

Application Number	11/1578/FUL	Agenda Item	
Date Received	28th December 2011	Officer	Miss Catherine Linford
Target Date	22nd February 2012		
Ward	Market		
Site	37 City Road Cambridge CB1 1DP		
Proposal	Demolition of existing buildings and redevelopment of the site to provide three residential units.		
Applicant	Mr Paul Downham Cambridge House 91 High Street Longstanton Cambridgeshire cb24 3bs		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 This application relates to outbuildings, which stand to the rear of 34-36 City Road, and are known as 37 City Road. The surrounding area is predominantly residential in character, mainly consisting of two-storey, terrace houses. The site is within City of Cambridge Conservation Area 1 (Central) in the area covered by the Kite Conservation Area Appraisal.
- 1.2 The buildings are largely intact and been built up over time using a mixture of materials, including a mix of brick, timber cladding and a variety of windows, doors and external staircases for access to the upper floors. There are a number of panels of stained glass, which add to the visual interest. The buildings are not Listed or Locally Listed as Buildings of Local Interest but were considered for adding to the Local List of Buildings of Local Interest, but this was not taken forward due to the structural instability of the buildings. The outbuildings are not visible in the streetscene, but they are clearly seen from adjacent gardens and make an important contribution to the character and appearance of the Conservation Area.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought to demolish the buildings, and replace them with a similar but larger building which would provide three dwellings – a three-bedroom house, a two-bedroom house, and a studio flat.
- 2.2 The proposed building would be identical to the existing buildings but would have an additional two-storey wing at the southern end creating. This, along with part of the central wing would become plot 1, a 3-bed house. The central wing would be wider than the existing buildings. At ground floor level, this central wing will be part of plot 1, with the area directly adjoining 35 City Road, used as a communal bin and cycle store. At first floor level a studio flat (plot 3) is proposed.
- 2.3 A small first-floor extension is proposed to the rear of 35 City Road, built above part of the existing single storey extension to this property. The roof above the rear of the single storey extension would be used as a roof terrace – part of it for the use of 35 City Road (accessed from the proposed extension) and part of it for the use of the proposed studio flat.
- 2.4 The northern wing will be plot 2, a two-bedroom house.
- 2.5 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Structural Report
 3. Report on 35, 37 and 37 City Road

3.0 SITE HISTORY

Reference	Description	Outcome
11/1579/CAC	Proposed conversion and re-building of outbuildings to form 3 No. residential units.	Pending

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	No

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework (March 2012)

The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

The NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be "yes", except where this would compromise the key sustainable development principles set out in the Draft NPPF
3. planning decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community
4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value
6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted

7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged
8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

The NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

5.2 Circular 11/95 – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.3 Community Infrastructure Levy Regulations 2010 – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

5.4 East of England Plan 2008

SS1: Achieving Sustainable Development
ENV6: The Historic Environment
ENV7: Quality in the Built Environment

5.5 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision
P9/8 Infrastructure Provision

5.6 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
3/12 The design of new buildings
4/11 Conservation Areas
4/13 Pollution and amenity
5/1 Housing provision
7/3 Protection of industrial and storage space
8/6 Cycle parking
8/10 Off-street car parking

Planning Obligation Related Policies

3/7 Creating successful places
3/8 Open space and recreation provision through new development
3/12 The Design of New Buildings (*waste and recycling*)
5/14 Provision of community facilities through new development
10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

5.7 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution.

Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

- 5.8 **Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document February 2012:** The Design Guide provides advice on the requirements for internal and external waste storage, collection and recycling in new residential and commercial developments. It provides advice on assessing planning applications and developer contributions.

5.9 **Material Considerations**

Central Government Guidance

Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

City Wide Guidance

Cambridge and South Cambridgeshire Strategic Flood Risk Assessment - in November 2010 the Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (SFRA) was adopted by the City Council as a material consideration in planning decisions. The SFRA is primarily a tool for planning authorities to identify and evaluate the extent and nature of flood risk in their area and its implications for land use planning.

Strategic Flood Risk Assessment (2005) – Study assessing the risk of flooding in Cambridge.

Cambridge and Milton Surface Water Management Plan (2011) – A SWMP outlines the preferred long term strategy for the management of surface water. Alongside the SFRA they are the starting point for local flood risk management.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No objection: The proposal increases the number of dwelling units at the site of 37 City Road. Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the dwellings at 37 City Road will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets. This should be brought to the attention of the applicant, and an appropriate informative added to any Permission that the Planning Authority is minded to issue with regard to this proposal.

