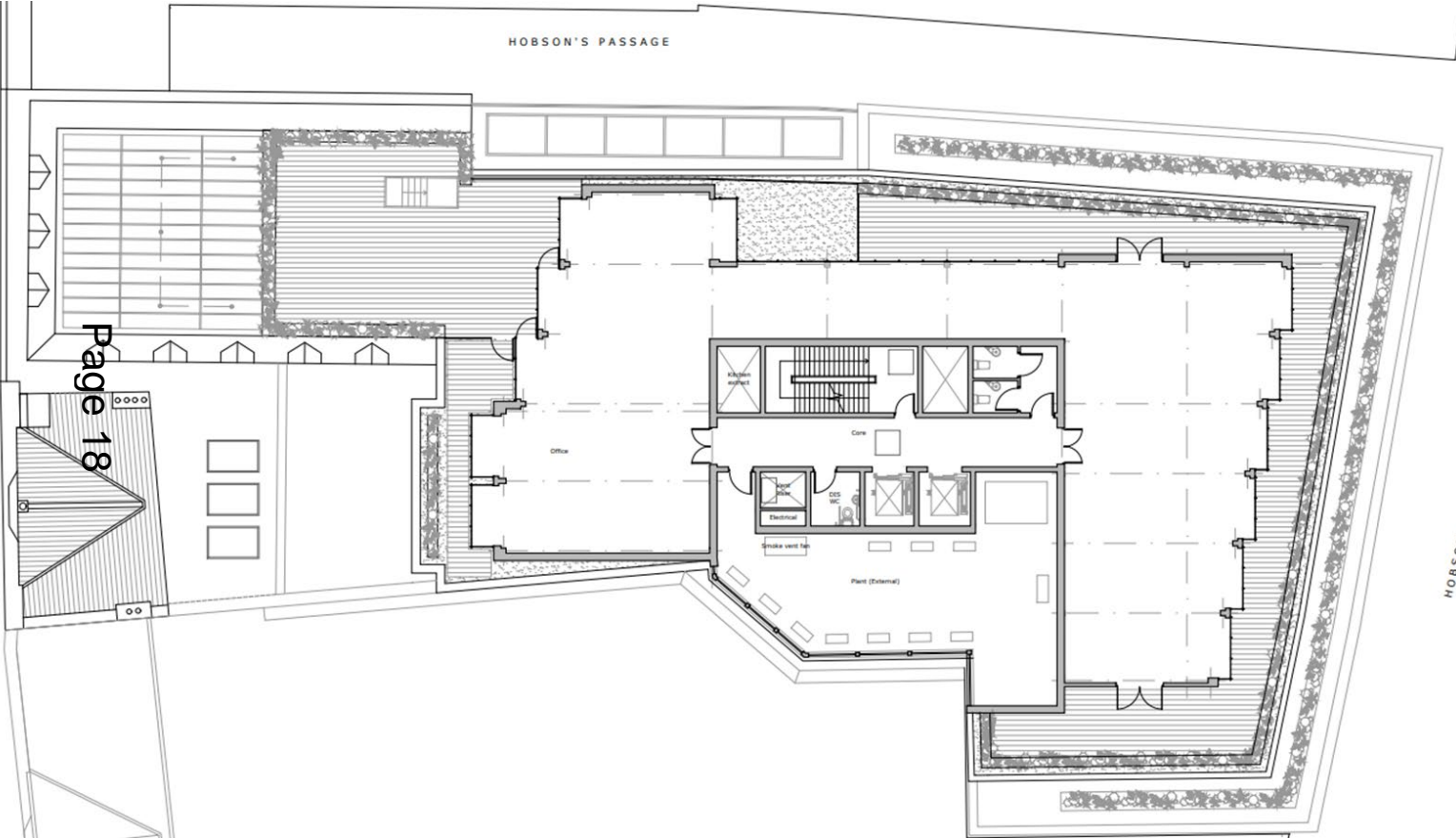


... and subject to planning consent approval.

- Specific Notes:
- Mansafe system to be designed with specialist contractor.



Proposed Fifth Floor Plan

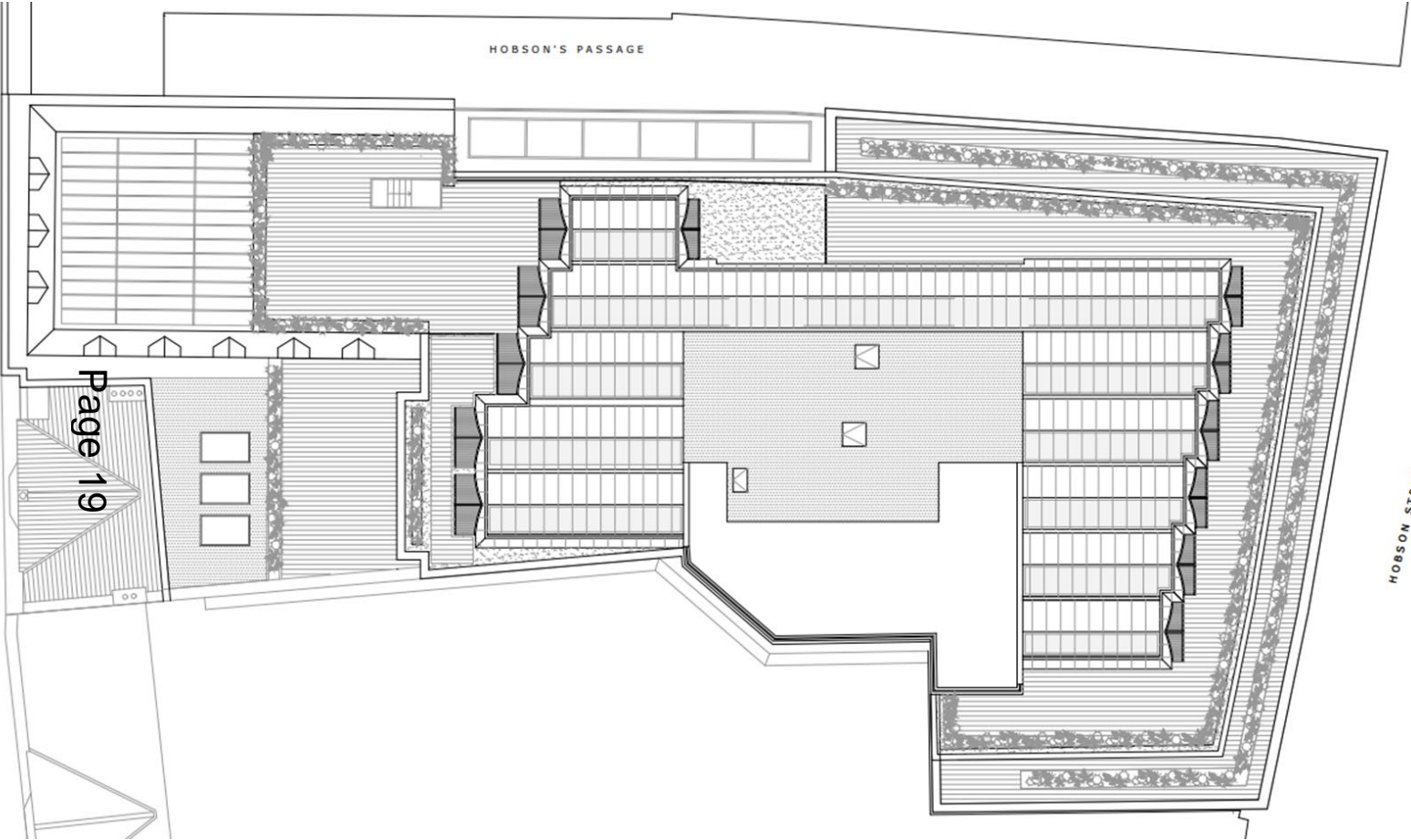


Specific Notes:
- Mansafe system to be designed with specialist contractor.

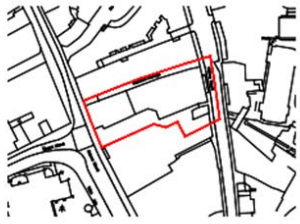
Page 18



Proposed Roof Plan



- Specific Notes:
- Mansafe system to be designed with specialist contractor.
 - CCTV cameras, access control etc. to be confirmed with specialist consultant.



