

Application Number	13/1742/FUL	Agenda Item	
Date Received	2nd December 2013	Officer	Mr John Evans
Target Date	27th January 2014		
Ward	Trumpington		
Site	14 Barrow Road Cambridge Cambridgeshire CB2 8AS		
Proposal	Demolition of existing dwelling and erection of new replacement dwelling.		
Applicant	Mr Nick Smith 48 Eaton Place Belgravia London SW1X 8AL		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none">1. There is no policy basis to resist the loss of the existing dwelling. Its demolition falls within the scope of 'permitted development'.2. The replacement dwelling reflects the size and scale of adjacent residential properties and is appropriate in this context.3. No significant adverse impact on the amenities of adjacent residential properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site relates to a detached residential property situated within a large rectangular garden plot, on the southern side of Barrow Road.
- 1.2 The existing building on the site has elements of the Arts and Crafts style. It has a rectangular footprint and projecting front garage. The front elevation has an asymmetrical fenestration,

across eaves dormers and part external chimney breasts, which are design features associated with the Arts and Crafts style.

- 1.3 The building is not Listed or a Building of Local Interest. The site is not within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 Permission is sought for the complete demolition of the existing dwelling and the erection of a replacement dwelling.
- 2.2 The proposed new house has elements of the Arts and Crafts style. It has a rectangular shaped footprint measuring approximately 18.5m in overall width and 13m in depth. The proposed house has three levels of accommodation and three projecting front gables. The new house would have a gabled roof with partly external chimneys on each side of the house and three rear dormer windows.
- 2.3 The materials of construction would be a tiled roof and rendered external walls.
- 2.4 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Biodiversity report.

3.0 SITE HISTORY

Reference	Description	Outcome
13/0270/FUL	Remove existing lean to and replace with a single storey side and rear extension. Additional windows to front elevation.	Approved

4.0 PUBLICITY

- | | | |
|-----|------------------------|-----|
| 4.1 | Advertisement: | No |
| | Adjoining Owners: | Yes |
| | Site Notice Displayed: | No |

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 Plan 2006	Local	3/3 3/4 3/7 3/10 3/11 3/12 4/4 4/13 5/1 8/2 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
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) National Planning Practice Consultation

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in

the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies are of relevance:

Policy 55 – Responding to Context

Policy 56 – Creating successful places

Policy 57 – Designing new buildings

Policy 69 – Protection of sites of local nature conservation importance

Policy 71 – Trees

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The Highway Authority has no comment to make on this application.

Head of Refuse and Environment

- 6.2 No objections, subject to demolition and construction hours related conditions.

Urban Design and Conservation team

- 6.3 No policy objection to demolition. The replacement building is considered not to be consistent with Local Plan policy 3/4 c in terms of characteristic massing and design or with policy 3/12 a in terms of form or detailing.

English Heritage

- 6.4 The loss of the building would erode the character of the potential future Conservation Area.

Landscape

- 6.5 The Landscape Team has reviewed this application and we support this application.
- 6.6 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 Councillor Andy Blackhurst has commented on this application. I have set his comments below:

- *Committee should take a view on compliance with Local Plan policies 3/4 responding to context and 3/12 design of new buildings.*

- 7.2 The owners/occupiers of the following addresses have made representations:

1Barrow Road
2Barrow Road
3Barrow Road
4Barrow Road
6Barrow Road
8Barrow Road
9Barrow Road
10 Barrow Road
11 Barrow Road
12 Barrow Road
15 Barrow Road
16 Barrow Road
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31 Barrow Road
33 Barrow Road
35 Barrow Road
36 Barrow Road
37 Barrow Road
39 Barrow Road
40 Barrow Road
43 Barrow Road
45 Barrow Road
53 Barrow Road
1 Barrow Close
26 Netherhall Way
2 Chaucer Close
39 Gisbourne Road
12 Millington Road
1 Hines Close, Barton
9 Porson Road
29 Porson Road
17 Bentley Road
65 Warwick Square, London SW1V
Teanford House, Stoke on Trent

7.3 The representations can be summarised as follows:

Objections in principle

- Unnecessary increase in carbon footprint.
- The area is to be a new Conservation Area.
- The existing house is very attractive from the street.
- 14 Barrow Road requires modernisation but demolition is completely unnecessary.
- To destroy a house which can be modernised to suit a family seems excessive.
- The proposal fails to preserve or enhance the existing area.
- Barrow Road is a good example in Cambridge of twentieth century pre world war 2 planning for urban areas.
- The road as it exists is coherent and authentic.
- The demolition of an existing house would fundamentally change the character of the road.
- What is sought to be conserved is a past vision of urban living and one that is still successful today.
- Policy 3/10, subdivision of existing plots is relevant.