Head of Environmental Services

- 6.2 No objection, subject to conditions relating to contaminated land, a Demolition and Construction Environmental Management Plan (DCEMP) and waste.

Historic Environment Manager

- 6.3 No objection: The proposed development is supported. The structural engineer's report clearly shows that the majority of the building is beyond repair and, whether for its current use or for conversion. The proposed design is similar in style to the existing. Conditions are recommended relating to materials, glass type, rooflights, and paint colours.
- 6.4 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 Councillor Rosenstiel has commented on this application regarding neighbour consultations, explaining that Eden Court should have been consulted on the application.
- 7.2 The owners/occupiers of the following addresses have made representations:
- 60 Eden Street

- 61 Eden Street
- 33 City Road
- 38 City Road

7.3 The representations can be summarised as follows:

Context and Character

- The boundary wall is in poor condition and may need to be completely rebuilt
- Development on garden land
- The site is already overdeveloped. The proposal will reduce the garden space further, which is increasing the overdevelopment

Residential Amenity

- Due to the materials, the existing buildings are unobtrusive. The replacement with a solid brick wall would make the gardens darker and the view oppressive.
- Overlooking
- Loss of privacy
- Loss of amenity space for 35 City Road
- The proposed building is taller than the existing building and will overshadow neighbours
- Loss of light. The current white weatherboard reflects light
- Increase in noise. The current building acts as a sound barrier

Car Parking

- Lack of car parking spaces

Other

- As the building will be up to the boundary with the Eden Street property it will have to be maintained from these gardens
- Inadequate notification of neighbours

7.4 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of demolition and the impact on the Conservation Area
2. Principle of development
3. Context of site, design and external spaces
4. Residential amenity
5. Refuse arrangements
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

Principle of demolition and the impact on the Conservation Area

8.2 The existing buildings at 37 City Road are not visible from the street, but are clearly seen from adjacent gardens and make an important contribution to the character and appearance of the Conservation Area.

8.3 The tests of policy in this case are seen in policies 4/10 and 4/11 of the Cambridge Local Plan (2006). The supporting text to policy 4/11 of the Cambridge Local Plan (2006) states that in Conservation Areas, ‘...when considering the demolition of buildings...the same tests that would apply to the demolition of a Listed Building will be applied, making reference to policy 4/10 of the Local Plan. Policy 4/10 states that ‘works for the demolition of Listed Buildings will not be permitted unless:

- a) The building is structurally unsound, for reasons other than deliberate damage or neglect; or
- b) It cannot continue in its current use and there are no viable alternative uses; and
- c) Wider public benefits will accrue from redevelopment.

8.4 A structural survey has been submitted as part of the application to demonstrate that the building is structurally unsound, and this concludes as follows:

The existing four buildings are in poor structural condition. If required the ground floor to building 1 may be retained though all the walls will require underpinning. The timber first floor joists to this building may be re-used but will require strengthening to enable them to be justified to support the proposed current domestic loading. We believe that buildings 2, 3 and building 4 are in such poor structural condition that it is recommended that they should not be retained in the conversion.

- 8.5 The application also includes a report, which explains how the site has been developed in the past. The outbuildings were built over time, using materials of differing qualities and type.
- 8.6 The Structural Survey has given a detailed report on each of the outbuildings, their stability and their potential for reuse. The conclusion is that parts of the structures are in poor condition with inadequate support for some of the walls and roof, leading to distortion and outward lean. In order for these parts to be able to be used as they stand, they would require a great deal of added support or rebuilding. The ground floor of Building 1, as labelled on the diagram that accompanied the report, could possibly be reused but would need substantial underpinning. Therefore, it is accepted that these buildings are not capable of reuse without comprehensive rebuilding. Even if the buildings were to be retained in their current use, they would need some rebuilding and a lot of additional support added to the structure in order for them to remain stable and in viable use. Due to the severity of their condition their demolition is supported, as long as a suitable replacement is proposed. The application is in accordance with part a) of policy 4/10 of the Cambridge Local Plan (2006).

Principle of loss of light industrial use

- 8.7 The outbuildings were originally used as workshops and storage for Upholstery and Cabinet Making. These would be considered as light industrial, B1(c) uses. More recently, the buildings have been used by different companies including an interior designer and architects. There is no site history. There is no definitive use for the buildings and in the absence of a Certificate of Useful Use, it is necessary and reasonable to assess the application as loss of light industrial space.