Proposed Section Drawing

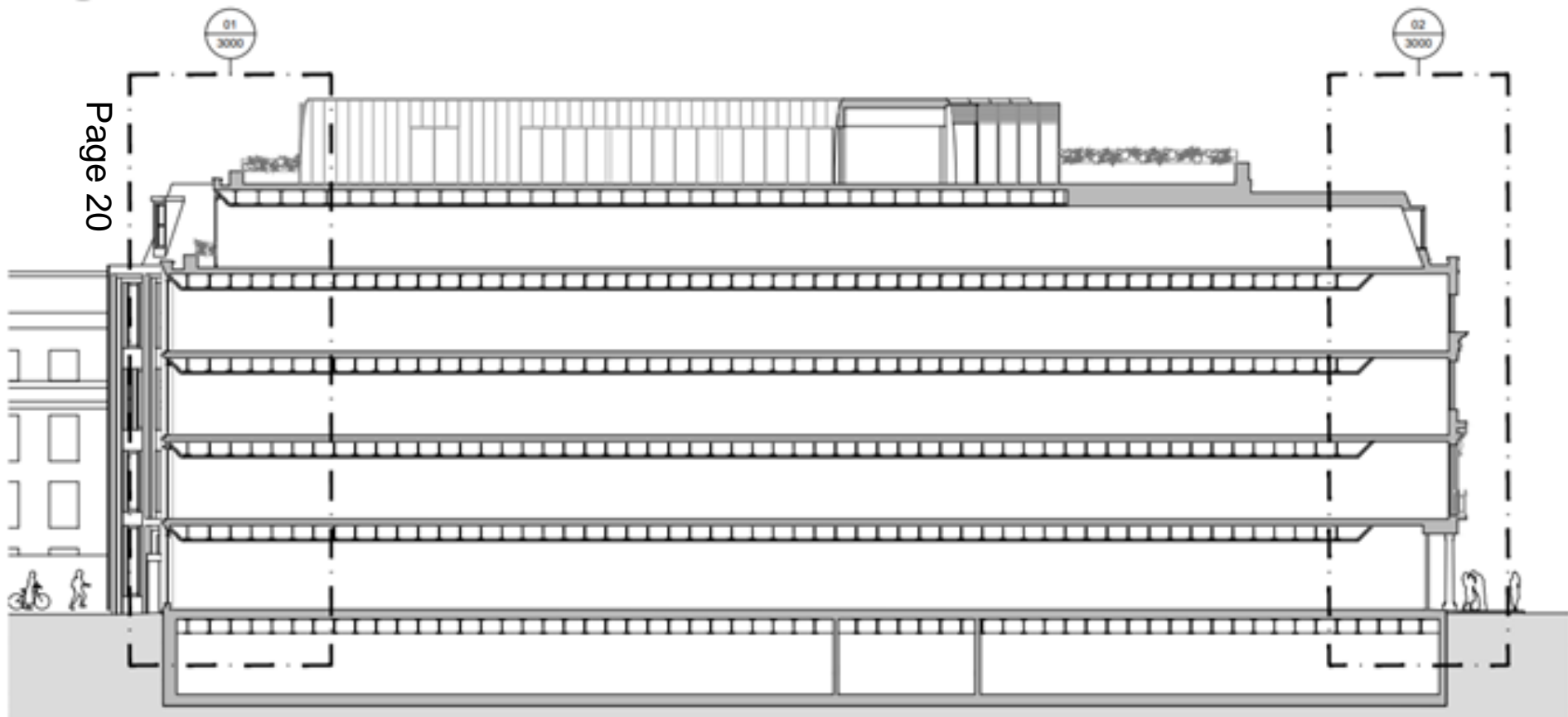


02 Key Plan
2100 1:500 @ A1

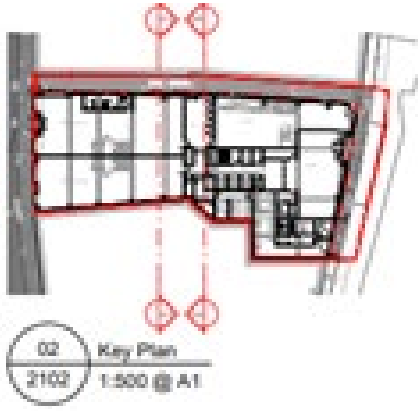
01
3000

02
3000

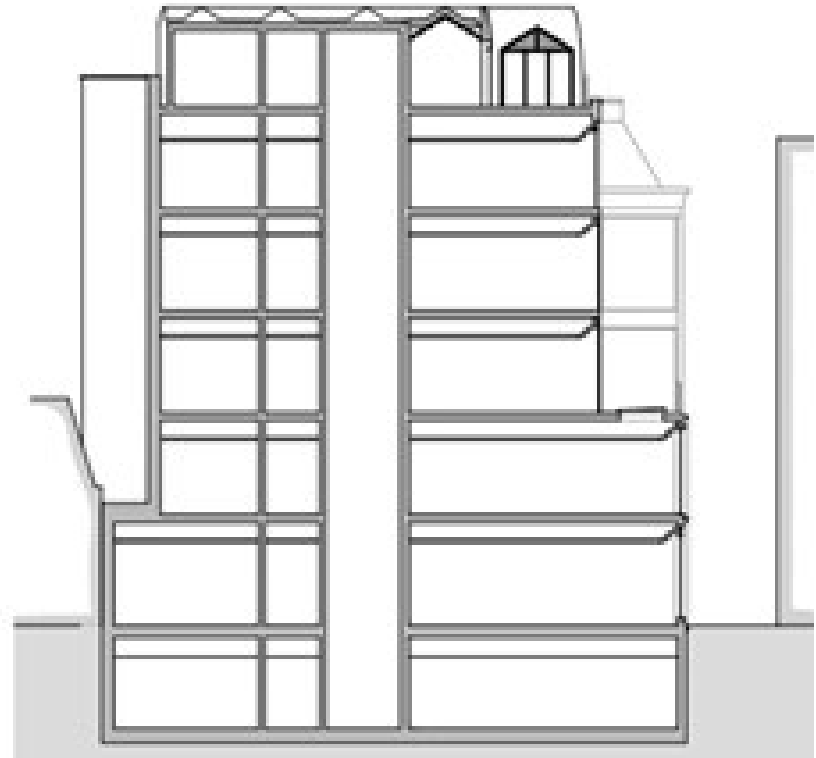
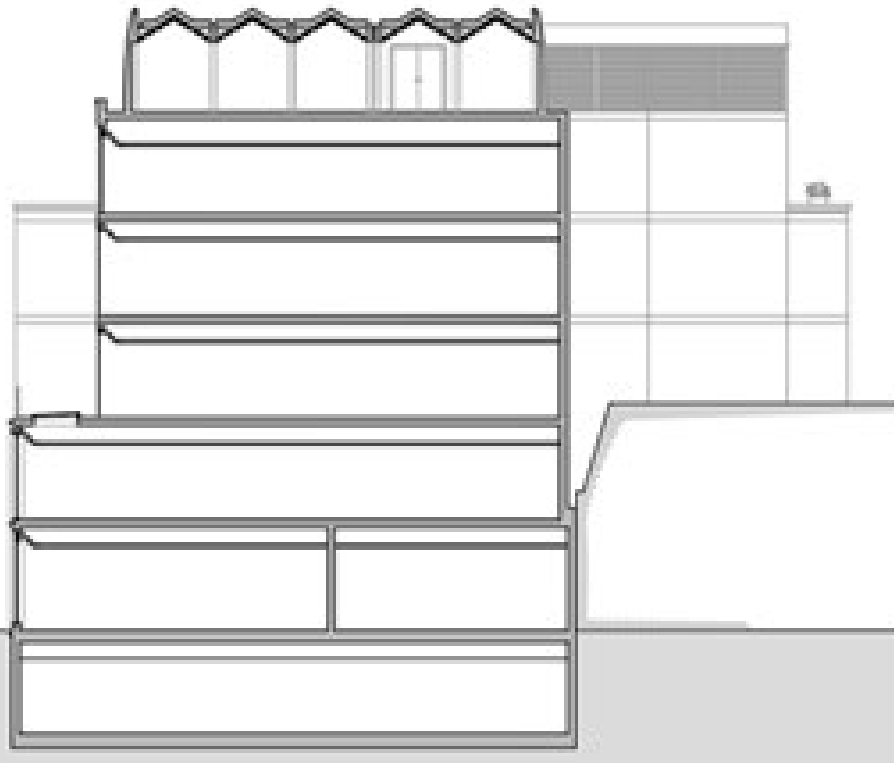
Page 20



Proposed Section Drawing



Page 21



Existing View – Market Street



Proposed View – Market Street

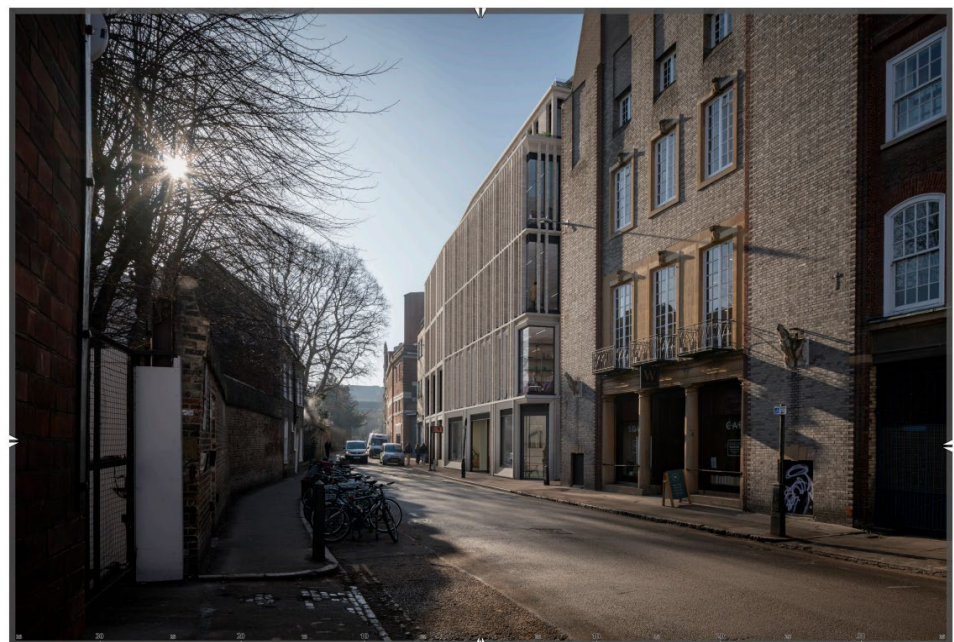


Existing and Proposed Views – Sidney Street

Page 24



Existing and Proposed Views – Hobson Street Looking South



Existing and Proposed Views – Hobson Street & Hobsons Passage

Page 26



Existing and Proposed Views – Hobson Street Looking North



Existing and Proposed Views – Hobsons Passage



Planning Balance

Approval

Key material considerations:

- Provision of office/R&D uses within a sustainable location
- Economic benefits such as promoting jobs through the construction and operation of the development
- Provision of community use in basement and ground floor
- Improvements along Hobsons Passage and Hobson Street by enhancing user experience and providing a form of vibrancy at street level
- Delivering a sustainable form of development
- Delivering a BNG on site



Refusal

Key material considerations:

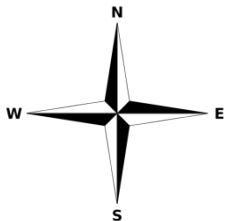
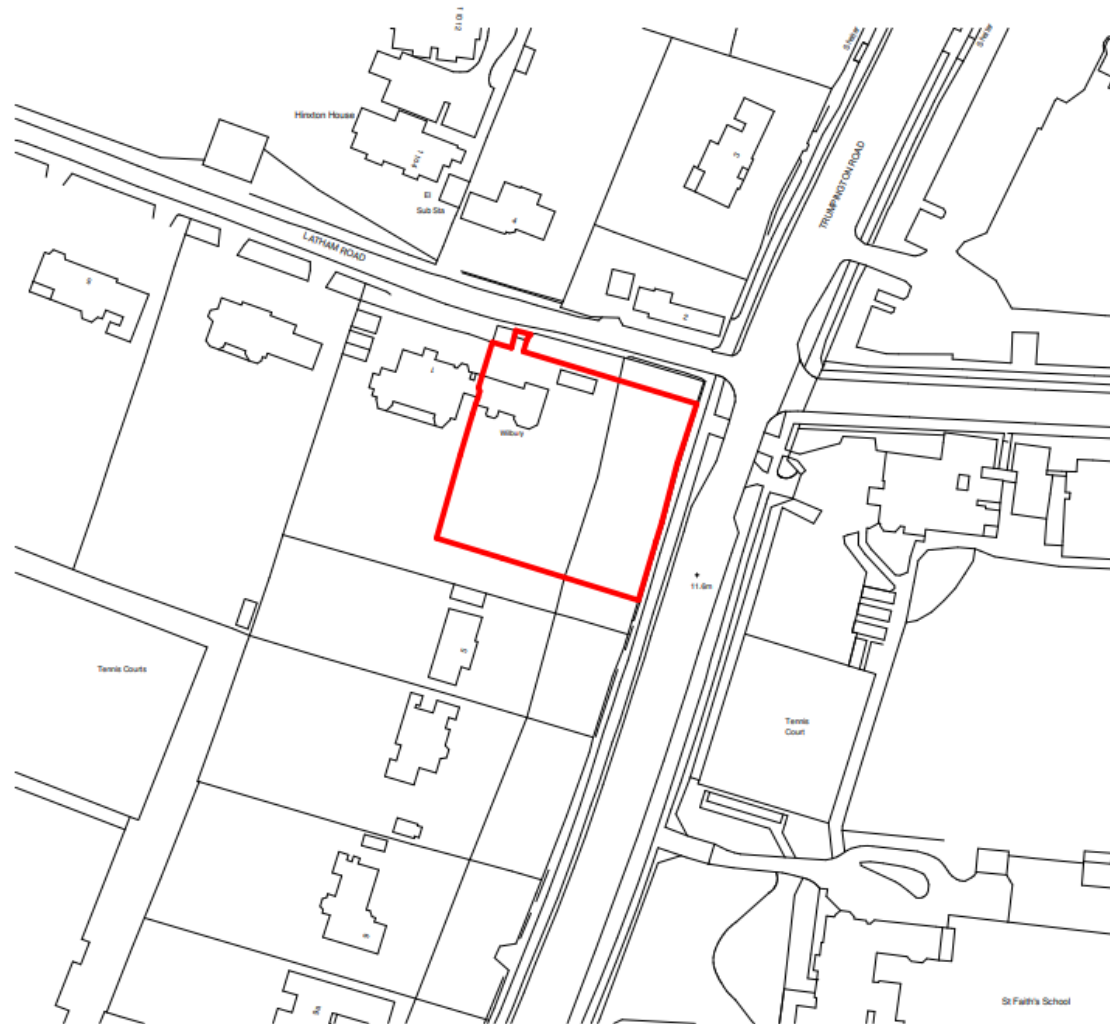
- Significant level of harm upon the Conservation Area due to loss of existing buildings and historical context
- Total loss of the former cinema building which is a positive building contributing to the significance of the Conservation Area and provides a unique focal point along Hobson Street
- Significant harm upon the settings of heritage assets within close proximity to the site
- Inappropriate design and scale – interrupts the skyline of Cambridge and is out of context with local area
- Insufficient drainage information

