
Application Number	12/0490/FUL	Agenda Item	
Date Received	23rd April 2012	Officer	Mr John Evans
Target Date	18th June 2012		
Ward	Petersfield		
Site	25 Cambridge Place Cambridge CB2 1NS		
Proposal	Change of use from offices (Class use B1) to form 3No. studios and 2No. 1Bed. flats with associated access arrangements and external alterations.		
Applicant	Mr Richard Mutty c/o The Coach House 13 Woodlands Road Great Shelford Cambridge CB22 5LW		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. Office uses falling within use class B1a are not protected within the Cambridge 2006 Local Plan. The principle of development is therefore acceptable and the building lends itself to residential conversion. 2. The use of the premises for residential purposes will not adversely harm the amenities of neighbouring properties. 3. The scheme provides adequate refuse and bicycle parking provision.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site relates to a 2 storey terraced office building situated on the north west side of Cambridge Place. The premises consist of a garage on the ground floor and office space on the first and second floors.
- 1.2 The site does not have any external curtilage area.
- 1.3 The site falls within the Central Conservation Area. There are double yellow line car parking restrictions along Cambridge Place.

2.0 THE PROPOSAL

- 2.1 This application seeks consent for the change of use of the existing offices (use class B1) to form three studio apartments and two 1 bedroom flats.
- 2.2 There are minor changes to the ground, first and second floor fenestration and 2 velux windows will be inserted into the front roof slope.
- 2.3 Refuse and bicycle storage is provided within a communal ground floor store area.
- 2.4 The application is accompanied by the following supporting information:
 1. Design and Access Statement

3.0 SITE HISTORY

No history.

A similar proposal is currently under determination at Rydale house, 40 Cambridge Place, 12/0260/FUL.

Reference	Description	Outcome
12/0260/FUL	Conversion of existing buildings to form 4no 1 bedroom flats, along with cycle and refuse store, first floor dormer side	Currently under consideration

extension and part demolition of rear.

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	ENV6 ENV7
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8
Cambridge Local Plan 2006	3/4 3/7 4/11 4/13 5/1 5/2 8/2 8/6 10/1

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Transport)

6.1 No objections.

Head of Environmental Services

6.2 No objections. Further clarification of refuse storage required.

Historic Environment Manager

6.3 Application supported. Very little change to the external appearance of the building.

Sustrans

6.4 Insufficient space for bins and bikes.

Cambridgeshire County Council Education

6.5 Contributions to life long learning and waste triggered.

Cambridge City Council Access Officer

6.6 Given the type and scale of development the proposal probably meets the minimum Part M regulations of provision for a disabled visitor.

6.7 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 The owners/occupiers of the following addresses have made representations: 14,15, (owner of 116 Cambridge Place), 26, 26A, 37, 47 Cambridge Place,

7.2 The representations can be summarised as follows:

Objections in Principle

- The proposal will alter the mix of uses in Cambridge Place.
- Cambridge Place is a quiet street unsuited to student rentals.
- There are other proposals for residential accommodation at Rydale House. The current balance should not be disrupted yet again.
- This is against the City Council's wish for more city centre family units.
- Loss of employment space.
- The proposal will negatively impact on the value of number 26 Cambridge Place.
- The street will become occupied by single, young people, with all the attendant issues that accompany that.
- Future residents of this type of accommodation are likely to add to problems of vandalism, rough sleeping, drunkenness and drug/sale.

Design comments

- Little thought has gone into the internal storage space within the units.
- No realistic provision for the elderly or disabled.
- The ground floor studio will be too dark to live in without artificial light.

Amenity Objections

- The proposed use will cause disturbance to the occupant of number 26 Cambridge Place, a home based business consultant.
- The building works will disrupt the home working of number 26 and also the street.
- The works will result in heavy vehicles using the access, which may cause damage to the street and to the structure of number 26.