- It is horrifying to see what is happening to the lovely road by new-comers.
- The current state of disrepair of the existing building is decorative not structural.
- Precedent for demolition will the likely development of other plots to flats.
- Any development should be sympathetic to the surrounding aesthetics and history.
- It is a profit making proposal by a London property developer.
- The development is only viable because of a zero rate of VAT on new builds.
- If new large buildings are allowed, with garish designs, then the houses will become even more expensive and the preserve of the super wealthy.

Design Comments

- The design of the new house fails to demonstrate an honest conformity to the style, atmosphere and heritage of the road.
- The proposed new house is couched in the idiom of the Arts and Crafts and the choice of materials will be broadly compatible with its neighbours.
- This pastiche is a poor substitute for the original.
- Three storey houses are unacceptable.
- The plan of the building is too deep.
- The proposed elevations with their dominant symmetry are uncharacteristic.
- The garden elevation is clumsily composed.
- The existing building acts as a primary axial point of reference against which other houses either side are mirrored.

Amenity concerns

- The top floor will contain three dormers overlooking adjoining gardens.
- Disruption during construction.
- The applicants should pay for the surface of the road to be relaid.
- Damage to Cherry trees from construction traffic.

Twentieth Century Society

- Negative impact on a non designated heritage asset.

- The society objects to the application which will cause substantial harm to the proposed new Conservation Area in Barrow Road.

Cambridge Past, Present and Future

- Object.
- The building is of heritage interest by important bodies including the Twentieth Century Society and English Heritage.

7.4 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. Biodiversity
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 The provision of a replacement dwelling accords with Local Plan Policy 5/1, housing provision.

8.3 In my opinion, the existing building makes a neutral contribution to the character and appearance of the street scene. English Heritage and the Council's Conservation Team do not consider it worthy of inclusion on the national list of buildings as a Heritage Asset. There are no proposals to designate the existing house as a Building of Local Interest. The site is not within a Conservation Area, so its loss cannot be protected under planning legislation. The fact that there are aspirations for the street to be included within a Conservation Area in the future offers no policy protection for the existing dwelling.

Demolition of the existing house falls within the scope of 'permitted development'.

- 8.4 The applicant has not sought to argue that the existing building is in any way structurally unsound and requires demolition. There is no requirement for the applicant to demonstrate the case for demolition. In my opinion, the principle of the development is acceptable and in accordance with policy 5/1. There are no planning grounds on which to resist the principle of demolition.
- 8.5 Requests have been made for Barrow Road to be included within a new Conservation Area. This process is at a very early stage and would require production of a Conservation Area Appraisal and public consultation. July 2014 Environment and Scrutiny Committee would be the very earliest that a new Conservation Area could be created. The aspiration for Barrow Road to be included within a Conservation Area adds no weight in favour of retaining the existing building.

Context of site, design and external spaces

- 8.6 The key design issue is the detailed design and appearance of the new dwelling in its setting.
- 8.7 Local Plan policy 3/12 requires new buildings to have a positive impact on their setting in terms of location on the site, height, scale and form, materials, detailing and wider townscape and landscape impacts and available views. The footprint of the proposed new dwelling can be comfortably accommodated within the rectangular plot. The proposed new house has a deeper footprint as compared with the existing house, and is more square shaped in plan form at first floor level, but this does not result in any harm to the character and appearance of the suburban street scene or rear gardenscape.
- 8.8 The increased depth of the plan would be apparent, but only from oblique angles along the street scene and the flat roof element would not be perceptible from the street. In addition, although other existing properties along Barrow Road were constructed in the same era, they are not uniform in footprint, nor are they unaltered since their construction. A range of extensions, predominantly to the rear, result in a varied street scene and rear gardenscape.