Officer Recommendation: Refuse

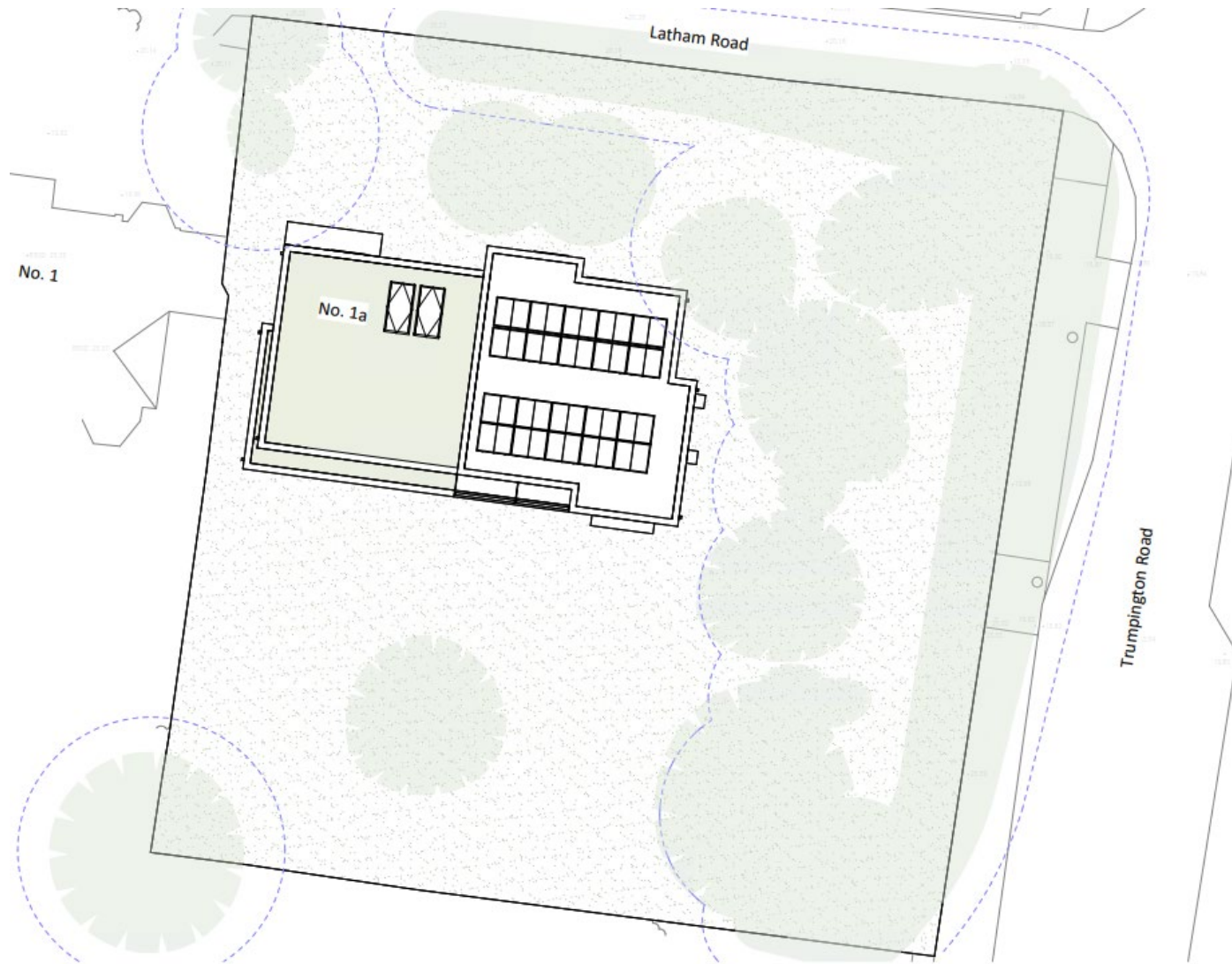
MINOR APPLICATIONS

24/02695/FUL/Wilbury, Latham Road

Site Location Plan



Proposed Site Plan



Proposed Front and Rear Elevations

Page 33



Front Elevation
1 : 50

1 : 50



Rear Elevation
1 : 50

1 : 50

Proposed Side Elevations



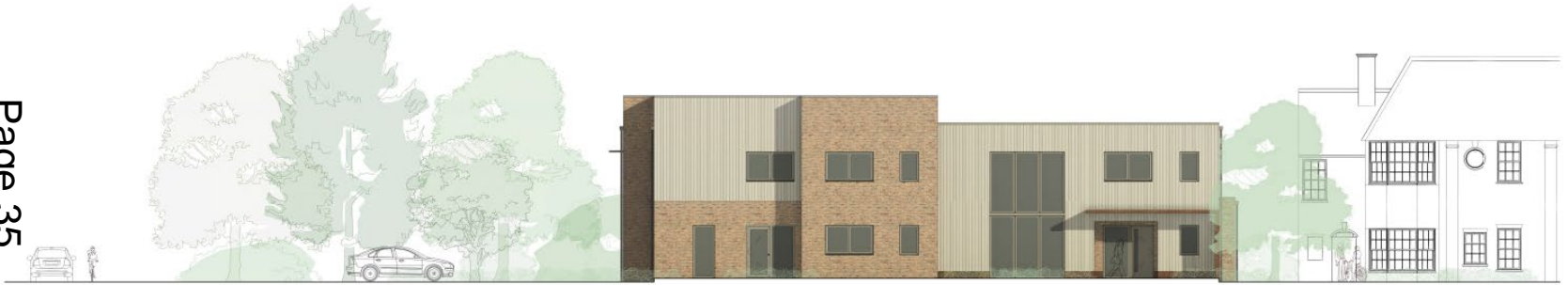
LHS Elevation
1 : 50



RHS Elevation
1 : 50

Indicative Street Elevation

Page 35

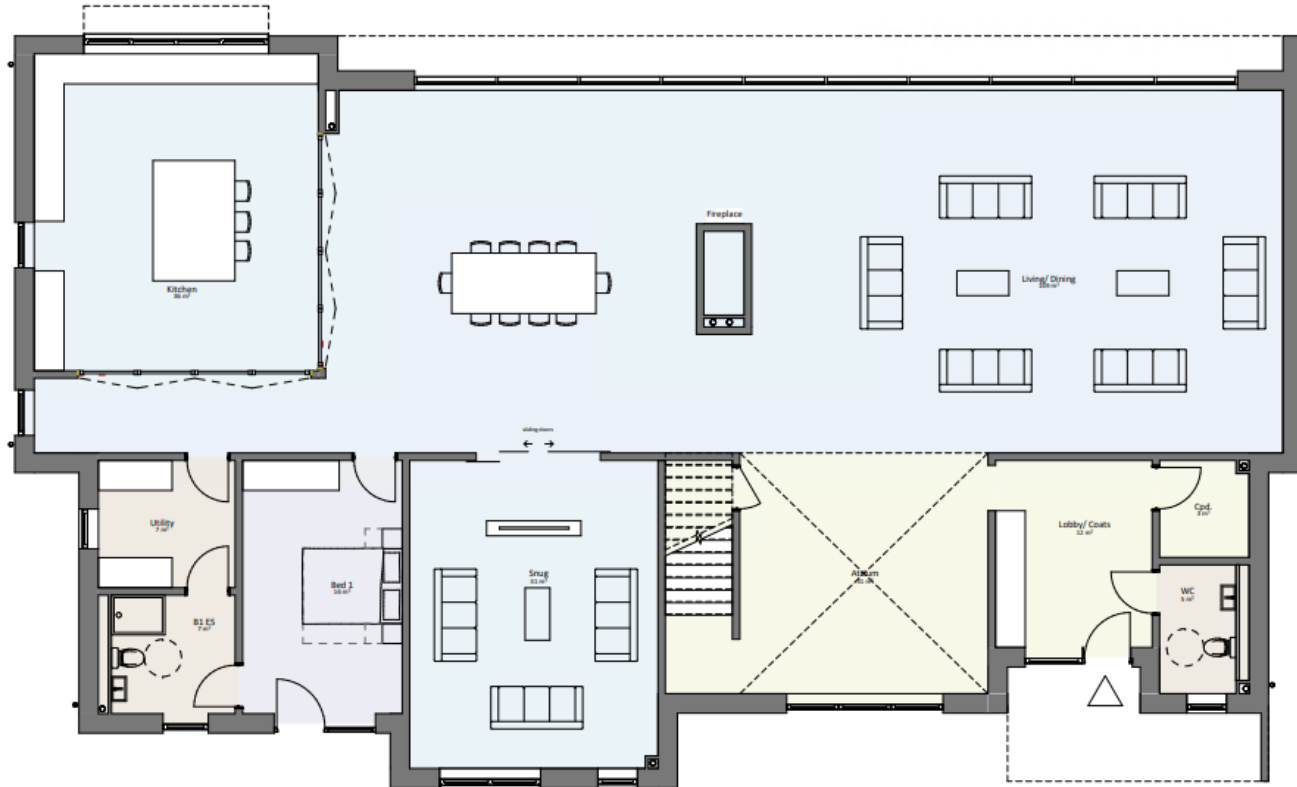


Indicative Street Elevation - Proposed

1 : 100

Proposed Ground Floor Plan

Page 36



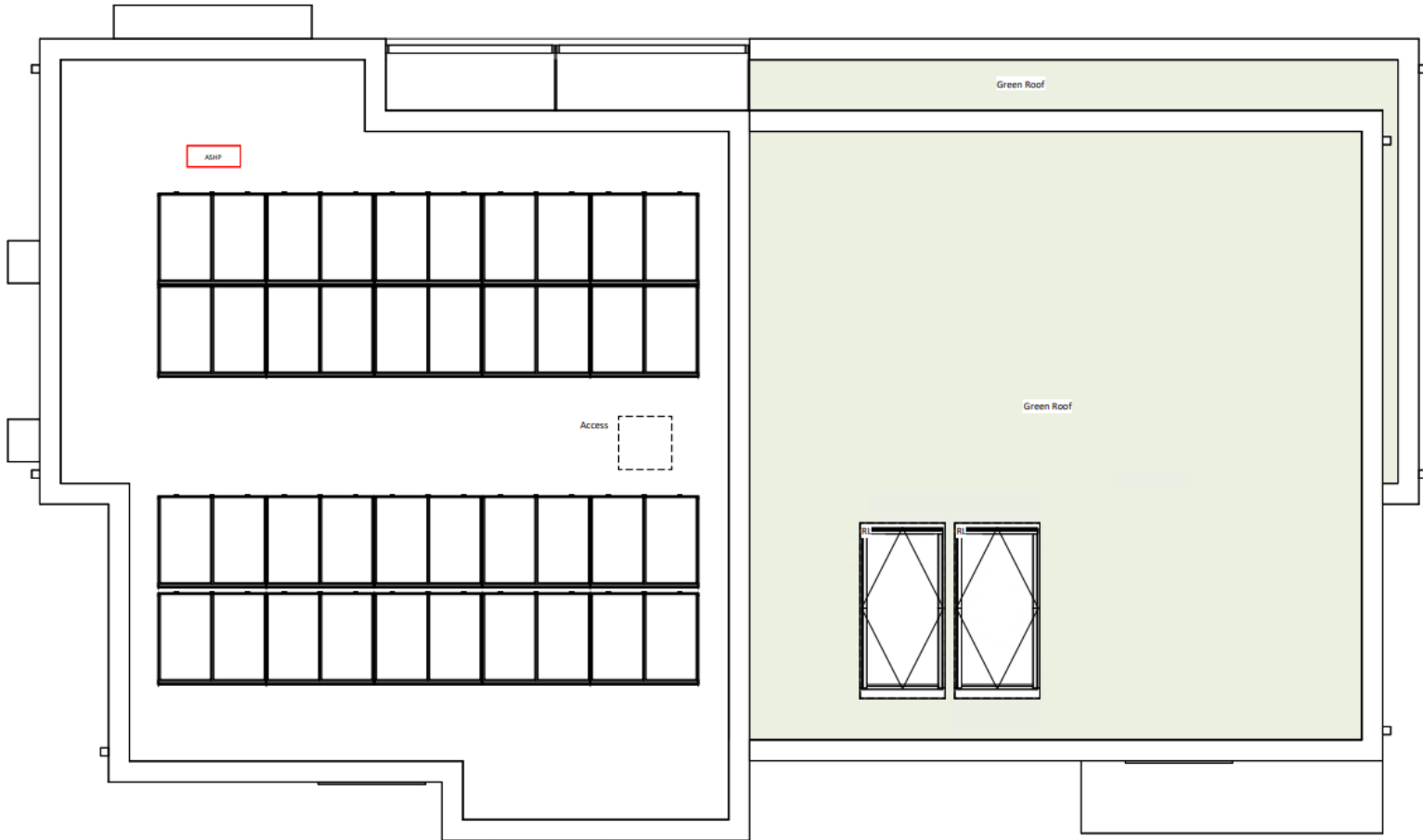
Ground Floor
1 : 50

Proposed First Floor Plan



Proposed Roof Plan

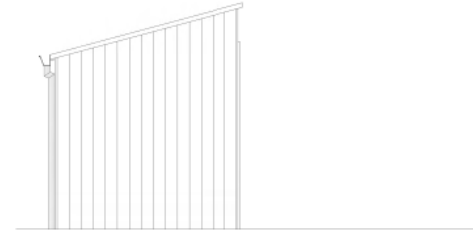
Page 38



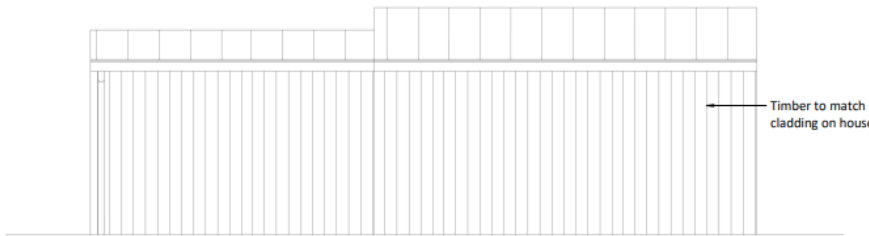
Cycle/ Bin Store



Front Elevation
1 : 25



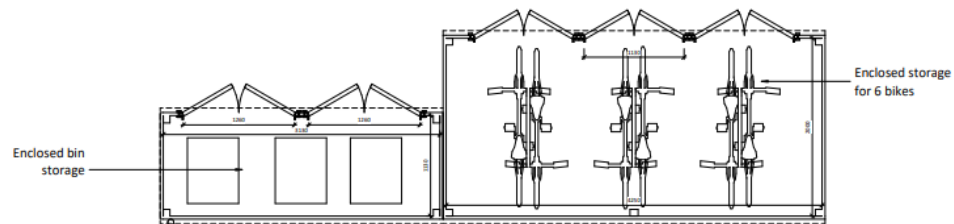
Left Elevation
1 : 25



Rear Elevation
1 : 25

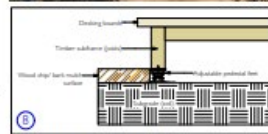
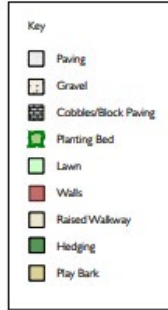


Right Elevation
1 : 25

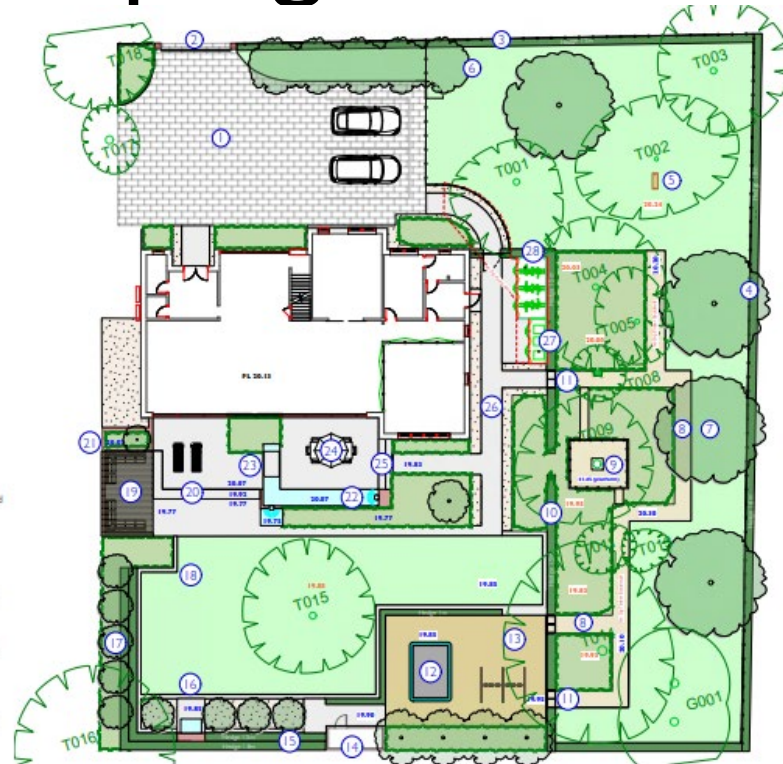


Plan
1 : 25

Landscaping Plan



Raised Boardwalk Elevation - 'No Dig' Construction



1 Landscape Proposal
Scale: 1:200



Notes

1. Driveway - Permeable bound driveway surface (Block Paving or Resin Bound Gravel)
2. Entrance - Sliding gate entrance (5m opening) with brick pillars.
3. Boundary fencing and hedging - Boundary fence proposed along North boundary would be metal estate railings (1.2m high) or similar
4. Boundary fencing and hedging - Fencing proposed (timber 1.8m) along the East boundary (Trumpington Road) set behind hedge.
5. Tree swing - Childs swing from existing mature tree.
6. Fencing - Linked to the metal railings boundary fence (1.2m high) with a gate to keep garden secure for children.
7. Trees - New woodland trees (4 proposed)
8. Woodland Walk - Raised timber boardwalk would be installed using a 'no dig' approach with pedestal feet supporting a timber frame. This approach would spread any loading evenly across the ground and require only minor groundworks to clear and level the area. Please see design detail image for further info.
9. 'Tree Fort' - Children's raised platform adopting a 'no dig' construction method around the existing Chestnut tree with safety railing around the perimeter. A cedar shingle roof or similar could be installed to give protection from the weather. The platform is in view from the rear terrace and house for safety.
10. Hedge (evergreen) - To help screen Trumpington Road especially in Winter when trees have dropped their leaves.
11. Arches - Defining the entrance into the woodland (3 arches total).
12. Sunken Trampoline - Positioned Outside the root protection area of surrounding trees. Trampoline size shown: 14 x 10ft.
13. Play Area - Safety surface such as Play Bark Mulch would be used or a wet pour play surface.
14. Storage Building - Brick built storage building for garden equipment, toys and garden furniture.
15. Staggered Hedge - Evergreen hedge at two heights (1.8m and 1.5m)
16. Focal Point - Water feature with brick built wall.
17. Tree Avenue - Small garden trees (4-6m mature height) to help screen the garden and define lawn area.
18. Lawn Edging - Stone paving to define the lawn and providing a robust lawn edging.
19. Lounge / Seating Area - Pergola structure to give shelter and shade from the sun. Structure shown at 6m x 3.6m. The ground level in this area would be 300mm lower than the main terrace.
20. Steps - Large steps leading to the lawn and down to the outdoor lounge area.
21. Raised Planter - Brick built raised planting bed with specimen tree.
22. Water Feature - Shallow body of water (20cm depth) surrounding the main terrace. Two water chutes will create sound and movement.
23. Stepping Stone - Single large stepping stone to cross the water.
24. Main Terrace - Dining terrace to seat up to people 12. Parasol will give shade; cantilever parasol could be used for greater shading.
25. Steps - Leading to the lower paving area / side path.
26. Side Path - Leading around the house and to the driveway. Please note there is a section of paving near to trees T001 & T004 which require a 'no dig' method for the paving construction using a product such as Cellwells TRP. This paving also forms the base for the Bike Store and Bin Store.
27. Bin Store - Enclosed bin store.
28. Bike Store - Enclosed bike store for 6 bikes.