Refuse issues

- There is no space for bins on the street.
- The internal waste facility is inadequate.
- Who is going to monitor the placing and recovery of the bins within the premises?

Car parking

- No car parking is provided.
- There is no evidence that people will not own cars.

7.3 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 development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Disabled access
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

- 8.2 Office use falls within use class B1a of the Use Classes Order 1987. Local Plan policy 7/3 seeks to protect industrial (B2 and B1c) and storage uses, but offices are not included within the scope of the policy. There is no in principle policy objection to the proposed change of use.
- 8.3 The conversion of large properties is permitted by Local Plan policy 5/2 except where; the likely impact upon on-street car parking would be unacceptable; the living accommodation would be unsatisfactory; the proposal would fail to provide for satisfactory refuse storage or cycle provision or the location of the property or the nature of nearby land uses would not offer a satisfactory level of residential amenity. An analysis of these issues is provided in the relevant subsections below.
- 8.4 In my opinion, while I recognise that the proposal will represent a change in the character of what is currently a mixed of residential and office uses, the broad principle of the development is acceptable and in accordance with policy 5/2. The Local Plan does not promote large dwelling sizes over smaller units for this size of development. The proposal is however subject to the consideration of matters of detail.

Context of site, design and external spaces

- 8.5 The key design issue is the impact of the external alterations on the character and appearance of the street scene.
- 8.6 The development will require only minor alterations of the fenestration of the property. Solid infill panels will be added to the ground floor, with minor alterations to the mullions of the first and second floors. I do not consider any harm to result on the character of the street scene. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 5/2.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 Concerns have been raised regarding the type of accommodation giving rise to increased noise, disturbance and

anti social behaviour. While the proposed use may give rise to an increase in general comings and goings as compared with the existing office use, this is unlikely to create significant disturbance for the adjoining numbers 24 (in office use) or number 26.

- 8.8 I do not consider the future occupants of this type of accommodation any more likely to be a source of anti social behaviour, as compared with any other premises. Anti social behaviour could in any case be tackled by other legislation.
- 8.9 Temporary noise and disturbance created during the conversion work can be eased through the imposition appropriate planning conditions and promotion of the considerate contractors scheme.
- 8.10 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

- 8.11 Local Plan policy 5/2 states that conversions of non-residential buildings will be permitted except where the living accommodation provided will be unsatisfactory. I recognise that the proposed dwellings are relatively small in size, but I feel that they provide a satisfactory level of amenity for future occupiers.
- 8.12 Studio 1 is generous in footprint for accommodation of this type and provides a useable living space. Sunpipes will also be provided for additional light above the kitchen.
- 8.13 Studios 2 and 3 are limited in overall size, but benefit from full height south east first floor windows. Given the quiet nature of Cambridge Place which is a cul de sac, this type and size of accommodation will no doubt be the preference of many prospective occupiers. The second floor flats 1 and 2 are appropriate in size and gain further light in the roof space from the 2 new velux roof lights.
- 8.14 In my opinion the proposal provides 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 and 5/2.

Refuse Arrangements

- 8.15 Following concerns regarding the provision for refuse storage, the applicant has demonstrated a communal arrangement of bins, which would function effectively for further occupants. A management company would be responsible for presenting and returning the bins on collection day. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.16 The proposed development does not provide any car parking provision. Given the sustainable central location of the site, close to transport links and services, and given the overall type of accommodation proposed, a car free development is acceptable. There would be no increase in competition for on-street car parking because of the double yellow line parking restrictions. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Disabled access

- 8.17 The conversion has been designed to be compliant with Part M of the Building Regulations. WC accommodation is suitable for disabled users. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/7.

Third Party Representations

- 8.18 The issues raised in the representations received have been discussed in the above report.

Planning Obligation Strategy

Planning Obligations

- 8.19 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 Affordable Housing Supplementary Planning Document 2008 provides guidance in terms of the provision of affordable housing and the Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art. 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

8.20 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.