8.8 Policy 7/3 of the Cambridge Local Plan (2006) states that development, including changes of use, that results in a loss of floorspace within Use Classes B1(c), B2 and B8 will only be permitted if:

- a) There is sufficient supply of such floorspace in the City to meet the demand and/or vacancy rates are high; and either
- b) The proposed development will generate the same number or more unskilled or semi-skilled jobs than could be expected from the existing use; or
- c) The continuation of industrial and storage uses will be harmful to the environment or amenity of the area; or
- d) The loss of a small proportion of industrial or storage floorspace would facilitate the redevelopment and continuation of industrial and storage use on a greater part of the site; or
- e) Redevelopment for mixed use or residential development would be more appropriate.

8.9 There is a lack of industrial space in the City. However, due to the layout of the buildings and because of their poor structural condition, only two offices are in regular use. Another office is in occasional use as a meeting room, and another two are temporarily occupied as storage at a token rent. The leases end next year.

8.10 The surrounding area is predominantly residential. In my opinion, whilst light industrial uses can operate successfully with residential uses, this site is clearly constrained and access is poor. These factors, together with the poor state of the buildings leads me to conclude that residential use would be more appropriate here than industrial use. It is my view that the proposal, therefore, complies with part e) of policy 7/3 of the Cambridge Local Plan (2006).

Principle of Residential Use

8.11 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses. The surrounding area is predominantly residential and, therefore, in principle, residential use is acceptable here.

8.12 In my opinion, the principle of residential development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

8.13 The new buildings are proposed to be on a similar footprint and of a similar style and scale as the existing buildings; an additional wing is proposed off the south elevation, and of a similar style and scale to the existing buildings. The proposed design has taken the eclectic style of the existing outbuildings as its cue and the result is a sensitive redevelopment of the site and balance of solids and voids, which fits into the site as a replacement to the existing buildings.

8.14 There is an opportunity to salvage some of the materials, for example the stained glass panels found in various elevations and the bricks from the ground floor walls, for re-use within the new scheme. This will be important in order to add some character to the new building. From looking at the submitted plans, it is unclear where the 'details' of the existing buildings, such as the stained glass panels, will be reused. It is recommended that details of these are required by condition (4). It is recommended that samples of all materials, including bricks are required by conditions (5 and 6).

8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.16 Due to the positioning of the buildings and their orientation, it is my opinion that the neighbouring properties that may potentially be affected by the development are 33-38 City Road, 60-63 Eden Street and Eden Court.

8.17 In terms of window positioning the proposed situation is not vastly different to the current situation. What is, however, different is the use and this means the impact on the neighbouring properties on City Road will be significantly

different to what is currently experienced. The impact of the proposed extensions will also need to be considered

Impact on 33-38 City Road

Overlooking

- 8.18 35-36 City Road are within the application site, and are under the control of the applicant. 36a and 36b have been internally configured so that at the rear there are kitchens at ground floor level and bathrooms and landings at first floor level. 35 has no windows at the rear of the house and has a bathroom window at first floor level. The layout of these houses greatly reduces the impact of the proposal on them.
- 8.19 35 City Road has been extended to the rear, and the central wing of the buildings adjoins this extension. It is proposed that this central wing is widened. At ground floor level, this central wing will become part of plot 1, with the area directly adjoining 35 City Road, used as a communal bin and cycle store. At first floor level a studio flat is proposed.
- 8.20 A small first-floor extension is proposed to the rear of 35 City Road, built above part of the existing single storey extension to this property. The roof above the rear of the single storey extension would be used as a roof terrace – part of it for the use of 35 City Road (accessed from the proposed extension) and part of it for the use of the proposed studio flat.
- 8.21 In terms of overlooking, plot 2 (the house on the northern side of the site) is the house with the potential to overlook 36a and 36b City Road. This house will have a window serving a study at ground floor level and a window serving a living/dining room at first floor level. The roof terraces would have 600mm high, obscure glazed screens, and this would allow them to be looked over. However, due to the layout of 35, 36a and 36b City Road, it is my opinion that the impact on these neighbours, in terms of overlooking, would be minimal.

Overshadowing/enclosure

- 8.22 When viewed from 35-36 City Road, the proposal building is not significantly different to the existing situation, and there will

therefore be no increased impact on these properties in terms of overshadowing or enclosure.

Impact on 60-63 Eden Street and Eden Court

Overlooking

- 8.23 No windows are proposed on the western elevation of the proposed building, which abuts the rear of 60-62 Eden Street and the alleyway to the rear of 63 Eden Street and Eden Court, with the exception of rooflights, serving plot 1. These windows will be above head height. Therefore, there will be no detrimental impact on these neighbouring properties in terms of overlooking.

