

EAST AREA COMMITTEE – 19 August 2010

Application Number	10/0396/FUL	Agenda Item	
Date Received	4th May 2010	Officer	Miss Catherine Linford
Target Date	29th June 2010		
Ward	Petersfield		
Site	17 Norfolk Street Cambridge Cambridgeshire CB1 2LD		
Proposal	Change of use, conversion and extension of 15-17 Norfolk Street to form 3no residential dwellings with associated parking.		
Applicant	Ms Nichola Garner Barn Acre 104 High Street Landbeach Cambridge CB25 9FT		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 15-17 Norfolk Street is a 2 ½ storey building situated on the southern side of Norfolk Street, within City of Cambridge Conservation Area 1 (Central). The building is currently A1 (retail) on the ground floor, with B1(a) (offices) above.

2.0 THE PROPOSAL

- 2.1 This application seeks planning permission to convert the building to residential use, to provide 3 two-bed flats (one on each floor, with the ground floor flat having a kitchen in the basement). To accommodate a flat in the roof, a dormer window is proposed to the rear of the building. Balconies and additional windows are proposed on the rear of the building, with additional windows proposed on the side elevation.
- 2.2 To the rear of the building, two off-street car parking spaces would be provided, along with a bicycle and bin store.

2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
C/67/0420	Extension to machine shop	A/C
C/67/0746	Extension to machine shop	A/C
C/85/0416	Alterations and extension to form 2 retails shops with offices and maisonette over	A/C
C/88/0398	Change of use from shop (Class A1) to insurance brokers, building society agency, and financial consultants (Class A2)	A/C
C/99/0632	Change of use from retail shop (Class A1) to estate agent (Class A2)	A/C

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

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable

development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

- 5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

Planning Policy Statement 3 (PPS3): Housing has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)

- 5.4 **Planning Policy Statement 5: Planning for the Historic Environment (2010):** sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.
- 5.5 **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.
- 5.6 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

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.

5.7 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

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

5.8 **Cambridge Local Plan 2006**

3/1 Sustainable development
3/4 Responding to context
3/7 Creating successful places
3/14 Extending buildings
4/11 Conservation Areas
4/13 Pollution and amenity
4/14 Air Quality Management Areas
5/1 Housing provision
5/2 Conversion of large properties
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

5.9 **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.

Planning Obligation Strategy: provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.

5.10 Material Considerations

Central Government Guidance

Letter from Secretary of State for Communities and Local Government dated 27 May 2010 that states that the coalition 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.

City Wide Guidance

Cambridge City Council (2004) – Planning Obligation Strategy: Sets out the Council's requirements in respect of issues such as public open space, transport, public art, community facility provision, affordable housing, public realm improvements and educational needs for new developments.

Cycle Parking Guide for New Residential Developments (2010) – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

Air Quality in Cambridge – Developers Guide (2008) -

Provides information on the way in which air quality and air pollution issues will be dealt with through the development control system in Cambridge City. It compliments the Sustainable Design and Construction Supplementary Planning Document.

Mill Road and St Matthews Conservation Area Appraisal (1999)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No objection. Informatives are recommended relating to Resident's Parking Permits, and disturbance of the public highway.

Head of Environmental Services

- 6.2 No objection. Conditions are recommended relating to waste, noise, construction hours, and exclusion of the basement kitchen as sleeping accommodation.

Historic Environment Manager

- 6.3 No objection, subject to conditions. However, concern has been raised about the style of the dormer window,
- 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 The owners/occupiers of the following addresses have made representations:
- 5-7 Norfolk Street
 - 11 Norfolk Street
 - 17 Norfolk Street
 - Petersfield Area Community Trust (PACT)

7.2 The representations can be summarised as follows:
The property should remain as commercial
Overlooking of the play area of St Matthews School

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. Car and cycle parking
6. Third party representations
7. Planning Obligation Strategy

Principle of Development

8.2 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 streets are residential with some commercial properties, and therefore in my opinion additional dwellings are acceptable here in principle.