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

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

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

Community Development

8.21 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	5	6280
Total			6280

8.22 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

8.23 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		
Flat	150	5	750
Total			750

8.24 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.

Education

8.25 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an annex to the Planning Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	5	800
2+- beds	2		160		
Total					800

8.26 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 Management

A contribution is sought from all dwellings towards up grading existing/providing new Household Recycling Centres to mitigate the impact of new development on these facilities. This development lies within the catchment site for Milton. Contributions are sought on the basis of £190 per house for four new sites giving increased capacity as permanent replacements for the existing temporary site at Milton. A total contribution of £950 is necessary.

8.27 Subject to the completion of a S106 planning obligation to secure the requirements of the RECAP Waste Management Design Guide SPD 2012, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policy 10/1 and the RECAP Waste Management Design Guide SPD 2012.

Monitoring

8.28 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

8.29 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 The proposed conversion of the office premises is acceptable in principle and will not detract from the character and appearance of the street scene or the amenities of neighbours. Adequate refuse and bicycle parking space is provided. APPROVAL is recommended.

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. 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)

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

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: ENV6, ENV7

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

Cambridge Local Plan (2006): 3/4, 3/7, 4/11, 4/13, 5/1, 5/2, 8/2, 8/6, 10/1

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.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

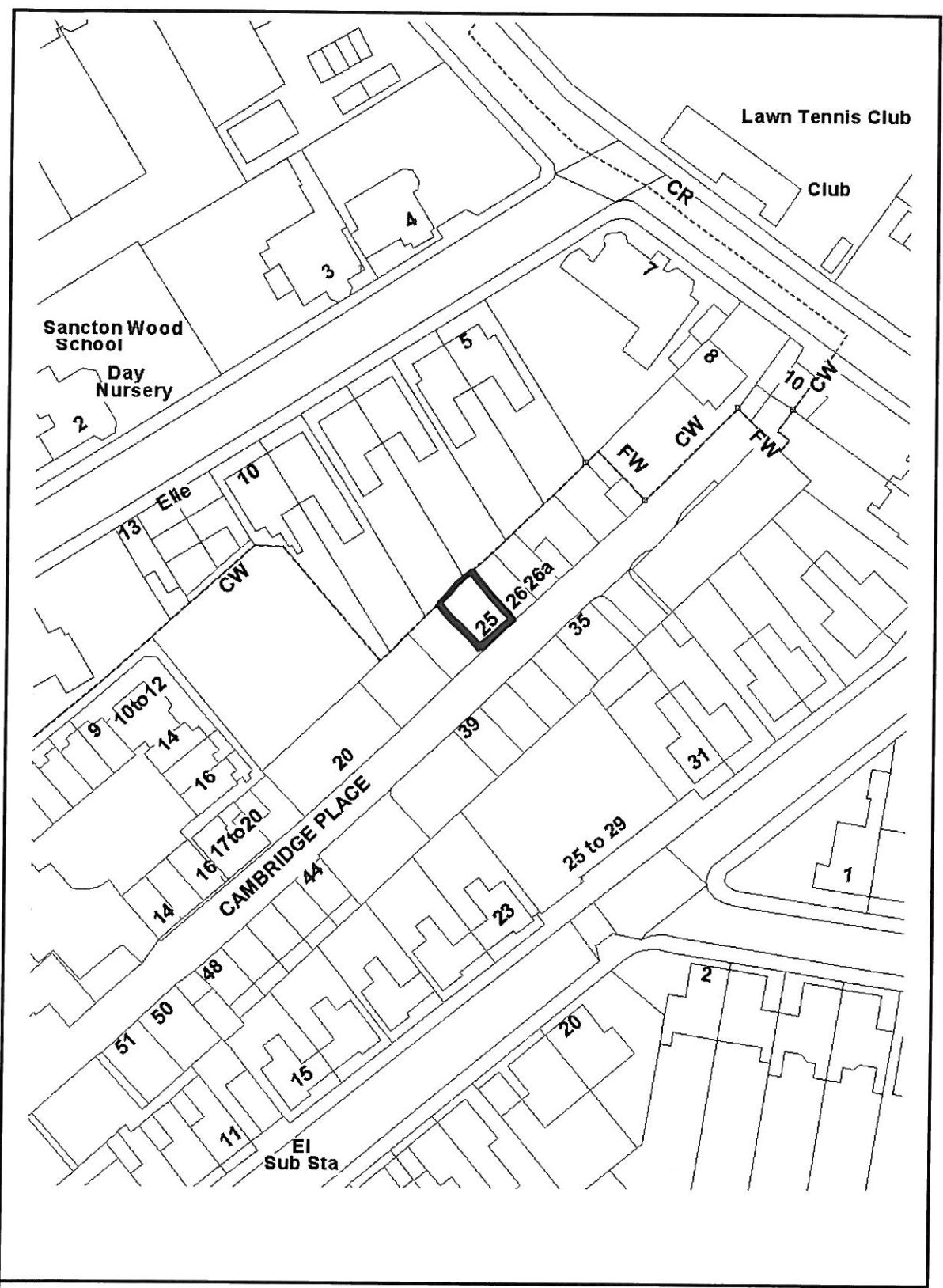
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