Overshadowing/enclosure

- 8.24 The proposed building will be longer and marginally taller than the existing buildings, and stand to the east of the neighbouring properties on Eden Street. Currently, the building sits in line with the side wall of 63 Eden Street. In my opinion, in terms of visual bulk, due to similarities in size between the existing buildings and proposed building, the proposed building will have no significantly greater visual impact on these properties than the current situation. The extension at the southern end of the site will bring the building in line with the side wall of Eden Court. As the building will not extend behind Eden Court, it is my opinion, that the impact on the occupiers of this building will be minimal.
- 8.25 Concern has been raised regarding the impact the choice of materials will have on neighbouring occupiers. The existing building is a light-coloured timber. The intention is that this elevation will be brick to lessen maintenance. I recommend that materials are controlled by condition. I will seek to ensure that the choice of material is light in colour.

Noise and disturbance

- 8.26 The site is currently in industrial use, and although it is currently largely vacant, theoretically it could be brought back into use. In my opinion, the noise and disturbance experienced by the neighbours from an industrial use would be far greater than that experienced from residential use, and due to this, residential

use is far more appropriate here. Noise and disturbance is always caused by building works, and this cannot be eliminated entirely. However, this is only temporary and in order to reduce the disturbance to neighbours as far as is practical, I recommend conditions restricting contractor working hours and delivery hours (2 and 3).

- 8.27 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.28 The proposed dwellings will share a courtyard for access. Plot 2 (the 3-bedroom house) will have a sizeable private garden and a small terrace; plot 3 (the studio flat) will have a small roof terrace; and plot 1 (2-bed house) will have a private courtyard and terrace. The private amenity space for plot 3 is small, but in my opinion it is sufficient for a studio flat. The amenity space for plot 2 is small, but as this development is unusual and a 'one-off', it is my view that this is a compromise that a future occupier is likely to be willing to make. Due to this, I see no reason to refuse the application on amenity grounds.

- 8.29 As the site was in industrial use a condition is recommended, relating to contaminated land (7)

- 8.30 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7, 3/12 and 3/10.

Refuse Arrangements

- 8.31 A communal bin store is proposed for use of the three proposed dwellings and the three existing dwellings (35, 36a and 36b City Road). The City Council's Waste Strategy Officer is content that the proposed bin store is large enough to accommodate the bins for all of these properties. However, the bin collection point is shown as the accessway, which is currently gated. The Refuse Team will not collect the bins from the communal store, and therefore a management arrangement will be required to

ensure that bins are brought to the kerbside for collection. This can be required by condition (8)

- 8.32 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.33 No off-street car parking spaces are proposed in relation to this development. I understand that this is a concern to neighbouring residents, but considering the sites location, very close to the Grafton Centre, and in close proximity to the City Centre, it is my opinion that it would be unnecessary and unreasonable to insist on off-street car parking spaces here. The site is within the Controlled Parking Zone (CPZ) and the County Council has confirmed that the occupiers of the new dwellings will not qualify for Residents Parking Permits.
- 8.34 A communal cycle store is proposed for use of the three proposed dwellings and the three existing dwellings (35, 36a and 36b City Road). This is sufficient and is acceptable.
- 8.35 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.36 The majority of the issues raised in the representations received have been addressed above. The issues that have not yet been considered will be considered now.

As the building will be up to the boundary with the Eden Street property it will have to be maintained from these gardens

- 8.37 As the proposed building will abut the boundary with the neighbouring properties on Eden Street, as the existing buildings do, it will be necessary to maintain the western elevation of the building from neighbouring properties. This agreement will be a civil agreement between land owners, and planning permission can not be refused on the basis that the neighbouring land owner may not agree to this.

Inadequate notification of neighbours

- 8.38 Originally, the occupiers of Eden Court were not notified about this application. As they are direct neighbours to the site, they should have been notified. This was corrected at an early stage in the application process.