8.3 Policy 5/2 of the Cambridge Local Plan, relating to the conversion of properties states that the conversion of single residential properties and the conversion of non-residential buildings into self contained dwellings will not be permitted except where:

- a) The residential property has a floorspace of less than 110 square metres;
- b) The likely impact upon on-street parking would be unacceptable;
- c) The living accommodation provided would be unsatisfactory;

- d) The proposal would fail to provide for satisfactory refuse bin storage or cycle parking; and
 - e) The location of the nearby land uses would not offer a satisfactory level of residential amenity.
- 8.4 Section a) of this policy is not relevant in this case as the building is not currently in residential use. The other relevant sections of this report will be discussed later on in the report.
- 8.5 The site does not lie within a Local or District Centre and therefore the A1 element of the premises is not protected in principle. Office uses are not protected in the Cambridge Local Plan (2006).
- 8.6 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces

- 8.7 The external changes to the building include a large dormer window to the rear of the property. The building currently has two small dormer windows (which are the same as those on the front of the building) and it is proposed that these are replaced with a larger box dormer. Conservation have concerns about the style and design of the proposed dormer. The Historic Environment Team is looking to improve the dormer windows on properties in Conservation Areas and feels that a traditional style rather than a box dormer should be used. They have argued that on this property it may be appropriate to have two dormer windows, with pitched roofs, which would be closer together than the existing, and these should have timber sliding sashes rather than PVC windows, which currently exist in the dormers. Generally, I would agree with the viewpoint that box dormers should be resisted, but in this case, it is my view that a well detailed box dormer could be acceptable here. This is because, when viewed from Caroline Place, the dormer window would be largely blocked by the chimney stacks, and therefore I have taken the view that it would not have a detrimental impact on the character or appearance of the Conservation Area, and that the refusal of the application on this point could not be justified.

- 8.8 The proposal includes a bin store at the rear of the property, adjacent to the car parking spaces. This store would be built of reclaimed Cambridge stock bricks with a slate roof. This store would not have any detrimental impact visually, and is therefore acceptable.
- 8.9 In order to provide external space for each of the flats, it is proposed that balconies are at the rear of the property. I have no concerns about the appearance of these balconies. To allow more light into the flats and provide access on to the balconies, an additional window and door are proposed at the rear on the first floor, and French doors/patio doors will replace a window on the second floor. Again, there are no concerns about the visual appearance of these changes, and it is my view that this will make this elevation appear more balanced. The impact on the residential amenity of neighbouring occupiers that these changes may have will be discussed later on in this report.
- 8.10 Minimal alterations will be made to the front of the property. The shopfront will remain in place but the windows and doors will be replaced with ones that are more traditional in style. The new windows are acceptable as they will still retain the impression of a shopfront. It is proposed that timber panels will replace the glazing in the existing entrance door, and this is acceptable as the fan light above is to be retained. The retention of the door to the side, for access to the upper floors, is welcomed as this is a traditional detail in properties of this age, which are shops with accommodation above. It is proposed that four new windows are added to the side elevation. These windows are acceptable to Conservation, provided that they are timber, sliding sashes with the same detailing as the existing windows, and are recessed to match the existing (conditions 10 and 11). The retention of the single stained glass window is welcomed as it is a visually pleasing detail, which breaks up this elevation.
- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 The external alterations to the rear of the building involve balconies and additional or altered windows, increasing the possibility of overlooking neighbouring properties. St Matthew's Primary School is situated to the rear of the property, and concern has been raised that these alterations would result in the overlooking of the school playground. The playground and astro-turf pitch for the school, are located on the opposite side of the school site, along Broad Street. There is, however, a small play area on Norfolk Street, on the opposite side of Caroline Place. This could be potentially overlooked from the side windows of the subject property but considering this play area can already be overlooked from the flats on Staffordshire Gardens and Ashley Court, I do not, on balance, consider this additional overlooking significant enough to warrant refusal of this application.
- 8.13 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

- 8.14 The property is bordered by two roads; Norfolk Street to the north, and Caroline Place (wrapping around the property) to the east and south; East Road lies relatively close to the site to the west. Environmental Health have explained that using the method given in PPG24, the site would be placed in NEC C, where planning permission should not normally be provided. However, Environmental Health are not recommending that the application is refused, and are instead recommending that a condition is added to any permission requesting a noise assessment and mitigation strategy (condition 4).
- 8.15 The site lies within the Air Quality Management Area, and air quality on East Road is of particular concern. However, Environmental Health have explained that modelling has shown that the distance from East Road means that the level of pollution here is equal to that of neighbouring residential streets. The small size of this development also means that its impact is negligible and therefore an air quality assessment is not required.