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.

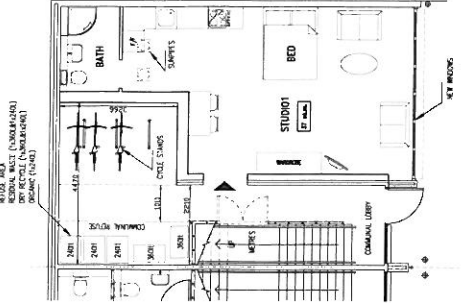
These papers may be inspected on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

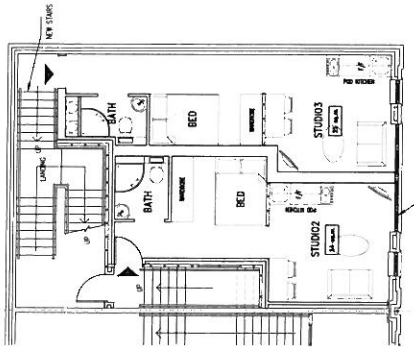
or by visiting the Customer Service Centre at Mandela House.



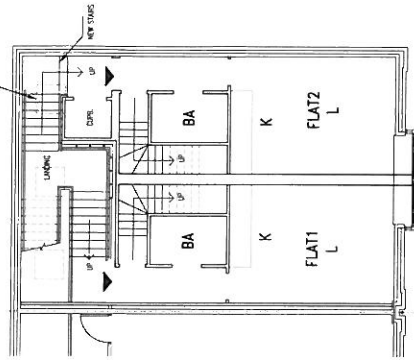
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25 Cambridge Place Cambridge CB2 1NS



