

<b>Application Number</b>	12/0345/LBC	<b>Agenda Item</b>	
<b>Date Received</b>	16th March 2012	<b>Officer</b>	Miss Sophie Pain
<b>Target Date</b>	11th May 2012		
<b>Ward</b>	Market		
<b>Site</b>	33 Parkside Cambridge CB1 1JE		
<b>Proposal</b>	Installation of signage to the property, together with lighting to the lower front elevation and garden area.		
<b>Applicant</b>	Ms Gail Marchant Daisley 20 Cambridge Place Cambridge Cambridgeshire CB2 1NS UK		

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## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site is an end terrace building in a terrace of four. The building has a basement and three floors above ground. The property lies on the northern side of Parkside and overlooks Parkers Piece. The building is finished in grey gault brickwork under a slate roof. It is thought the building was constructed in the early 19<sup>th</sup> Century.
- 1.2 The site falls within the Kite area of the City of Cambridge Conservation Area No.1 (Central). It lies directly opposite Parkers Piece, which is within the Historic Core area of the City of Cambridge Conservation Area No.1 (Central). The building is listed Grade II. Surrounding buildings are in a variety of residential, commercial and public uses.

## **2.0 THE PROPOSAL**

- 2.1 The applicant seeks listed building consent for the installation of signage to the front elevation of the property, on the inner wall towards the car park and in the car park to the rear of the

property. Exterior lighting is also proposed through the installation of two floor fittings, which will be mounted in the small front garden area.

2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement

### 3.0 SITE HISTORY

Reference	Description	Outcome
12/0069/FUL	Installation of railings to dwarf wall at front of building.	PERM
12/0070/LBC	Repair and refurbishment of the existing building. Works include dampness and timber treatment, replacement of floor coverings - Grade II Listed Building.	PERM
C/66/0409	Erection of external staircase	PERM

### 4.0 PUBLICITY

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

### 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.

#### 5.2 East of England Plan 2008

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

### **5.3 Cambridge Local Plan 2006**

- 3/4 Responding to context
- 3/7 Creating successful places
- 3/15 Shopfronts and signage
- 4/10 Listed Buildings
- 4/11 Conservation Areas

### **5.4 Material Considerations**

#### **Central Government Guidance**

- Planning Policy Statement 5: Planning for the Historic Environment (2010)
- Circular 11/95 – The Use of Conditions in Planning Permissions

#### **City Wide Guidance**

- The Cambridge Shopfront Design Guide (1997)

#### **Area Guidelines**

- Kite Area Conservation Area Appraisal (1996)

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

- 6.1 No comment.

#### **Historic Environment Manager**

- 6.2 The application is supported.
- 6.3 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 No representations have been received but the applicant is Councillor Gail Marchant-Daisley who represents Petersfield Ward and is a member of Planning Committee.

## **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. Impact on the listed building
2. Impact on the Conservation Area

### **Impact on the listed building**

8.2 It is considered that the proposed scheme is modest and balances the need for clients to identify their business and the sensitive nature of the building on which the proposed signage is located. The proposed signage will be applied so that it is easily reversible and will not harm the fabric of the listed building.

8.3 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV6 and Cambridge Local Plan (2006) policy 4/10.

### **Impact on the Conservation Area**

8.4 The proposal has been designed to respond sensitively to the surrounding area. The proposed external lighting is modest and is acceptable providing that its levels and the duration of illumination are controlled by way of an appropriate condition.

8.5 In my opinion the proposal is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policy 4/11.

## **9.0 CONCLUSION**

9.1 It is considered that the proposed signage and lighting is acceptable and will not be harmful to either the listed building or the conservation area and is recommended for approval, subject to conditions.

## **10.0 RECOMMENDATION**

**APPROVE 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. The advertisement hereby approved shall only be illuminated whilst the premises upon which it is displayed are open for business.

Reason: In the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4 and 3/15)

### **Reasons for Approval**

1. This development has been approved, conditionally, 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: ENV6 and ENV7

Cambridge Local Plan (2006): 3/4,3/7,3/15,4/10,4/11

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.