Planning Balance

Approval

Key material considerations

- Siting and design of the proposed dwelling is acceptable in this context
- The proposed development is not considered to harm relevant heritage assets



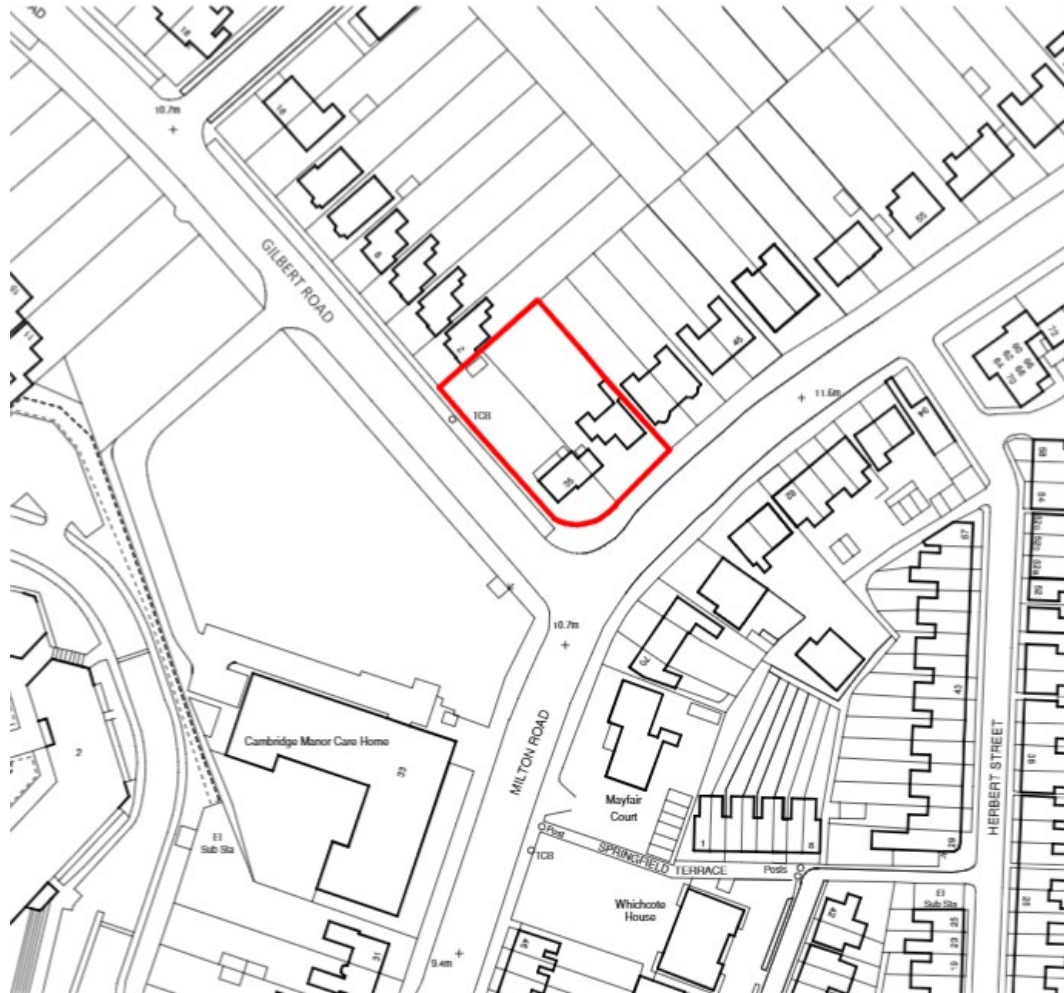
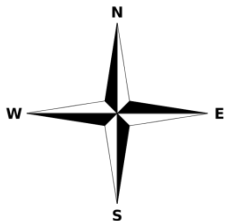
Refusal

Key material considerations

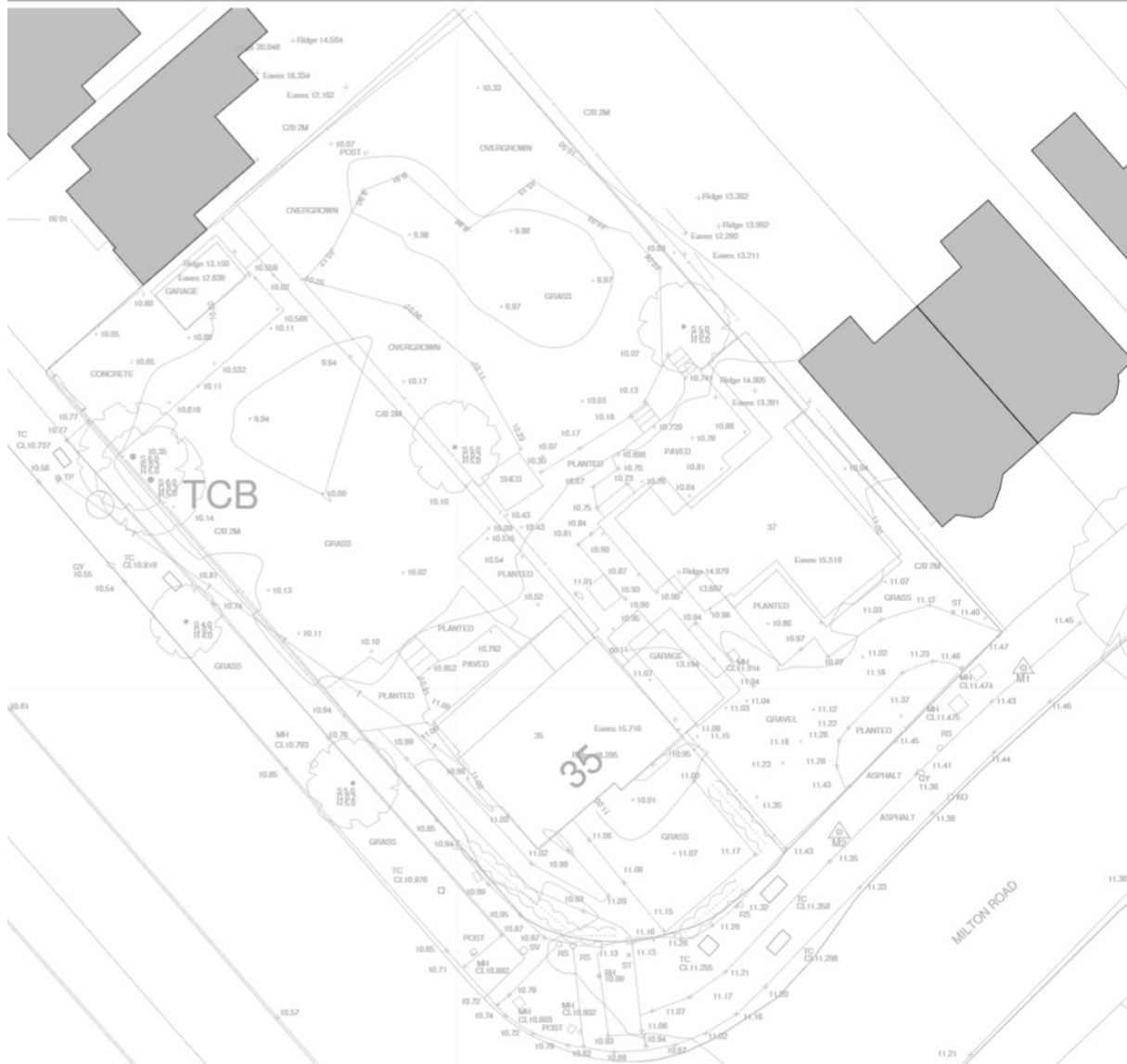
Officer Recommendation: Approve subject to conditions

23/03579/FUL - 35 and 37 Milton Road Site Location Plan

Page 42



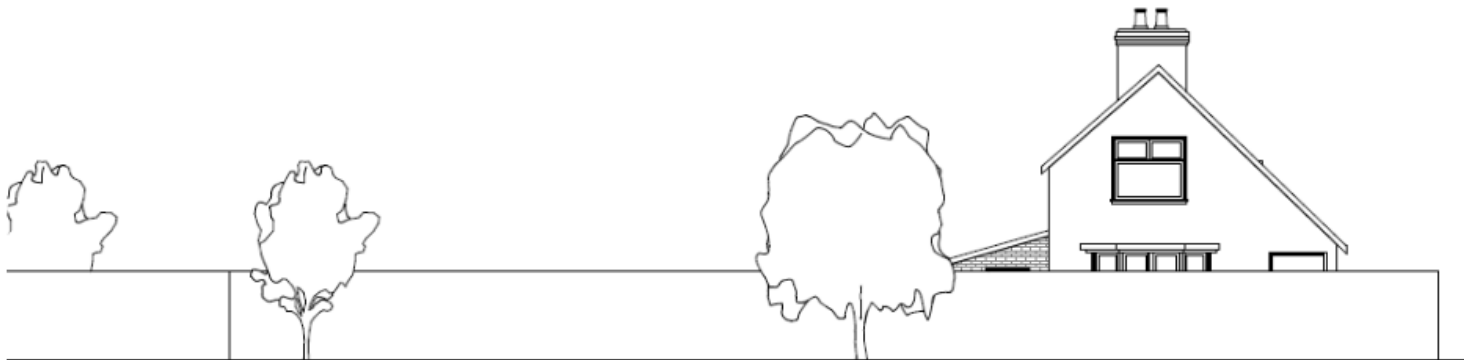
Existing Site Plan



Existing Elevations



Existing Milton Road Elevation



Existing Gilbert Road Elevation

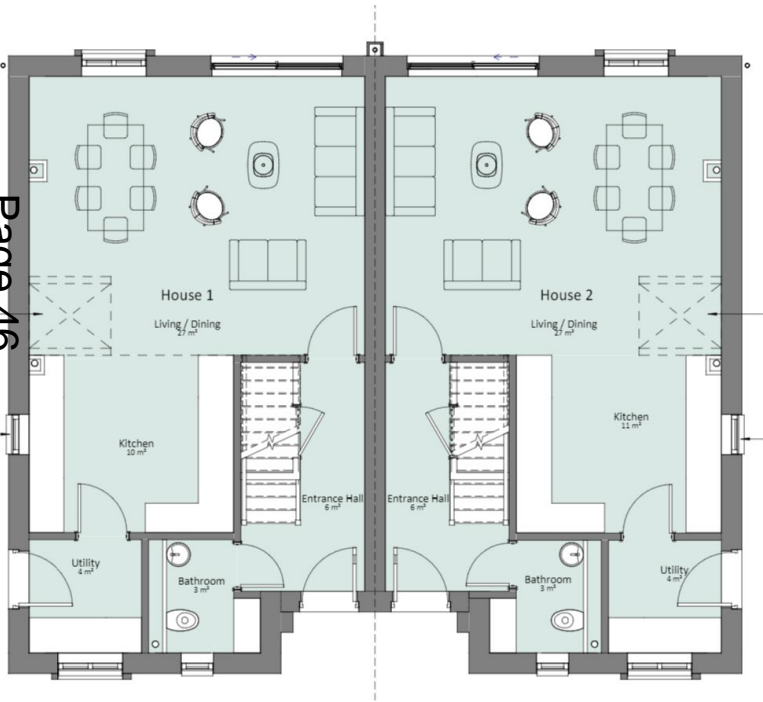
Proposed Site Plan



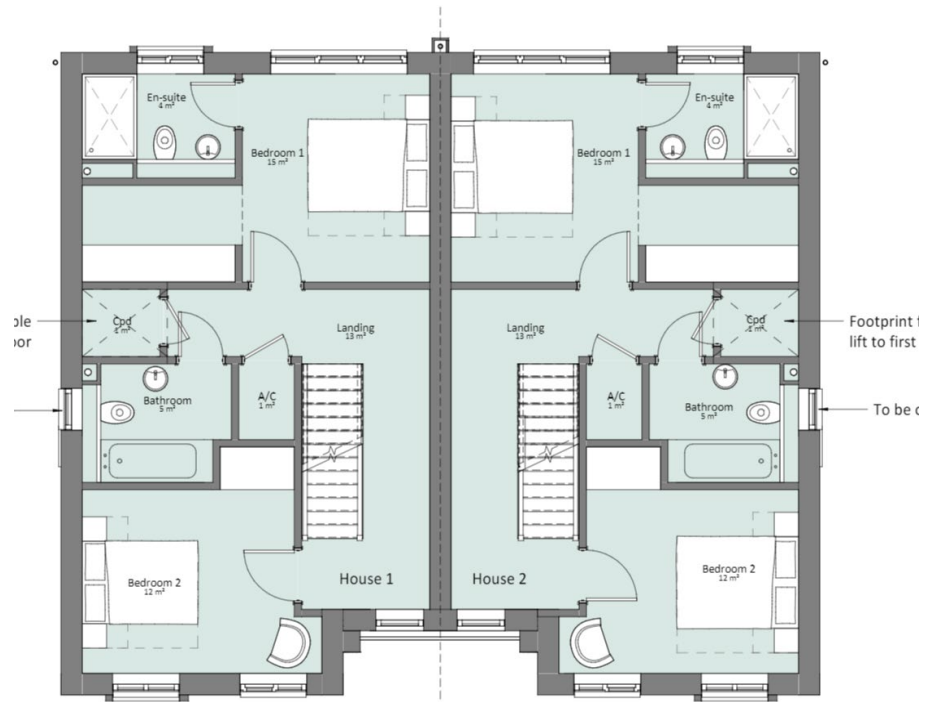
Unit A and B – Ground and First Floorplans