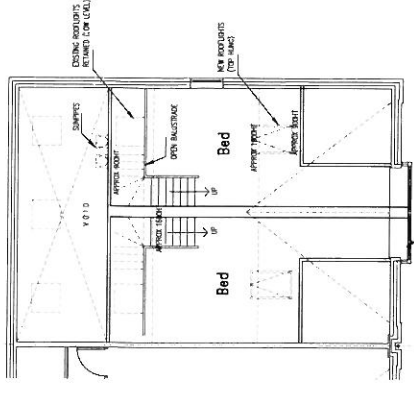
Proposed ground floor



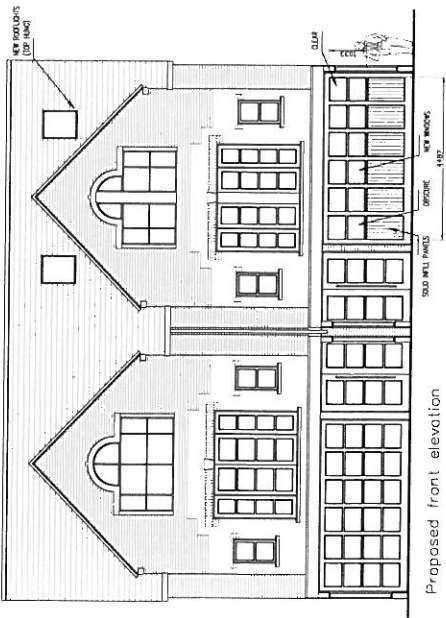
Proposed first floor



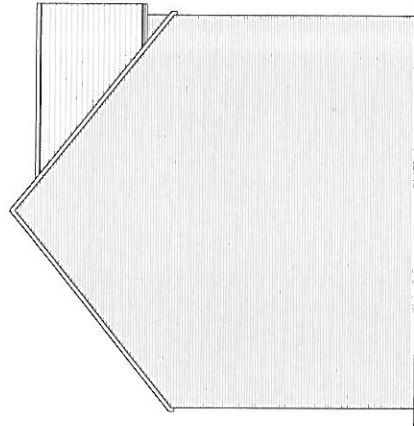
Proposed second floor



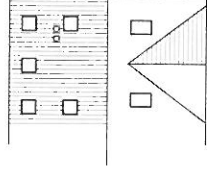
Proposed third floor



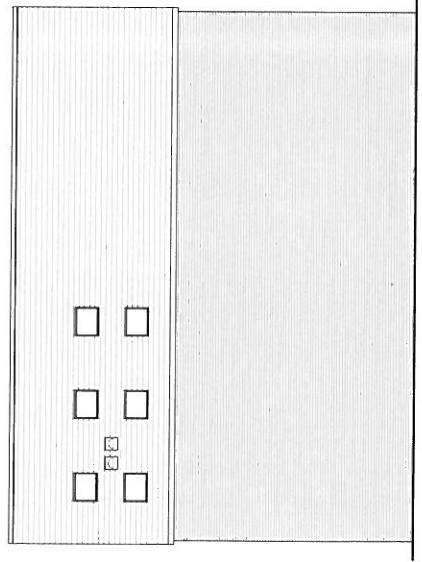
Proposed front elevation



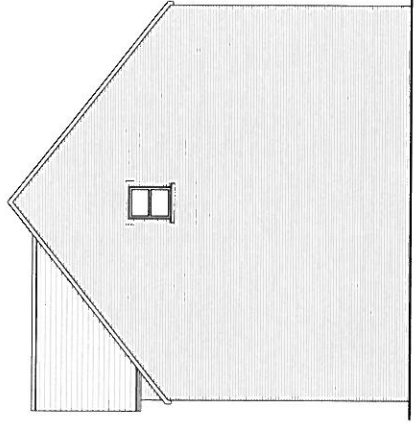
Proposed side elevation



Proposed roof plan



Proposed rear elevation



Proposed side elevation

REV A 22.05.19
 Rev A includes amended Studio 2, 3 & 3 layout revised. Window fenestration date) to Studio 1 and sunpips added

CLIENT
 Mutty Property Investments

PROJECT
 Conversion to residential of No.25 Cambridge Place Cambridge

TITLE
 PROPOSED Plans & elevations

DRAWING STATUS
 PLANNING

DRAWN LC CHECKED CS

SCALE 1:100 @ A2

DATE May '12

THE GALLERY
 88 GILE ST
 CAMBRIDGE
 CB1 1PL

DPA
 ARCHITECTS LTD

15 BRISTOL SQUARE
 CAMBRIDGE CB2 3RQ
 TEL: 01223 300000
 FAX: 01223 300001
 WWW.DPA-ARCHITECTS.CO.UK

JOB NO	DRAWING NUMBER	REV
293	PL(21)02	A