

Application Number	13/1238/FUL	Agenda Item	
Date Received	21st August 2013	Officer	Natalie Westgate
Target Date	16th October 2013		
Ward	East Chesterton		
Site	St Andrews Hall St Andrews Road Cambridge Cambridgeshire CB4 1DH		
Proposal	Single storey front extension with covered walkway and first floor rear extension of existing community hall		
Applicant	Rev. Nicholas Moir The Vicarage 10 Lynfield Lane Cambridge CB4 1DR		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The extensions would strengthen an existing community facility. 2. The proposal would preserve the character and appearance of the conservation area. 3. The proposal would not be harmful impact upon the character and appearance of the adjacent listed buildings. 4. The proposal is not likely to significantly impact upon neighbouring occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is a community hall which fronts onto St Andrews Road. To the north of the site is St Andrews church. To the north east of the site is the residential property the Old Manor House which is a Grade II listed building. Dwellings are

situated to the south west of the site. There are commercial units on the opposite side of St Andrews Road.

- 1.2 The site is situated within Flood Zone 2 and Chesterton and Ferry Lane Conservation Area. There are no tree preservation orders on the site and it is outside a controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for a single storey front extension with covered walkway and first floor rear extension. At present the building includes a large multi-use hall, meeting rooms and office space, with ancillary areas including a kitchen. A community café is presently run from the hall on Tuesdays and Fridays. The proposed extension to the hall would provide new flexible space for the café to operate for the main part of the day or for additional meeting or teaching space. The extensions would increase the floor area of the hall by 23%.

- 2.2 The proposed front extension would be a wing to the west of the front elevation projecting towards the road by 11m. This would contain the main new accommodation and include an external covered walkway, ramp and new main entrance. It would be rectilinear in shape, with a width of 6.m. The front wing would be 3.7m to the eaves and 7m to the ridge. The roof form would be hipped on all four sides. Bricks and tiles would be to match.

- 2.3 The proposed first floor rear extension would be a partial infill development of a roof void roofing area and is shown on the plans as providing additional office space. There would be a cantilevered balcony and stairwell extending out from this office. The proposed rear extension would have a height of 5m.

- 2.4 The application is brought before Committee at the request of Councillor Kerr for the following reason: due to the history of the application and its proximity to a listed building.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0743/FUL	Single storey front extension with covered walkway and first floor rear extension of existing	Withdrawn

C/02/1168 community hall A/C
 Erection of a two storey Parish
 Hall.

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, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/4 3/7 3/11 3/14 4/10 4/11 5/12 8/2 8/4 8/6

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
Material Considerations	<u>Area Guidelines:</u> Conservation Area Appraisal:

	Chesterton and Ferry Lane
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6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objection.

Urban Design and Conservation Team

6.2 No objection to the concept of an extension. Objects to the visual impact the front extension will have on the function of the design of the setting of the building and streetscene. The proposed internal layout is not well designed with users for the toilet being required to go through the main hall. The proposed use of similar materials is acceptable subject to detail through conditions. No objection to the rear extension.

Head of Environmental Services

6.3 No objections subject to conditions concerning collections and deliveries, odour extract and plant noise. A number of informatives are proposed.

Access Officer

6.4 There should be a hearing loop in the annexe. The door should be 900mm minimum width. The toilet doors should slide or open outwards. There should be a good colour contrast and signage for visually impaired users.

6.5 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 owner/occupier of The Old Manor House, St Andrews Road has made a representation:

7.2 The representation can be summarised as follows:

- The external staircase to the rear is against the raised boundary fence adjacent to the Old Manor house and should be shown on the 3-D drawing.

7.3 The Old Chesterton Residents' Association have made a representation:

7.4 The representation can be summarised as follows:

- Supports idea of more community uses on the site
- The design is harmonious to the building.

7.5 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. Context of site, conservation area, design and external spaces
2. Residential amenity
3. Third party representations

Context of site, conservation area, design and external spaces

8.2 The application site is highly visible in the streetscene of St Andrews Road. There is a varied character of buildings within the area. There are historic listed buildings including the Old Manor house to the north west of the site and St Andrews Church to the north of the site. To the south of the site are dwellings and commercial development of modern design.

8.3 The proposed front extension is situated to the western side of the building and has been redesigned to a reduced length following the withdrawal of application 13/0743/FUL. The proposed bulk of the building of the front extension projects out a further 2.5m than the wing on the eastern side of the front of the building and is screened by landscaping to the north east of the extension. I am of the opinion that the proposed design is in

keeping with the height, roofscape and design of the wing on the eastern side of the community hall and would not be harmful to the character or appearance of the conservation area. The proposed conditions recommended by the Conservation Officer are attached.