Page 46

or accessible to first floor
to be obscure

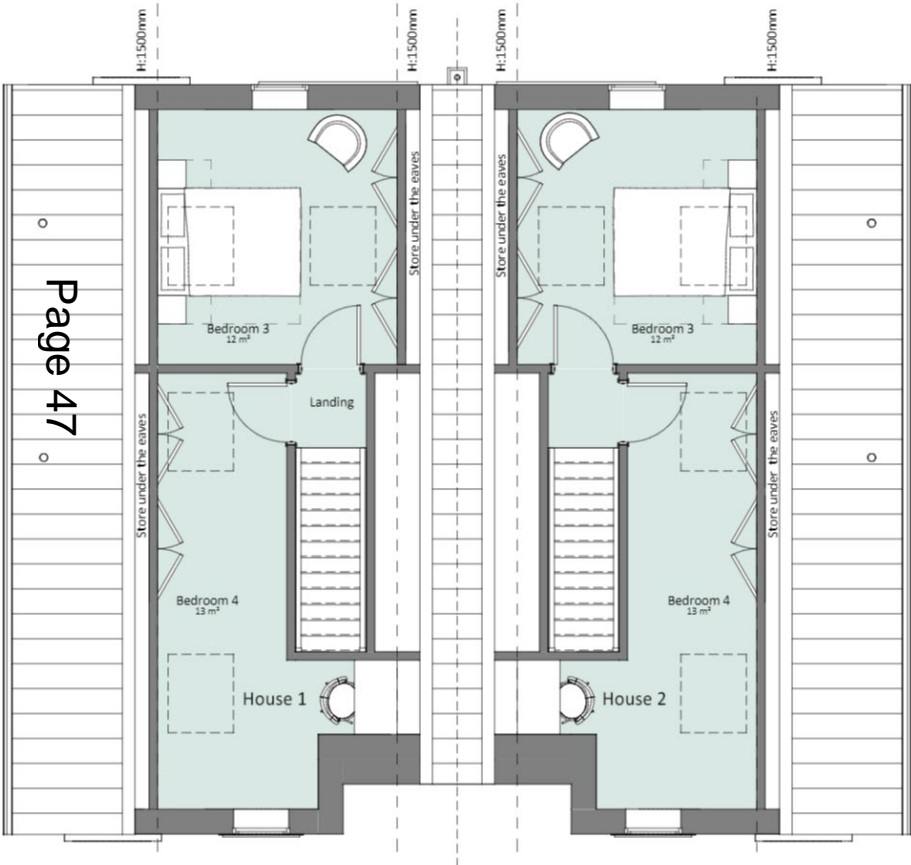


Ground Floor
1 : 50



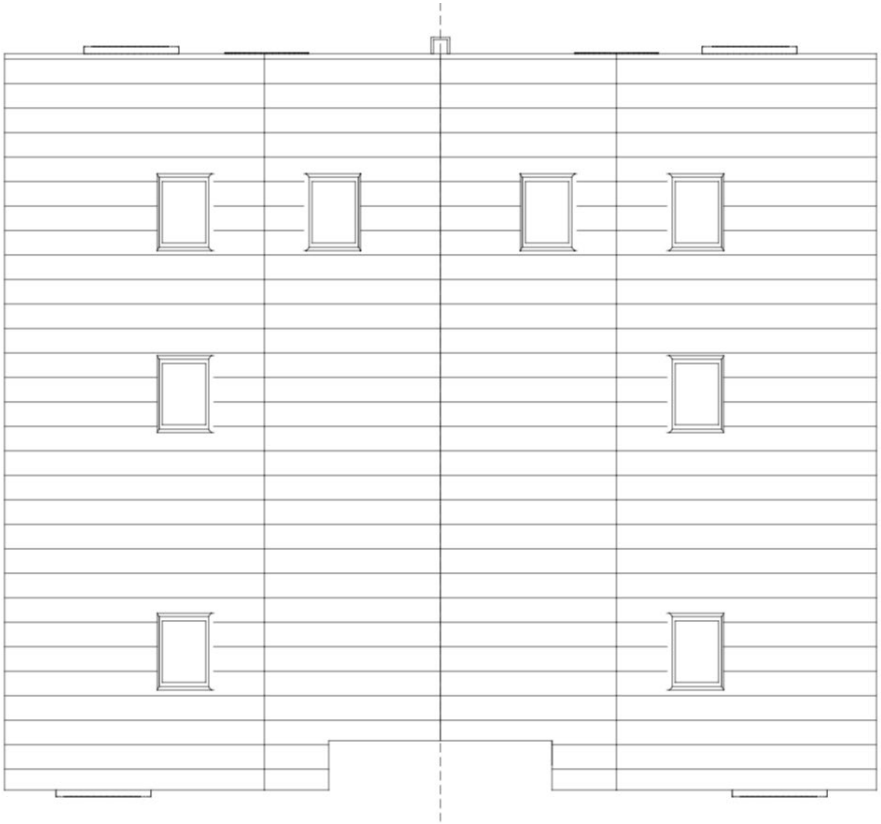
First Floor

Units A And B – Second Floors Plan and Roof Plan



Page 47

Second Floor



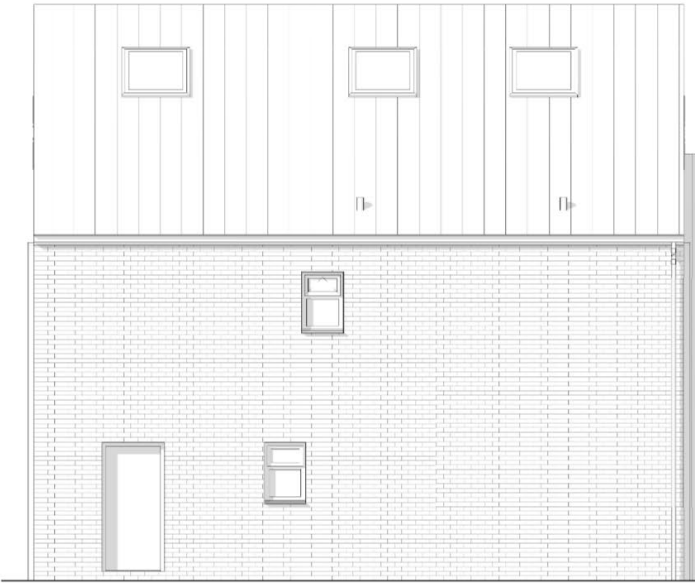
Roof Plan

Units A and B – Front and Side Elevations

Page 48



Front Elevation
1 : 50



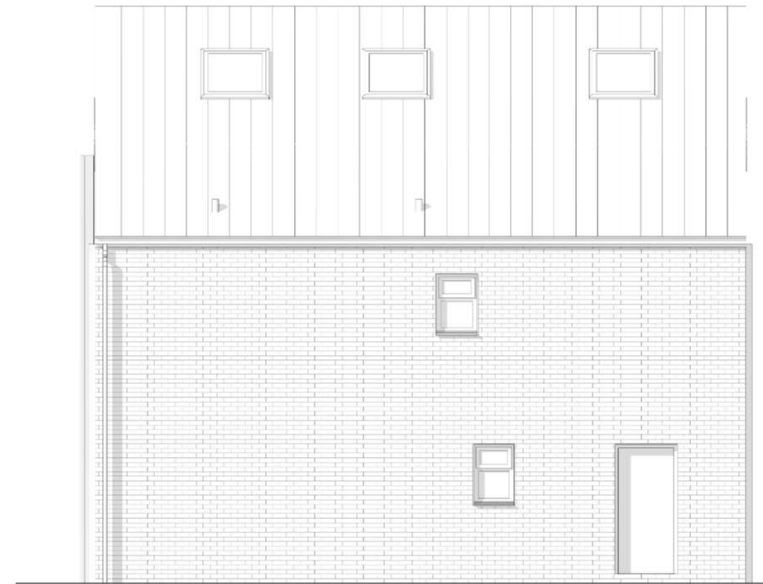
Right Elevation
1 : 50

Units A and B – Rear and Side Elevations

Page 49



Rear Elevation
1 : 50

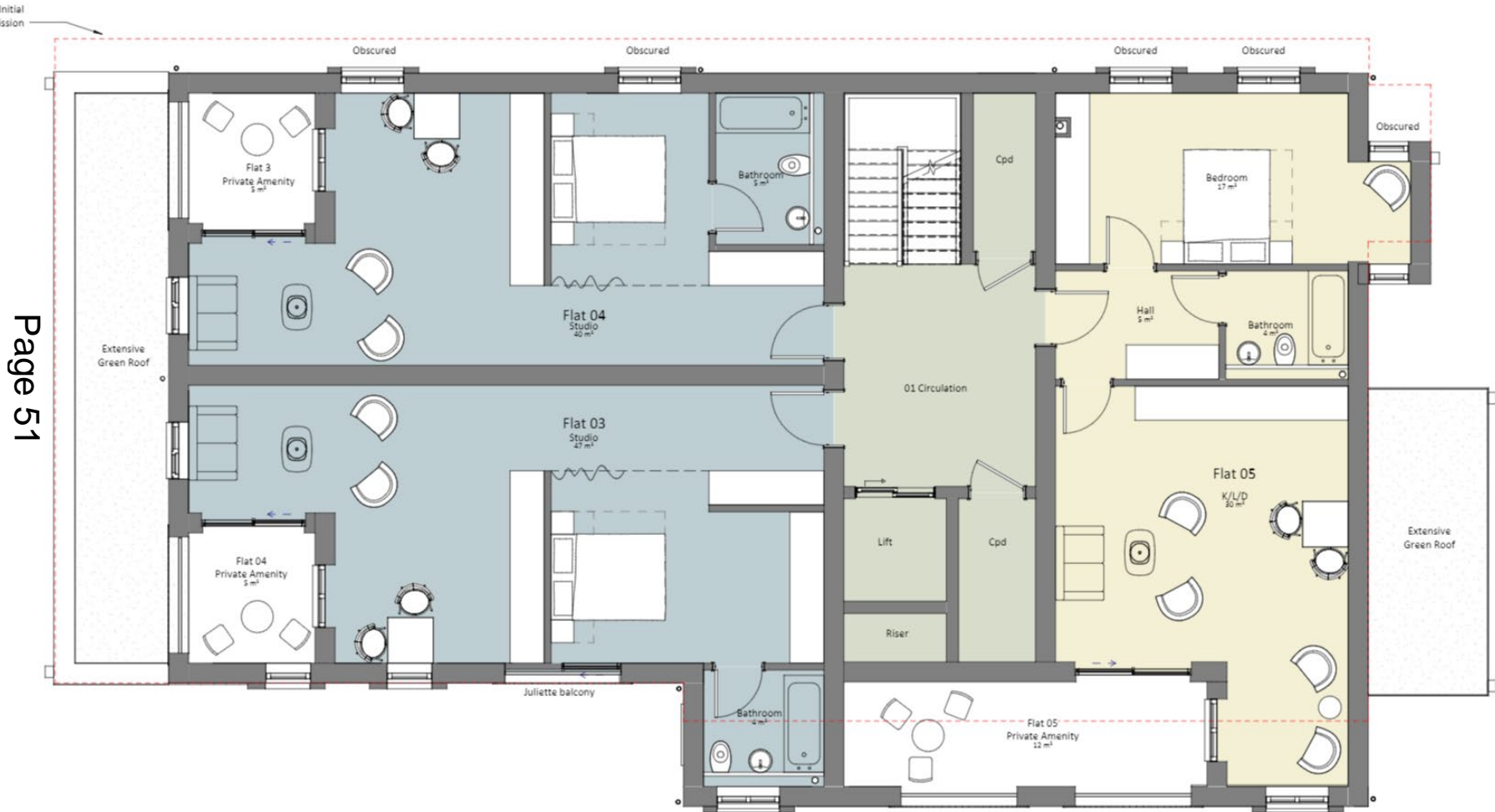


Left Elevation
1 : 50

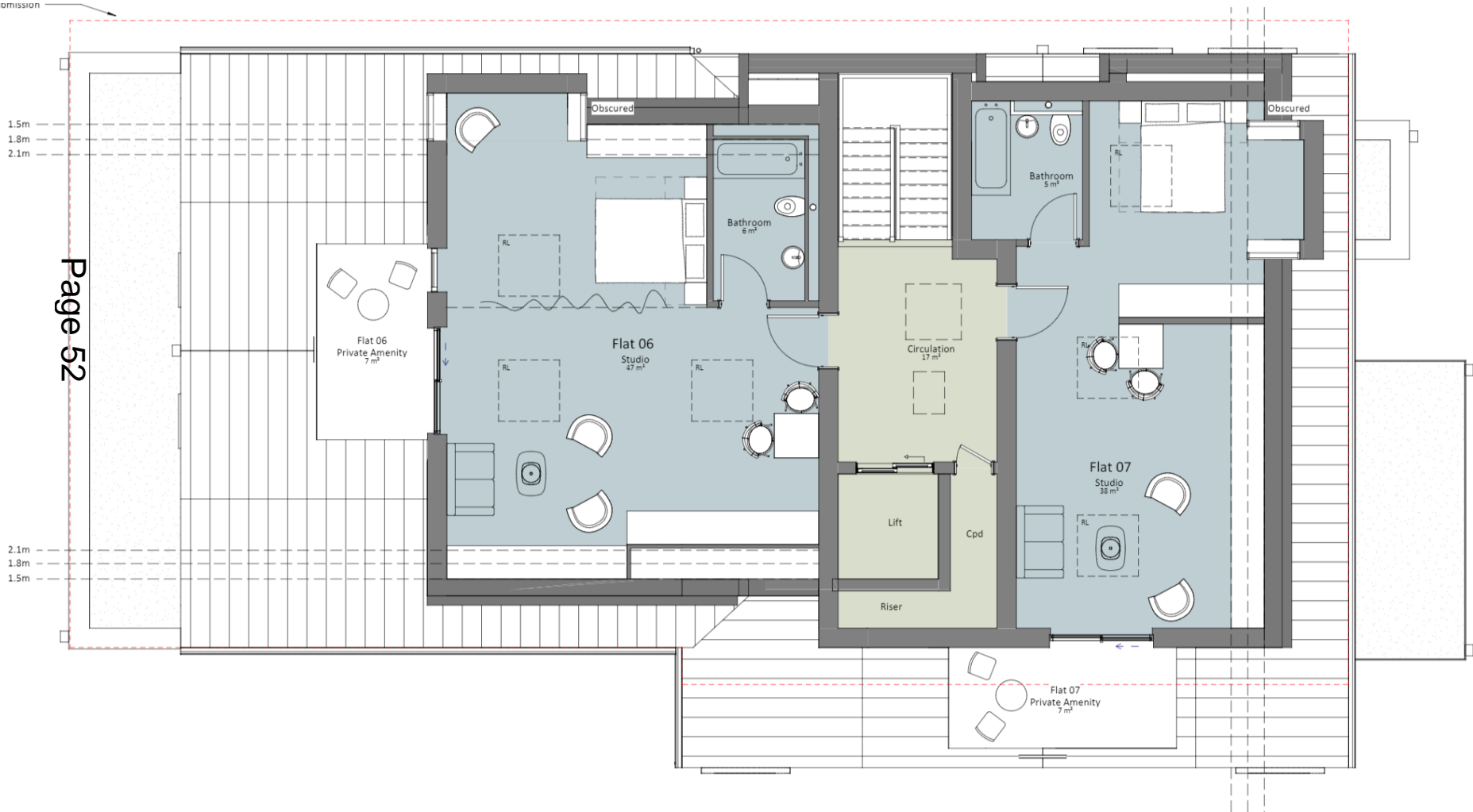
Unit C – Proposed Ground Floor



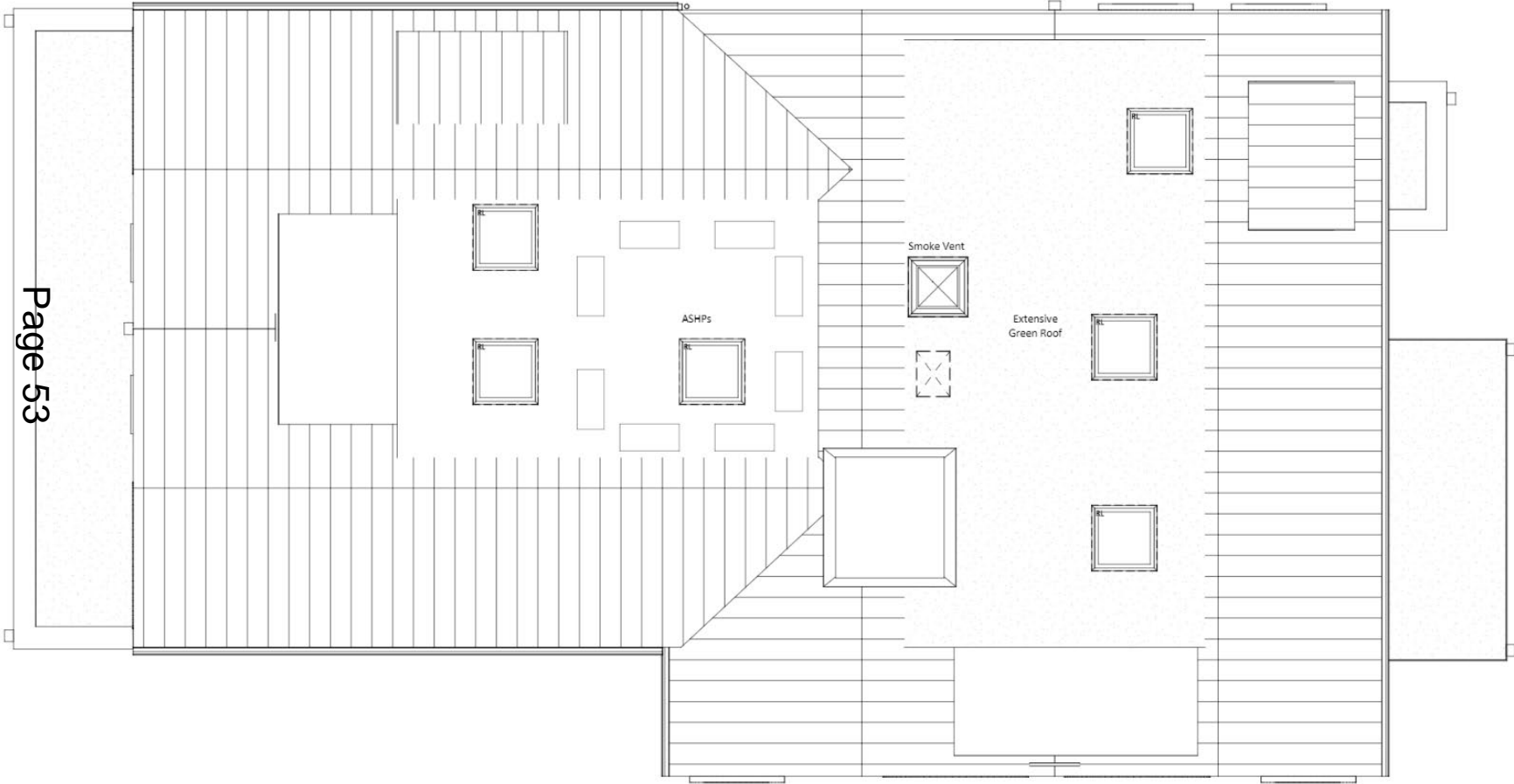
Unit C – Proposed First Floor



Unit C – Proposed Second Floor



Unit C – Proposed Roof Plan



Page 53

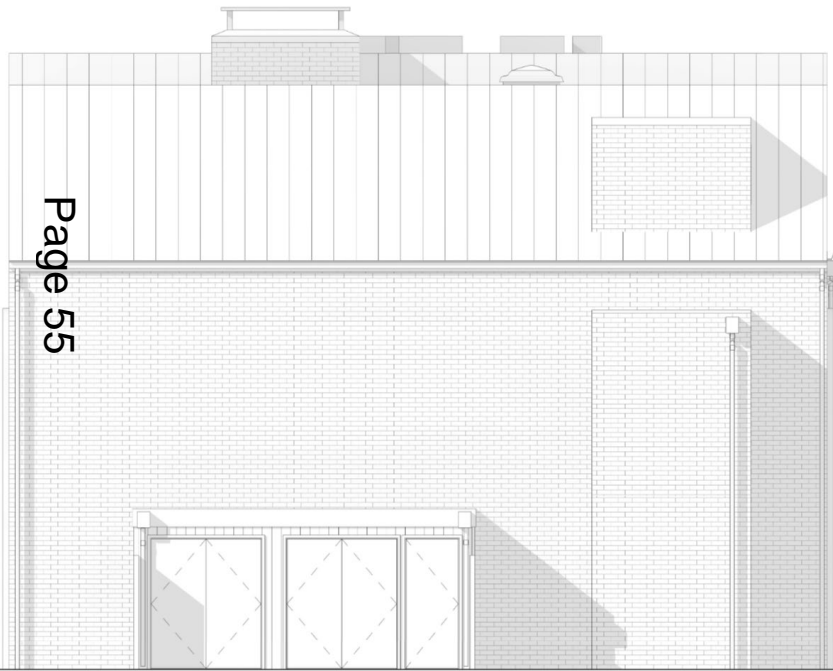
Unit C – Front and Rear Elevation

Page 54



Unit C – Side Elevations