Planning Obligation Strategy

Planning Obligations

- 8.39 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 8.40 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities,

informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

- 8.41 The application proposes the erection of one three-bedroom houses, one two-bedroom houses, and one studio flat. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238	1	238
1 bed	1.5	238	357		
2-bed	2	238	476	1	476
3-bed	3	238	714	1	714
4-bed	4	238	952		
Total					1428

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269	1	269
1 bed	1.5	269	403.50		
2-bed	2	269	538	1	538
3-bed	3	269	807	1	807
4-bed	4	269	1076		
Total					1614

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242	1	242
1 bed	1.5	242	363		
2-bed	2	242	484	1	484
3-bed	3	242	726	1	726
4-bed	4	242	968		
Total					1452

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0	0	0
1 bed	1.5	0	0		
2-bed	2	316	632	1	632
3-bed	3	316	948	1	948
4-bed	4	316	1264		
Total					1580

8.42 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.43 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	1	1256
2-bed	1256	1	1256
3-bed	1882	1	1882
4-bed	1882		
Total			4394

8.44 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with

Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

- 8.45 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150	2	300
Total			375

- 8.46 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

- 8.47 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term, £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

- 8.48 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning

Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

- 9.1 In my opinion, the proposal is an unusual housing development which preserves and enhances the character and appearance of the Conservation Area and has been sensitively designed to respect the amenities of its neighbours. The application is therefore recommended for approval, subject to conditions and the completion of the S106 agreement.

10.0 RECOMMENDATION

APPROVE subject to the completion of the S106 agreement by 26 July 2012 and subject to the following conditions:

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

3. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

4. Prior to the commencement of works, full details of the location of the salvaged stained glassed windows within the new buildings shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

5. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place only in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

6. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

7. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: To protect the amenity of future occupiers.
(Cambridge Local Plan 2006, policy 3/7)

8. Prior to the occupation of the development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure that bins can be collected. (Cambridge Local Plan 2006, policy 3/7)

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: SS1, ENV6, ENV7;

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8 ;

Cambridge Local Plan (2006): 3/1, 3/4, 3/7, 3/11, 3/12, 4/11, 4/13, 5/1, 73, 8/6, 8/10, ;

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

2. Unless prior agreement has been obtained from the Head of Planning, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 26 July 2012 it is recommended that the application be refused for the following reason(s).

The proposed development does not make appropriate provision for open space/sports facilities, community development facilities, waste facilities and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/14 and 10/1, Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, and the Open Space Standards Guidance for Interpretation.

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

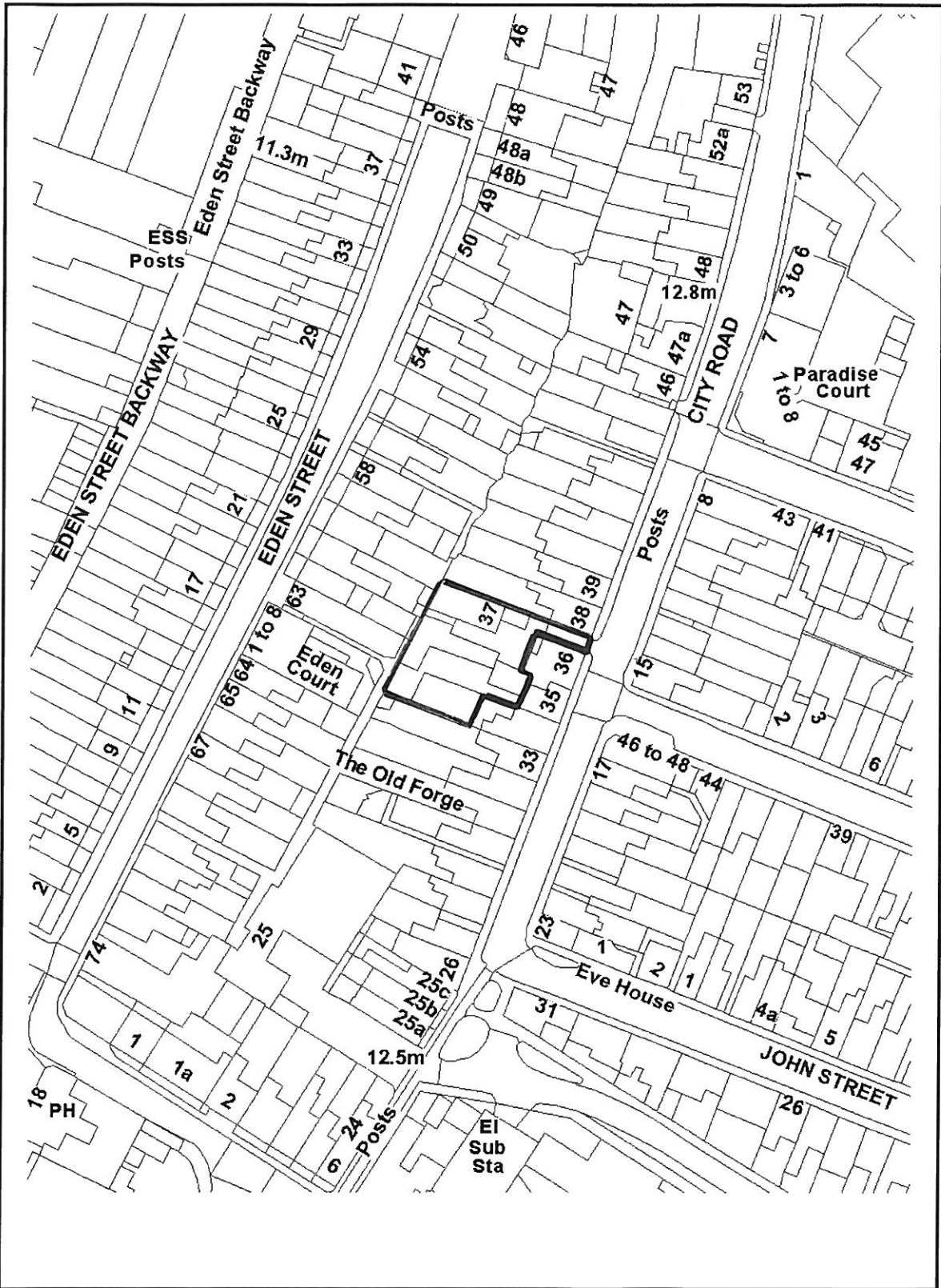
Under Section 100D of the Local Government Act 1972, the following are background papers for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses "exempt or confidential information"
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected on the City Council website at:

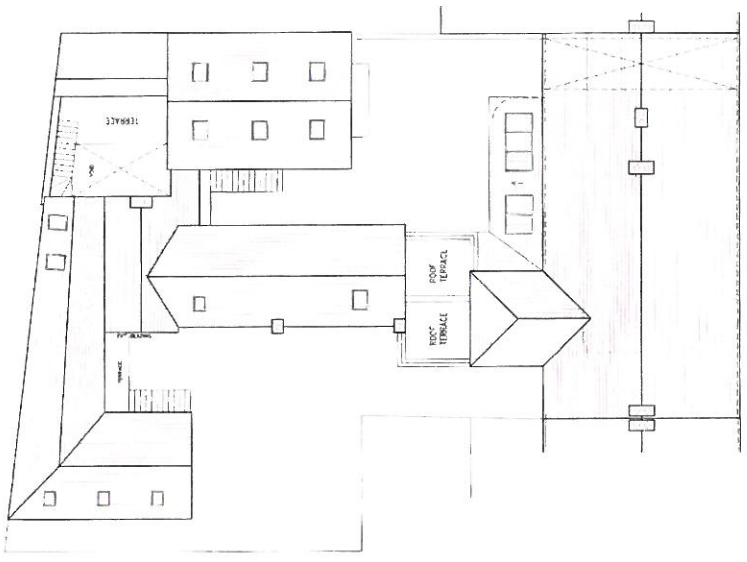
www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.

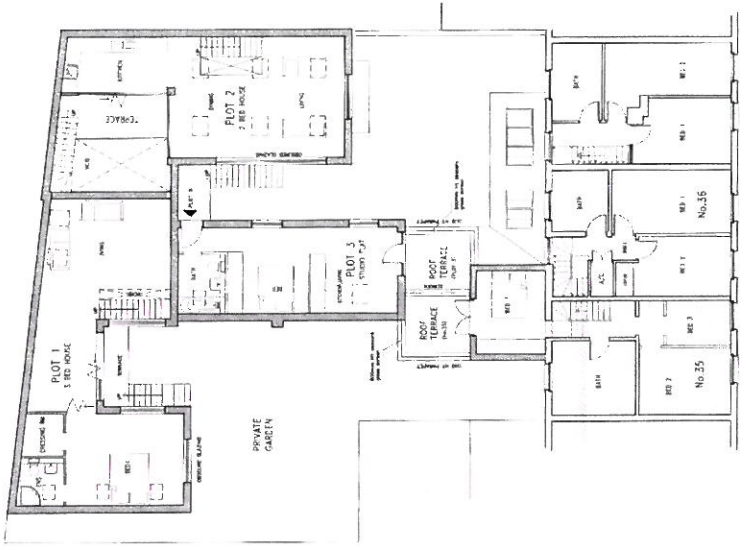


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37 City Road Cambridge CB1 1DP