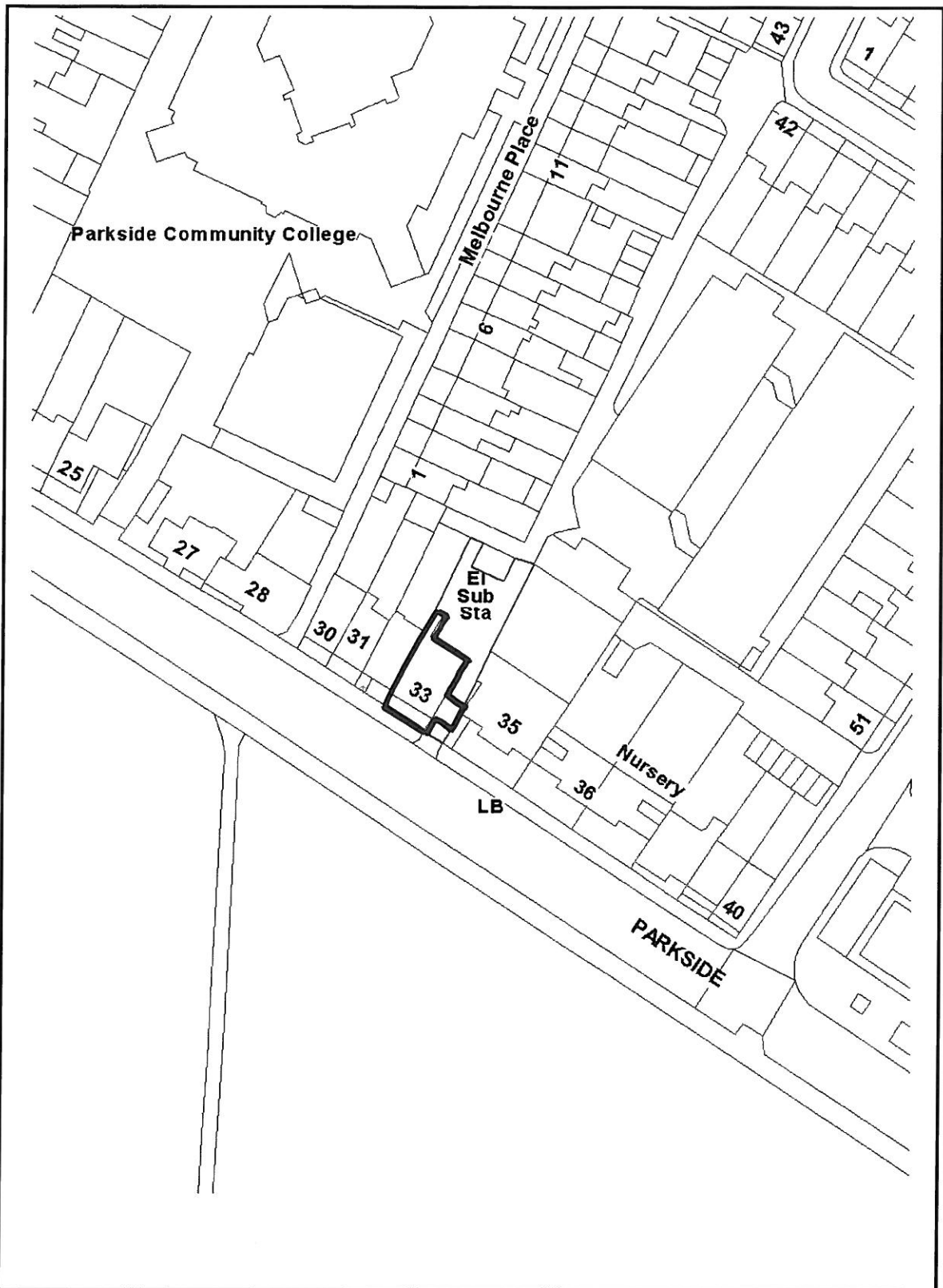
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre,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

## **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](http://www.cambridge.gov.uk/planningpublicaccess)  
or by visiting the Customer Service Centre at Mandela House.



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