

Application Number	13/0256/CAC	Agenda Item	
Date Received	22nd February 2013	Officer	Miss Catherine Linford
Target Date	19th April 2013		
Ward	Market		
Site	3 Portugal Place Cambridge CB5 8AF		
Proposal	Demolish an existing 2.2m high brick wall located to the front of the boundary. This wall is in poor condition and not an original structure.		
Applicant	Mr Andrew Pettican 3 Portugal Place Cambridge CB5 8AF		

SUMMARY	The development accords with the Development Plan for the following reason: 1. The loss of the boundary wall will not have a detrimental impact on the character or appearance of the Conservation Area;
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is a strip of land between 3 and 4 Portugal Place, on the southeastern side of Portugal Place. The surrounding area is mixed use, but the adjacent uses are residential. There is a commercial building at 5-7 Portugal Place. Portugal Place is a pedestrianised street with two and three-storey terraced houses (some with basements). St Clements Church is opposite the site.
- 1.2 The site is currently a single storey extension to no. 3 Portugal Place, with a brick wall, which faces Portugal Place between nos. 3 and 4.

1.3 The site is within City of Cambridge Conservation Area 1 (Central). 1-7 Portugal Place are all Buildings of Local Interest, and St Clement's Church is a grade II* Listed Building.

2.0 THE PROPOSAL

2.1 Conservation Area Consent is sought to demolish the brick wall between nos. 3 and 4 Portugal Place.

2.2 The application is accompanied by the following supporting information:

1 . Design and Access Statement

2.3 There is a separate application for planning permission for a four storey dwelling including basement and roof terrace, which is to be considered on this agenda.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0256/CAC	Demolish an existing 2.2m high brick wall located to the front of the boundary. This wall is in poor condition and not an original structure.	Pending

4.0 PUBLICITY

4.1 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
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/12 4/10 4/11 5/1 5/14 8/6 8/10 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
Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy
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)

	<u>Citywide:</u> Cycle Parking Guide for New Residential Developments
	<u>Area Guidelines:</u> Conservation Area Appraisal: Cambridge Historic Core

6.0 CONSULTATIONS

Urban Design and Conservation Team

- 6.2 No objection to the demolition of the wall.
- 6.3 The above response is a summary of the comments that have been received. Full details of the consultation response can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owner/occupier of the following address has made representations:
- 15 Haslemere Road, London (part owner of 1 and 2 Portugal Place)
- 7.2 The representation can be summarised as follows:
- Impact on the Conservation Area due to the materials
 - It should look the same as the houses on either side
- 7.3 The above representation is a summary of the comments that have been received. Full details of the representation 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 . Impact on the Conservation Area
- 2 . Third party representations

Impact on the Conservation Area

- 8.2 It is the Conservation Officer's view that the wall is not important to the character and appearance of the Conservation Area and its loss is supported as part of the redevelopment of the site. The redevelopment scheme is considered elsewhere in this agenda. I recommend a condition preventing the commencement of demolition until a contract for the redevelopment for the site in accordance with planning permission 13/0255/FUL or any other scheme approved by the Local Planning Authority, has been let (condition 2).

Third Party Representations

- 8.3 The issues raised in the representations received relate to the proposed new building, and are addressed in the report for the linked application for planning permission (13/0255/FUL).

9.0 CONCLUSION

- 9.1 The wall is not important to the character and appearance of the Conservation Area and therefore the application is recommended for approval.

10.0 RECOMMENDATION

APPROVE subject to the following conditions and reasons for approval:

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 demolition hereby permitted shall not be commenced until a contract for the redevelopment for the site in accordance with planning permission 13/0255/FUL has been let.

Reason: To avoid the creation of cleared sites detrimental to the character and appearance of the Conservation Area. (Cambridge Local Plan 2006 policies 3/4 and 4/11)

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:

Cambridge Local Plan (2006): 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.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

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 Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.