- 8.4 The Conservation Officer objects to the visual impact that the front extension would have on the setting of the building and streetscene. I acknowledge that the extension would be visible, but this is a community facility and a degree of presence within the street would not be unwarranted. I note also that the wing has been reduced in length from the previous application in terms of its projection out towards the road. Combined with its hipped roof form and matching materials, I am satisfied the development responds appropriately to its context within the Conservation Area.
- 8.5 The proposed front extension is situated away by approximately 11.7m from the front of the neighbouring property of the Old Manor house which is a Grade II listed building and set back from the community hall. The design of the community hall has an existing wing to the east of the front elevation and in my opinion an additional wing of similar height would not have harmful impact on the listed building. There is proposed landscaping adjacent to the front extension to this property which will help to screen the impact of the development from the setting of the listed building. The proposed rear extension does not extend further out than the existing building so will have little impact upon the setting of the listed building or the conservation area. There is a proposed balcony but this is not highly visible from outside the site and would not detract from the appearance of the building. I do not consider there to be a significantly harmful impact upon the listed building to warrant refusal of the application.
- 8.6 There are no objections from the Environmental Health Officer and I attach the proposed conditions and informatives recommended.
- 8.7 In my opinion, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14, 4/10 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 To the south west of the site lies the neighbouring property of No.95 St Andrews Road. There is a separation distance between the neighbouring property and the proposed front extension of 7.9m. There is a separation distance between the neighbouring property and the proposed first floor rear extension of 9.3m. There is a small ground floor window and two small high level windows proposed to be on the front elevation facing the side of this neighbour but given the separation distances and high fenced boundary treatment there will be no significant loss of privacy. The proposed rear extension includes a balcony and stairwell but given the separation distances and the high level fencing boundary treatment there will be no significant loss of privacy to warrant refusal of the application.
- 8.9 To the north east of the site lies the neighbouring property of the Old Manor house, St Andrews Road. The proposed single storey front extension is situated approximately 11.7m away from this neighbouring property, which is set back from the community hall. There is a separation distance between the neighbouring dwelling and the proposed rear extension of 7.6m. The sites abut one another at the point of the rear first floor extension. The rear extension includes an external staircase which tapers away from the common boundary and would be well screened by a boundary fence. The stairwell would not be higher than the boundary treatment, which is illustrated on the perspectives and elevations drawings. There would be limited overlooking possible.
- 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, 3/7 and 3/14.

Third Party Representations

8.11 See comments addressed above.

Conclusion

8.12 The proposed extensions would sit comfortably on the building and comply with policy 5/12 of the Cambridge Local Plan (2006), which supports proposals to extend existing community facilities. They would thus enable the hall to strengthen its role within the community and provide additional space on a constrained site. My view is that the front extension has been designed sympathetically and would not be overly prominent within the street scene. The character and appearance of the conservation area would be preserved.

9.0 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 development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. 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 avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

4. 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 avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

5. Large scale drawings of details of new / altered sills, lintels, jambs, transoms, mullions, thresholds, etc. to be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

6. All new render is to be approved by the Local Planning Authority by means of a sample panel to be prepared on site for inspection. It is likely that only traditional render mix designs will be acceptable. Rendered walls shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

7. Full details of all new timber structural members are to be submitted to and approved in writing by the Local Planning Authority. Timber structure shall thereafter be installed only in accordance with the approved details. No new, replacement or altered external 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, sills, etc.) 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 avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

8. Except with the prior written agreement of the local planning authority 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)

9. Except with the prior written agreement of the local planning authority, 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)

10. Before the development/use hereby permitted is commenced, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

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

11. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

12. **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).

13. **INFORMATIVE:** To satisfy standard condition C60 (Fume Filtration/Extraction), details should be provided in accordance with Annex B of the, Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, prepared by Netcen on behalf of Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at: <http://www.defra.gov.uk/environment/quality/noise/research/kitchenexhaust/documents/kitchenreport.pdf>

14. **INFORMATIVE:** To satisfy standard condition C62 (Noise Insulation), the noise level from all plant and equipment, vents etc (collectively) associated with this application should not raise the existing background level (L90) by more than 3 dB(A) (i.e. the rating level of the plant needs to match the existing background level). This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 Method for rating industrial noise affecting mixed residential and industrial areas or similar. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.