Page 55



Right Elevation



Left Elevation

Street Scene Elevations



Gort Road Elevation
1:100



Milton Road Elevation
1:100

Existing and Proposed Visuals looking north



Existing and Proposed Visuals – Gilbert Road

Page 58



Planning Balance

Approval

Key material considerations

The proposed development would make efficient use of a brownfield site, with a net gain of nine units, which is located in a highly sustainable location.

The scheme is considered acceptable in terms of its impact on character, neighbouring properties and in terms of future occupants amenity



Refusal

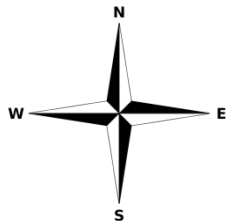
Key material considerations

- Overdevelopment of the site
- Introduction of a commercial unit within a residential neighbourhood
- Loss of garden land

Officer Recommendation: Approve

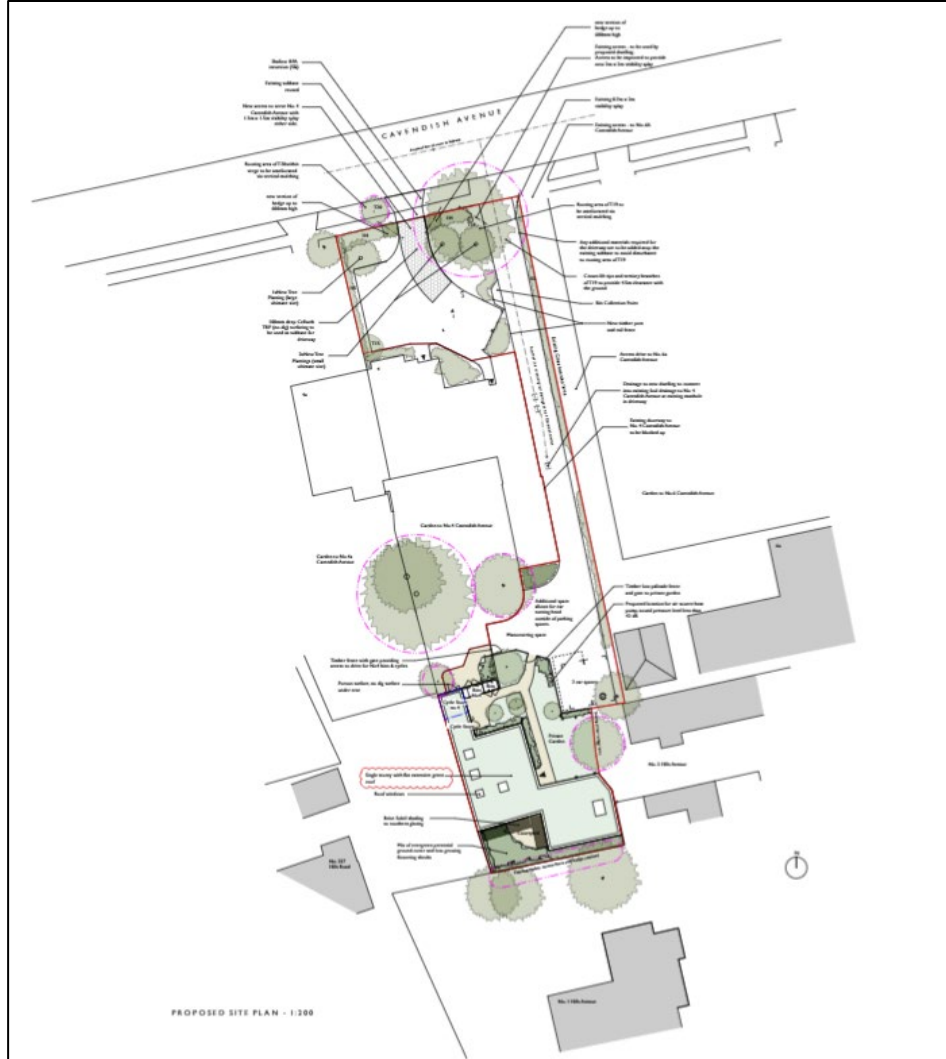
24/02574/FUL
Land At 4 Cavendish Avenue Cambridge
Site Location Plan