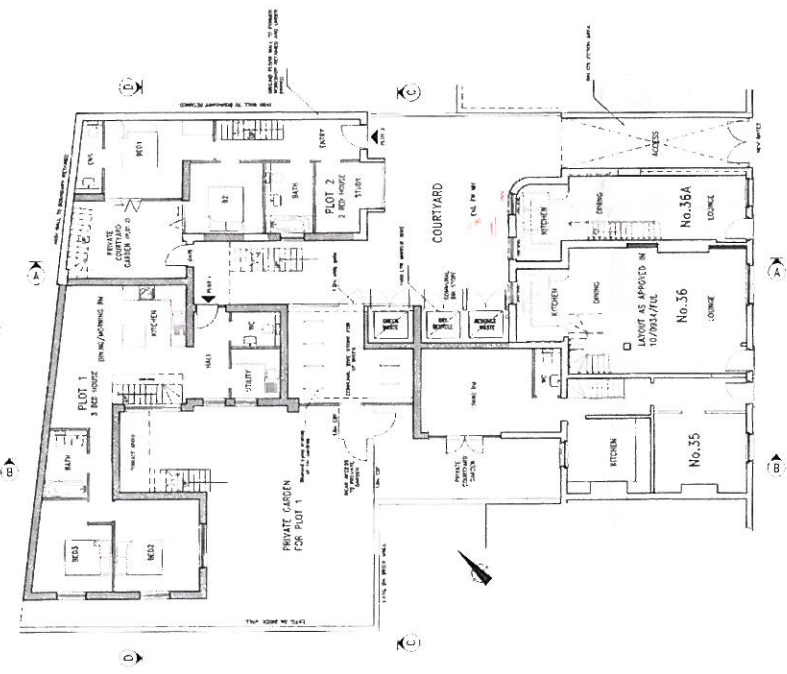
111578/FU



ROOF PLAN - 1:100



PROPOSED FIRST FLOOR - 1:100



PROPOSED GROUND FLOOR - 1:100

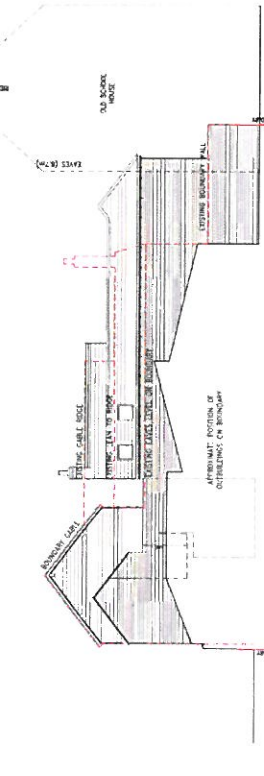
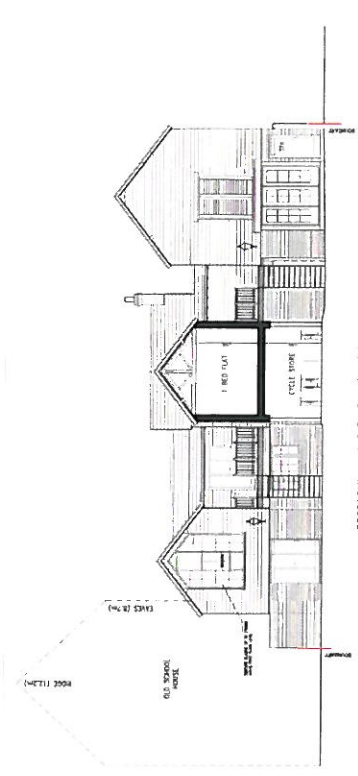
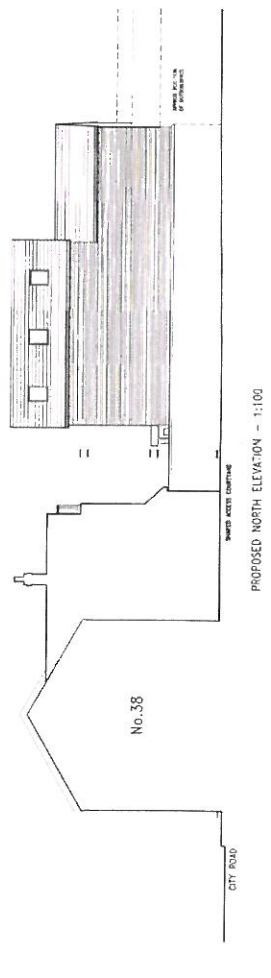
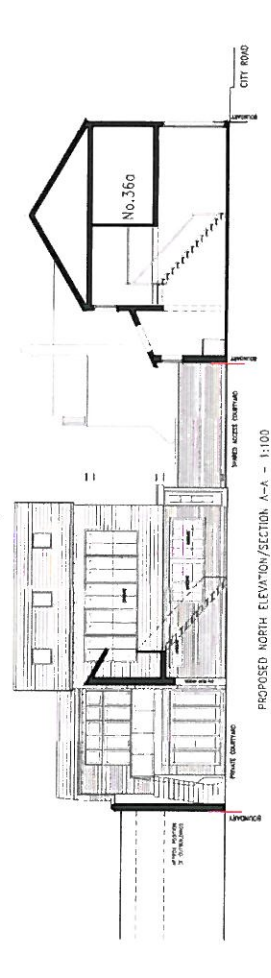
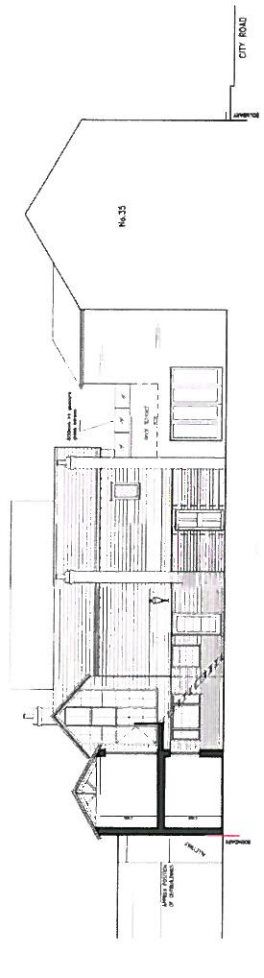
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 CHECKED BY: [unintelligible]