- 8.16 The ground floor flat includes living space in the basement, and this is shown on the submitted plans as a dining area and kitchen. The Environmental Health officer has explained that a basement is not the ideal location for a kitchen as there will be minimal natural daylight and ventilation here. They have advised that the kitchen should be located at the front of the property, by the void, so that it can be naturally ventilated. However, due to the restricted size of this space even this may not be sufficient to provide adequate ventilation. Mechanical ventilation may therefore be required to achieve compliance with Building Regulations. The planning system cannot control the internal layout of buildings, and therefore I cannot insist that the kitchen is positioned in a certain area. However, I would recommend that a condition be added to the permission requesting details of any mechanical ventilation required (condition 6).
- 8.17 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) policy 3/7.

Refuse Arrangements

- 8.18 The bin storage shown on the submitted plans is not sufficient to meet the current requirements of three wheelie bins for each flat. However, there is adequate space on the site for a solution to be agreed, such as communal facilities with suitable management. This can be secured by a condition (condition 5).
- 8.19 In my opinion, subject to the imposition of a condition, the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.20 It is proposed that two car parking spaces are retained at the rear of the site. Appendix C of the Cambridge Local Plan (2006) explains that at a maximum, one space should be provided for each of these two-bed flats. The car parking provision here is clearly well below this, but considering the location of the site, close to the City Centre, local amenities, and public transport links, I consider it reasonable to accept a lesser number of car parking spaces. The Local Highway

Authority do not object to the application, but have recommended informatives relating to residents parking permits.

- 8.21 A cycle store is proposed within the building on the ground floor, accessed adjacent to the car parking spaces at the rear of the property. Nine cycle parking spaces are proposed. Appendix D of the Cambridge Local Plan (2006) states that at least 1 cycle parking spaces should be provided for each bedroom. Here, this would equate to 6 cycle parking spaces. As nine spaces are proposed, the cycle parking standard is more than met, and the provision is considered to be acceptable.
- 8.22 In my opinion the proposal is compliant with East of England Plan (2008) policies T9 and T14, and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.23 The issues raised in the representations received have been addressed under the headings above.

Planning Obligation Strategy

- 8.24 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. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 8.25 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.

8.26 The application proposes the conversion of a non-residential building into three new 2-bed flats. In conversions, the contributions for open space are based on the number of additional bedrooms created, each additional bedroom being assumed to contain one person. Contributions for children's play space are only required if they are in units with more than one bedroom. The totals required for the new units resulting from the proposed conversion are calculated as follows:

Outdoor sports facilities					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
0	6	6	6	238	1428

Indoor sports facilities					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
0	6	6	6	269	1614

Informal open space					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	£ per person	Total £
0	6	6	6	242	1452

Provision for children and teenagers					
Existing total bedrooms	New total bedrooms	Net additional bedrooms not in 1-bed units	Assumed net additional persons not in 1-bed units	£ per person	Total £
0	6	6	6	316	1896

8.27 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 and Cambridge Local Plan (2006) policies 3/8 and 10/1.

Community Development

8.28 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		
2-bed	1256	3	3768
3-bed	1882		
4-bed	1882		
Total			3768

8.29 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 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Waste

8.30 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	3	450
Total			450

8.31 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 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

9.0 RECOMMENDATION

FOR RECOMMENDATIONS OF APPROVAL

1. APPROVE subject to the satisfactory completion of the s106 agreement by 19 October 2010 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 of the Cambridge Local Plan (2006)

4. Part A

Prior to the commencement of refurbishment/ development works a noise report prepared in accordance with the provisions of PPG 24 "Planning and Noise", that considers the impact of noise on the Norfolk Street and rear façades upon the proposed development shall be submitted in writing for consideration by the local planning authority

Part B

Following the submission of a PPG 24 noise report and prior to the commencement of refurbishment/ development works, a noise insulation scheme having regard to acoustic ventilation, comply with the requirements of Approved Document F and summer cooling, detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise as a result of the proximity of the bedrooms/living rooms to the high ambient noise levels on the Norfolk Street and rear façades (dominated by traffic and vehicle noise), be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice". The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall not be altered without prior approval.

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

5. Prior to the commencement of 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 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 protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006, policies 3/4 and 4/13)

6. Prior to the commencement of development, details of any mechanical ventilation or other plant shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006, policies 3/4 and 4/13)

7. Brickwork is to match exactly the historic work nearby in terms of bond, mortar mix design, joint thickness, pointing technique, brick dimension, colour and texture.