Page 60

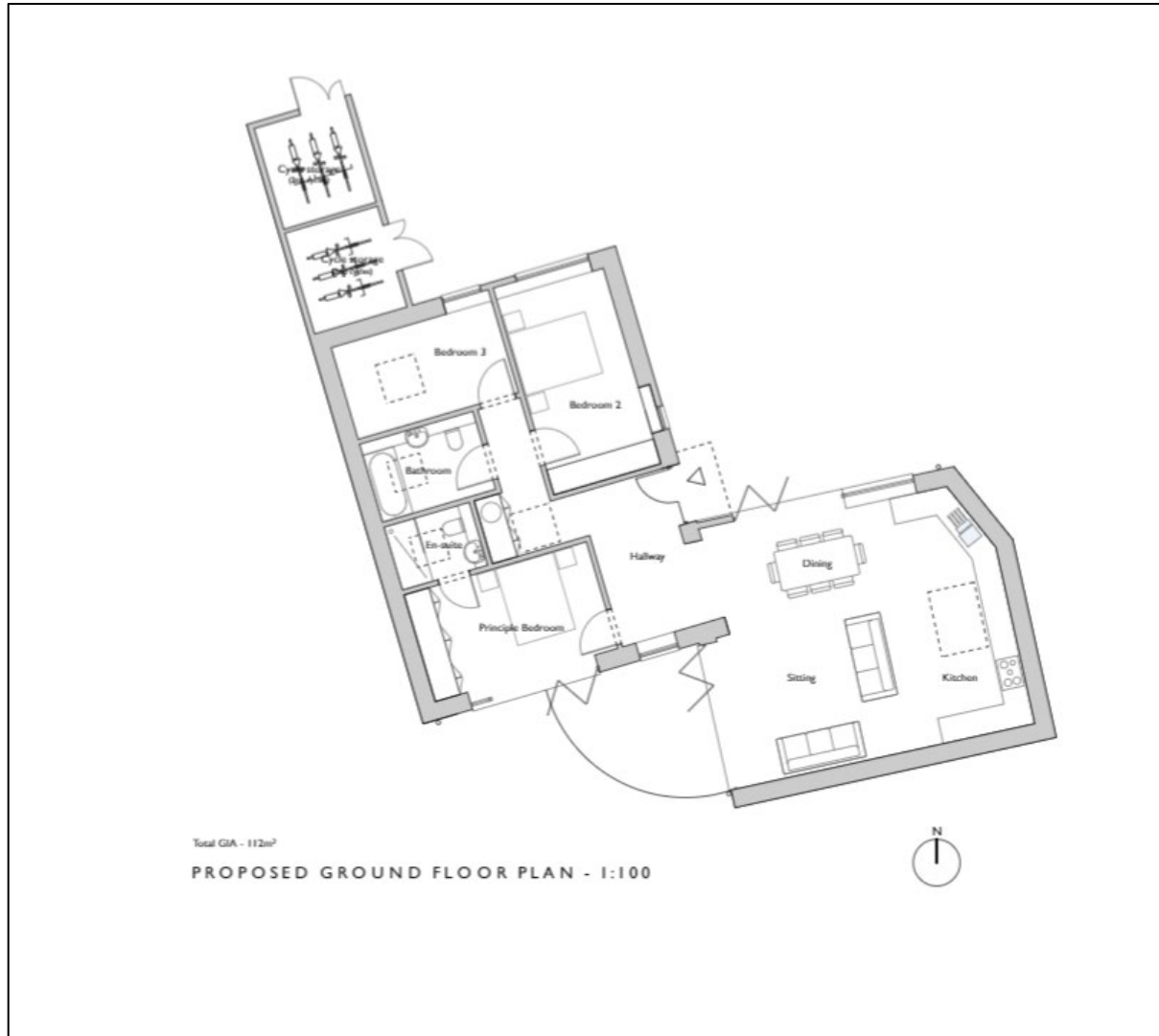


Proposed Site Plan

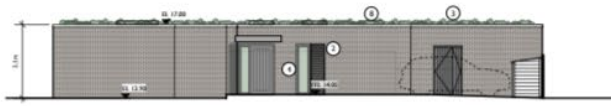
Page 61



Proposed Floor Plans



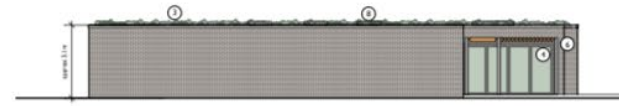
Proposed Elevations / Materials



PROPOSED EAST ELEVATION - 1:100

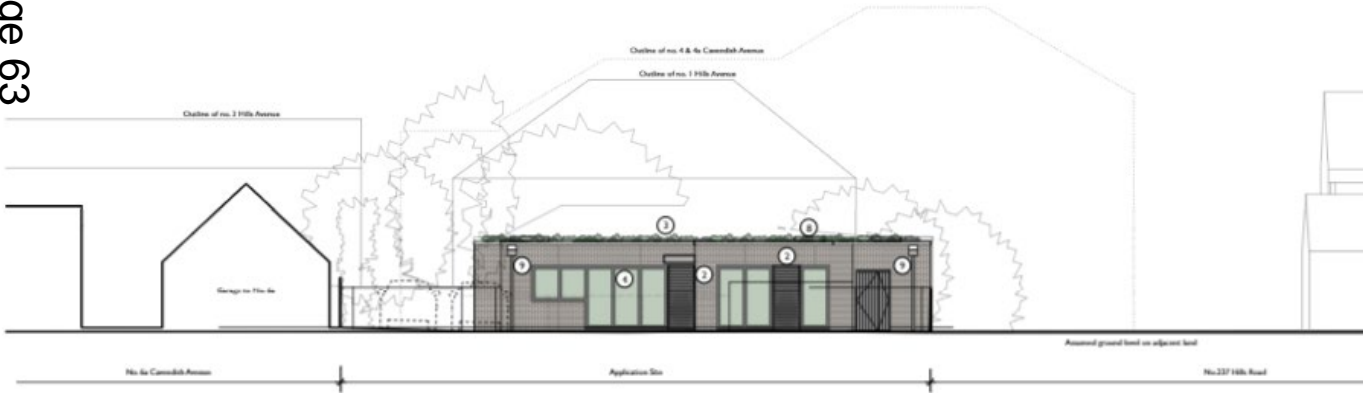


PROPOSED SOUTH ELEVATION - 1:100

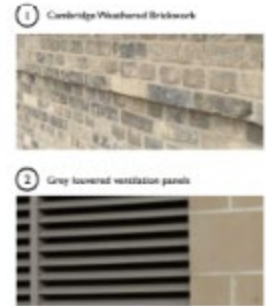


PROPOSED WEST ELEVATION - 1:100

Page 63



PROPOSED NORTH ELEVATION/SITE SECTION - 1:100



Planning Balance

Approval

- New dwelling 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
- No highway safety concerns

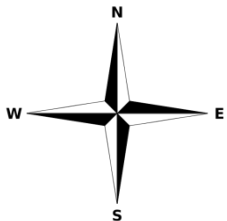
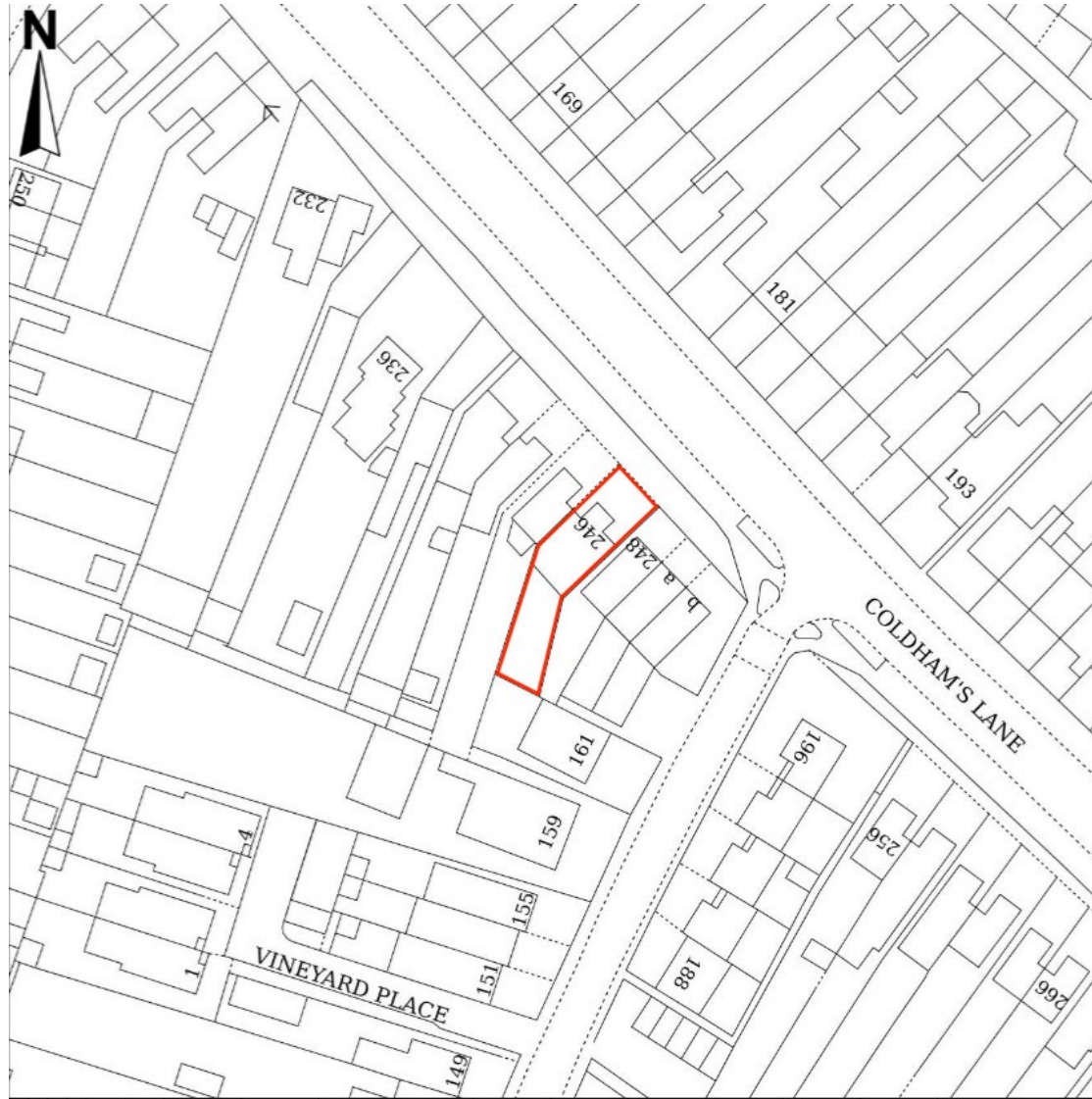


Refusal

None

Officer Recommendation: Approve

24/02896/FUL - 246 Coldhams Lane Site Location Plan

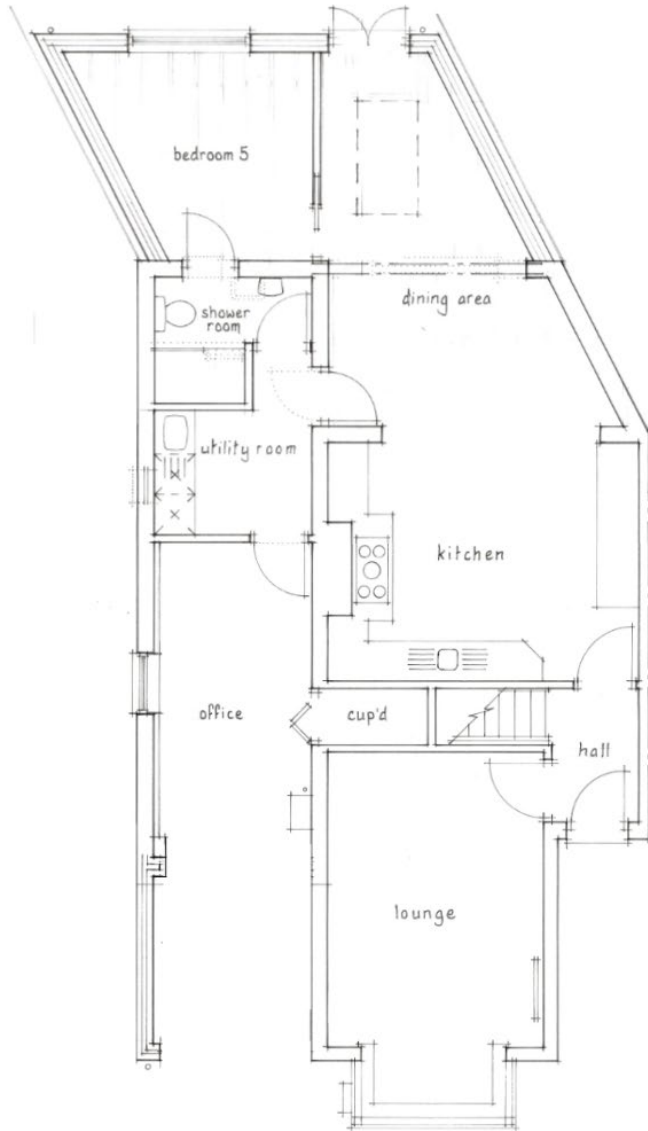


Block Plan

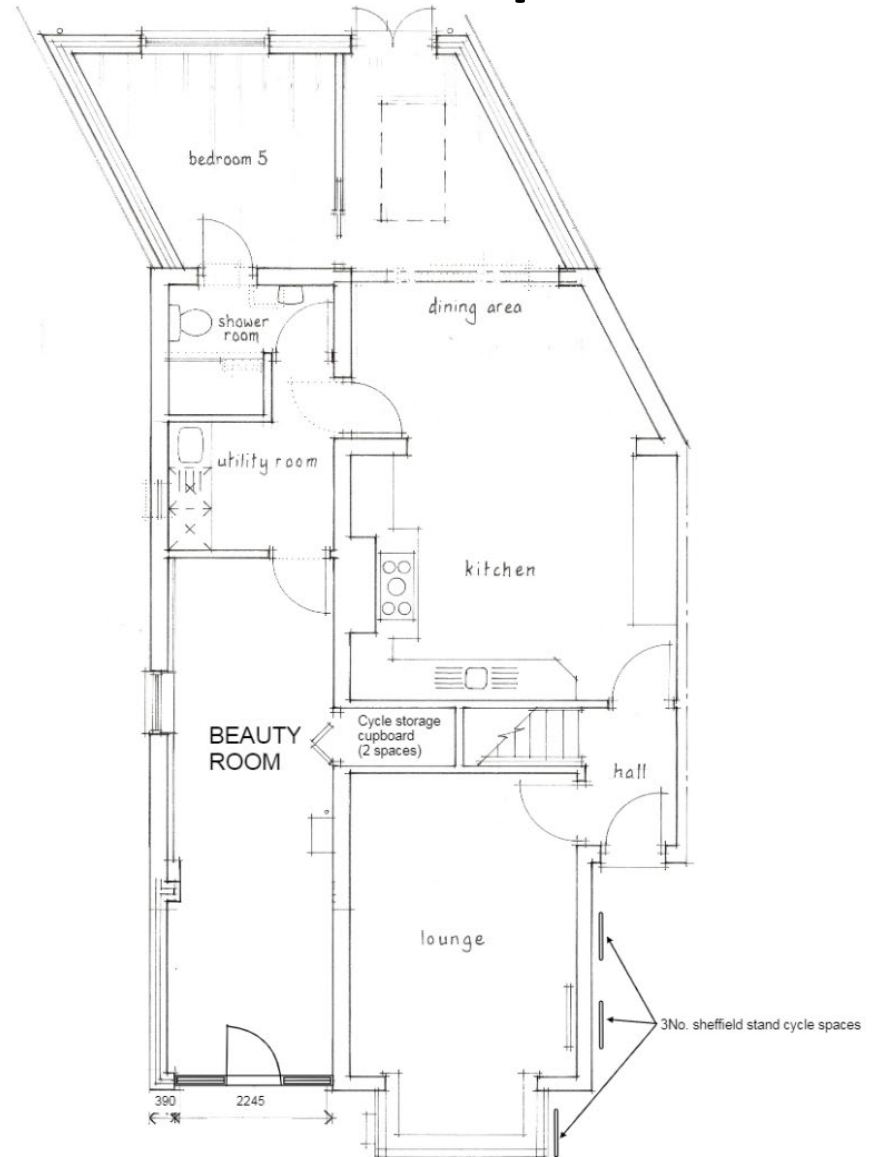


Existing and Proposed Floorplans

Page 67



GROUND FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS PROPOSED

Existing and Proposed Elevations



NORTH EAST ELEVATION AS EXISTING



NORTH EAST ELEVATION AS PROPOSED

Planning Balance

Approval

Key material considerations

- The predominant use would remain as a dwellinghouse (Use Class C3) and a small scale change of use could be achieved under permitted development fallback
- Conditions attached linking the unit to the residential unit and opening hours to protect future occupiers and neighbouring amenity



Refusal

Key material considerations

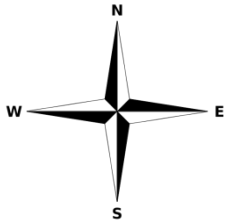
- Introduction of a commercial space into a predominantly residential area
- Additional movements to and from the property