PROJECT: CONCEPTS OF REBUILDING OF BUILDINGS
 37 CH. ROAD, DAMPORE
 DELHI, INDIA
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]

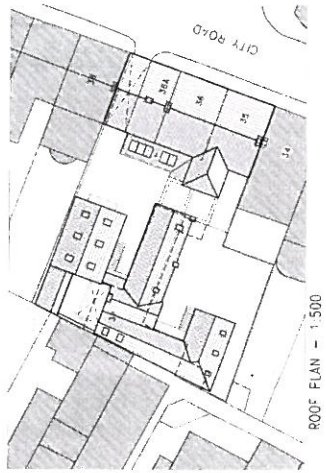
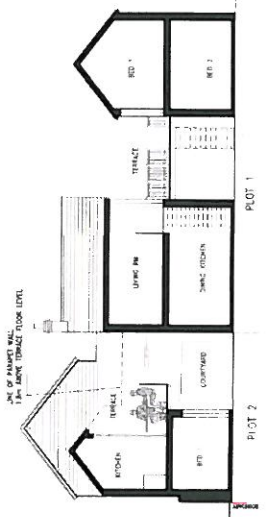
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DESIGN & ARCHITECTURE			
111578/FU			
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SCALE:	1:100, 1:50	CHECKED BY:	[unintelligible]
DPA			
DESIGN & ARCHITECTURE			
111578/FU			

REV B 17-02-12
 -Obscure glazing added to first floor SW
 gable of Plot 1
 -Obscure glass screen added to roof
 terrace of Plot 1

111578/PW



EXTERNAL MATERIALS:
 SILL: RECLAIMED, UNPAINTED, OAKEN TIMBER (FLOORING)
 TRIM: RECLAIMED, UNPAINTED, OAKEN TIMBER (FLOORING)
 ROOF: METAL SHEET & RECLAIMED TIMBER (FLOORING)
 BACKING: RAMMATED WOOL BATT INSULATION
 BRICK: BRICK
 EXTERIOR: BRICK
 EXTERIOR: BRICK
 EXTERIOR: BRICK



PROJECT		CONVERSION/REBUILDING OF BUILDINGS	
CLIENT		17 CITY ROAD, CHANNING	
DATE		08/11/11	
DRAWN BY		C	
CHECKED BY		C	
SCALE		1:100 @ A1	
DATE		NOV 11	
JOB NO		798	
JOB NO		325	
JOB NO		C	

REV 23/07/11
 1. Update drawings to reflect changes to the building.
 2. Update drawings to reflect changes to the building.
 3. Update drawings to reflect changes to the building.
 4. Update drawings to reflect changes to the building.
 5. Update drawings to reflect changes to the building.