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

8. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details

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

9. No boiler flues, soil pipes, waste pipes or air extract trunking, etc. shall be installed until the means of providing egress for all such items from the new or altered bathrooms, kitchens and plant rooms has been submitted to and approved in writing by the local planning authority. Flues, pipes and trunking, etc. shall be installed thereafter only in accordance with the approved details.

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

10. All joinery [window frames, etc.] is to be recessed at least 50/75mm back from the face of the wall/facade. The means of finishing of the reveal is to be submitted to and approved in writing by the Local Planning Authority.

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

11. No new, replacement or altered joinery is to be installed, nor existing historic joinery removed, until drawings at a scale of 1:20 of all such joinery (doors and surrounds, windows and frames) have been submitted to and approved in writing by the local planning authority. Joinery shall thereafter be installed only in accordance with the approved details.

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

12. No dormers shall be constructed until full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the local planning authority. Dormers shall thereafter be constructed only in accordance with the approved details.

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

13. The basement shall not be used as sleeping accommodation.

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

INFORMATIVE: Following implementation of any Permission issued by the Planning Authority in regard to this proposal neither the existing residents of the site, nor future residents, will qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway.

14. **Reasons for Approval**

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

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

Cambridge Local Plan (2006): 3/4, 3/8, 3/14, 4/11, 4/13, 5/1, 5/2, 5/14, 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.

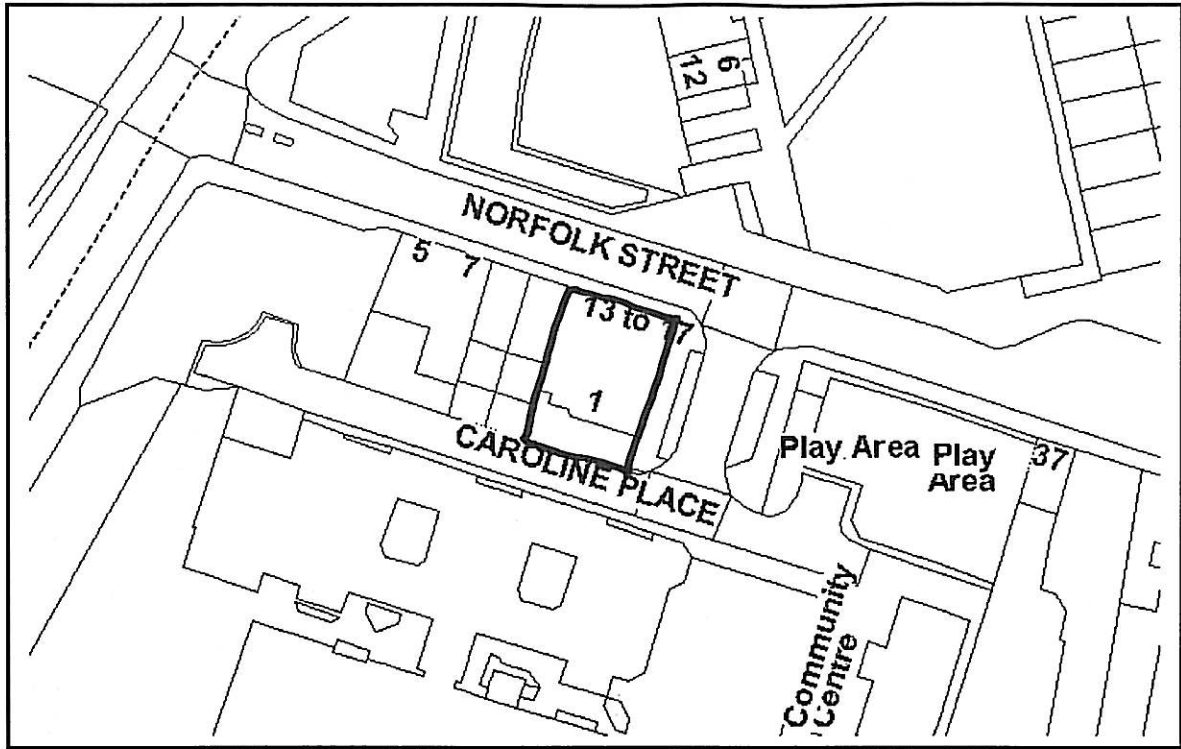
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2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

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 by contacting John Summers (Ext.7103) in the Planning Department.



17 Norfolk Street, Cambridge CB1 2LD