Page 69

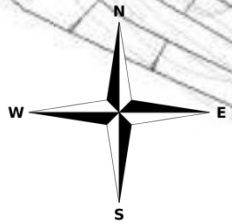
Officer Recommendation: Approve

24/00962/FUL - Darwin Green 1 Parcel BDW5/6 Plots 312 and 313 Site Location Plan

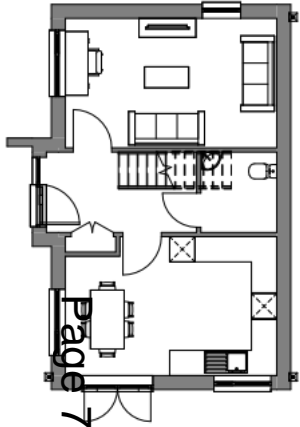
Page 70



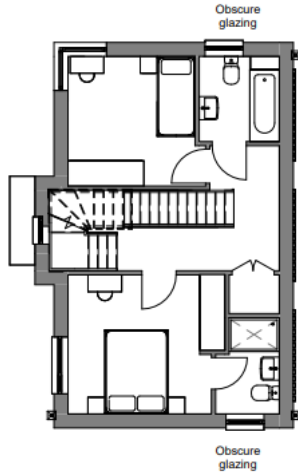
Proposed site plan



Plot 312



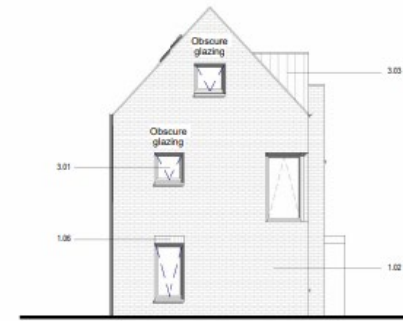
1 Hesketh Type 6 Ground Floor
1 : 100



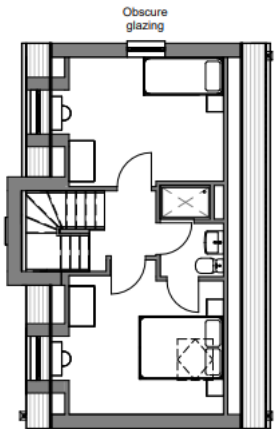
2 Hesketh Type 6 First Floor
1 : 100



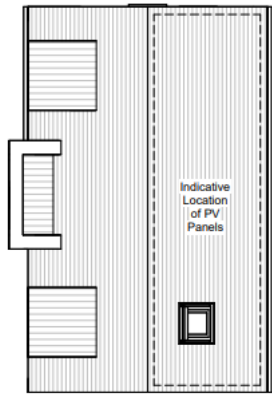
1 Hesketh Type 6 - Elevation 1
1 : 100



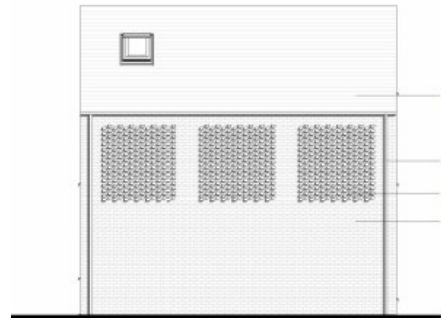
2 Hesketh Type 6 - Elevation 2
1 : 100



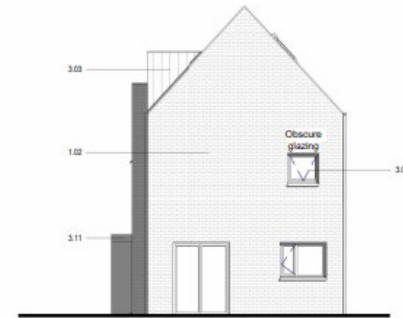
3 Hesketh Type 6 Second Floor
1 : 100



4 Hesketh Type 6 Roof Plan
1 : 100

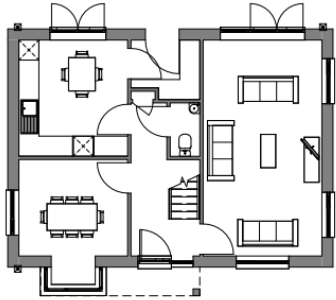


3 Hesketh Type 6 - Elevation 3
1 : 100

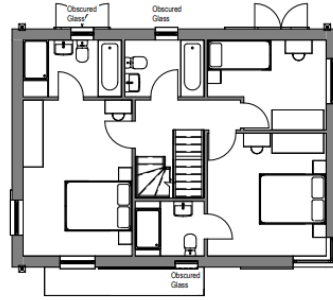


4 Hesketh Type 6 - Elevation 4
1 : 100

Plot 313



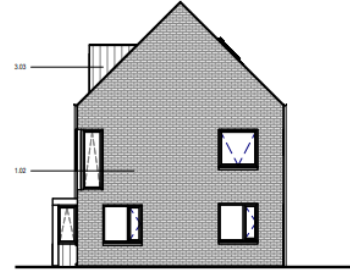
1 Malvern Type 2 Ground Floor



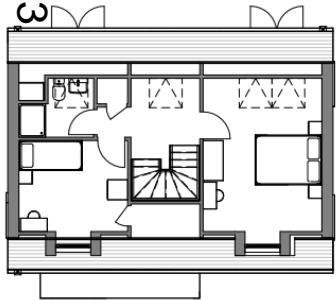
2 Malvern Type 2 First Floor
1: 100



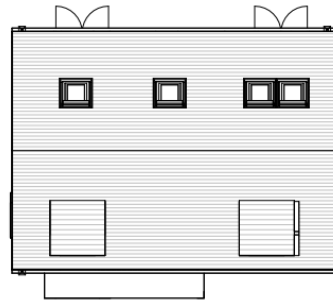
1 Malvern Type 2 - Elevation 1
1: 100



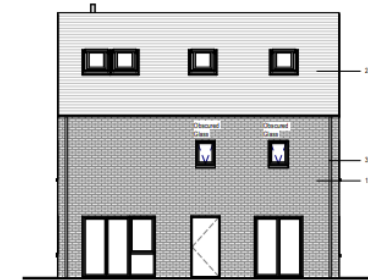
2 Malvern Type 2 - Elevation 2
1: 100



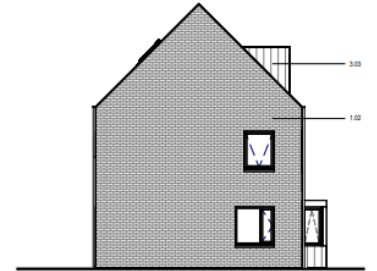
3 Malvern Type 2 Second Floor
1: 100



4 Malvern Type 2 Roof Plan
1: 100



3 Malvern Type 2 - Elevation 3
1: 100



4 Malvern Type 2 - Elevation 4
1: 100

Proposed landscape plan



Planning Balance

Approval

- Improved relationship with existing neighbouring properties compared to extant reserved matters consent.
- High quality development in terms of urban design and landscaping, Meet sustainability targets for carbon reduction and water efficiency.
- Accessible homes compliant with Building Regulations requirement part M4(2).
- Mitigation measures secured by conditions to protect residential amenity, existing trees and hedges, and ecology during construction.



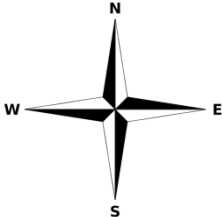
Refusal

No harms have been identified.

Officer Recommendation: Approve subject to conditions and Unilateral Undertaking

24/03157/FUL/27 Hawkins Road Site Location Plan

Page 76

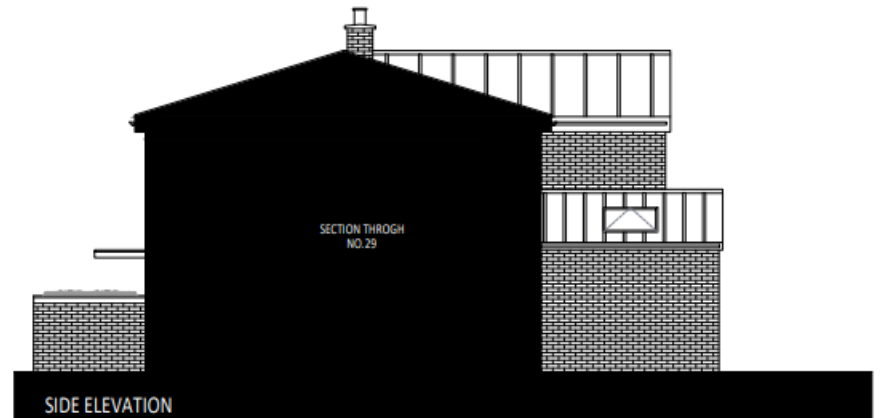


Proposed Site Plan

Page 77

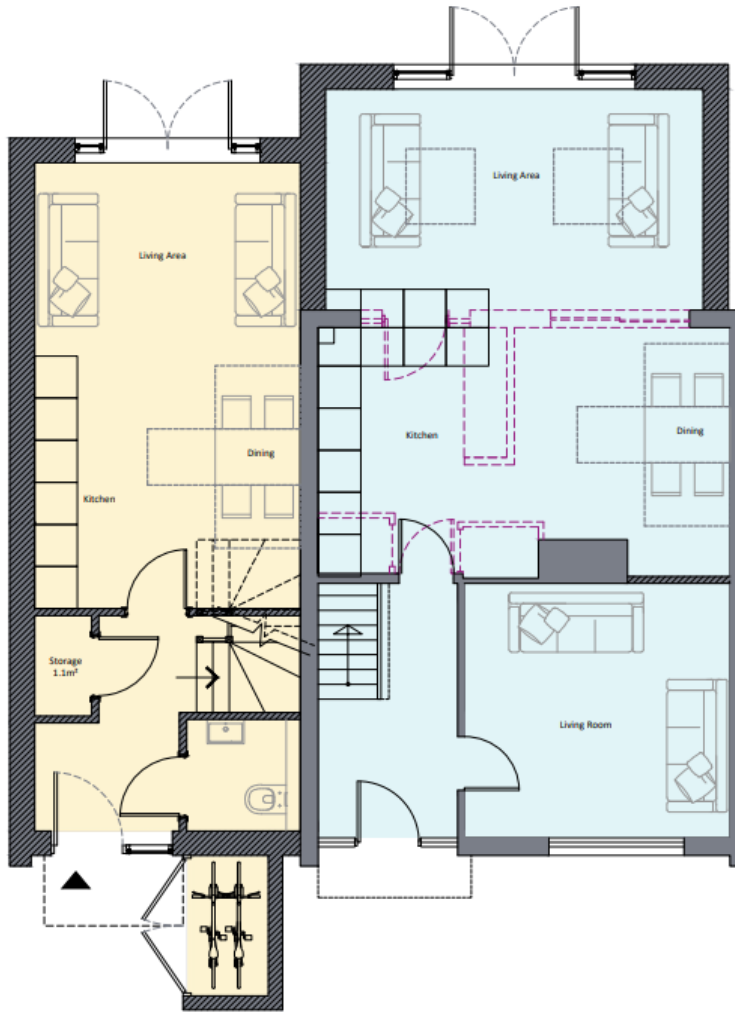


Proposed Elevations



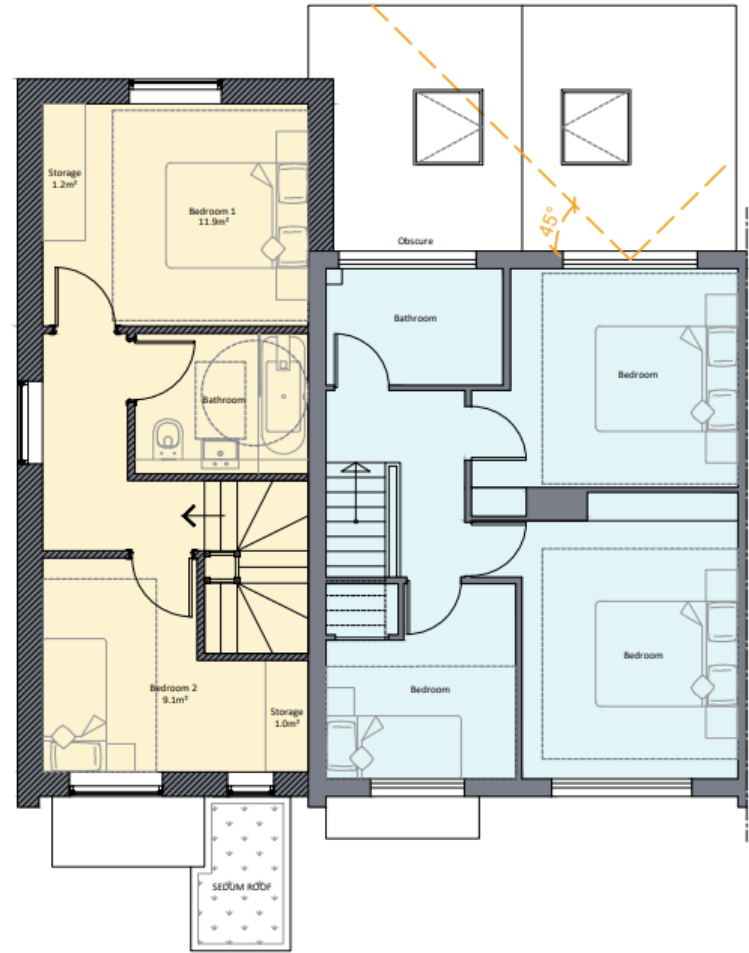
Proposed Floor Plans

Page 79



PLOT 1- GROUND FLOOR
71.0m² (764sq.ft)
2 Storeys, 2 Bedrooms, 3 Person

No. 27- GROUND FLOOR



PLOT 1- FIRST FLOOR

No. 27- FIRST FLOOR

Planning Balance

Approval

Key material considerations

- Proposed dwelling is in keeping with character of the terrace and will not have an adverse impact on character of surrounding area.
- Proposed single storey extension is a subservient addition and in keeping with character of dwelling.
- No significant impact on residential amenity of neighbours.
- Proposal accords with policy 82 with regards to parking provision. A car free development is supported in this location.



Refusal

Key material considerations

**Officer Recommendation:
Approve, subject to conditions**