- 8.9 While I note concerns from the Design and Conservation Team regarding the massing of the building, I do not consider the additional depth over and above the existing building, to have any harmful impact. The footprint of the building retains between 1.2m and 1.8m gap on the east and west boundaries. At first floor level the building is set in between 4m and 5m from the east and west boundaries which would mean the building would not appear unduly cramped or constrained within its plot. The proposed new building has a reduced width at first and roof level as compared with the existing dwelling, which increases the space between neighbouring properties.
- 8.10 To resist the design of the proposed new building on the basis of the depth of its footprint would not be justified. The character of Barrow Road is primarily derived from its wide grass verges planted with trees and regular siting of large detached dwelling houses, with characteristics of the Arts and Crafts style. The proposed dwelling would be very similar in height, width and footprint to the other properties and would therefore harmoniously integrate with the character of the street scene.
- 8.11 The proposed front elevation reflects the Arts and Crafts style of the existing street scene as required by Local Plan policy 3/12 part a. The proposed new building has a symmetrical front elevation with part exposed side chimneys, a projecting front gable and period window casements. This demonstrates that the design of the building has responded positively to the site context, as required by Local Plan policies 3/4 and 3/12.
- 8.12 I note criticism that the fenestration does not faithfully reflect the Arts and Crafts period. The Council's Conservation Officer is content that the windows to the front elevation are well proportioned, and while they have a vertical emphasis rather than horizontal, which is more typical of houses from this era, the proposed design will not, in my view, significantly detract from the overall character of the new dwelling from the street. It would not be reasonable to mandate that the replacement dwelling is a faithful reproduction of an Arts and Crafts building in every respect. Other dwellings along Barrow Road are not model examples of the Arts and Crafts style and many have design characteristics and later modifications which are not associated with that period. The proposed dwelling has

appropriate architectural references and its overall design would complement the character of the street.

- 8.13 The proposed new house contains three levels of accommodation, with the roofspace served by three rear dormer windows. The proposed dormers are subservient to the overall scale of the roof and will not detract from the overall composition and character of the new building. The proposed dormers are very similar in design to those at 16 Barrow Road to the east. Use of the roof space for residential accommodation is not unusual along Barrow Road and does not detract from the character of the street scene.
- 8.14 The proposed materials of construction reflect the architecture of the Arts and Crafts style and are appropriate in this context, in accordance with Local Plan policy 3/12. The proposed white render and use of plain tiles is acceptable.
- 8.15 In terms of external spaces the proposed front garden area includes low level planting, consistent with the character of the street and a new tree. The proposed low wall and gates are modest in size and will not detract from the character and appearance of the street scene. The existing houses along Barrow Road are framed by a variety of hedging and low level boundary treatment, and the proposal would not be out of character with that existing context. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.16 The footprint of the building is contained well within the plot and will not create any harmful visual impact or significant overshadowing for either 12 or 16 Barrow Road either side.
- 8.17 The footprint of the two storey element of the building projects only 2m beyond the rear building line of 16 Barrow Road and is sited over 6m from this neighbouring property. In my view, this relationship is acceptable and typical of other houses along the street.

- 8.18 I note concerns regarding the proposed rear dormer windows. The proposed dormers are set well within the roof plane and contain relatively small casements serving the bedrooms in the roofspace. In my view, the indirect views of neighbouring gardens is to be expected within a suburban layout and the result here will not be unduly harmful.
- 8.19 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 3/12.

Amenity for future occupiers of the site

- 8.20 The proposed new house provides a high-quality living environment, appropriate in this setting, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.21 Refuse arrangements are adequately accommodated within the large plot. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.22 The existing car parking provision is retained through the redevelopment which is acceptable.
- 8.23 Covered cycle parking is not detailed within the proposed plans. Clearly there is ample space for cycle parking within the proposed house and generous plot, which can be secured by condition. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Biodiversity

- 8.24 The applicant has carried out a bat survey on the existing house. There is some evidence of droppings from Brown Long Eared Bats. It is recommended that appropriate mitigation measures are carried out in accordance with an appropriate planning condition.

Third Party Representations

8.25 The issues raised have been addressed in the above report and are summarised below:

Issue	Officer response and report section
Noise and disturbance during construction	This can be mitigated through appropriate planning conditions.
The current state of disrepair of the existing building is decorative not structural.	There is no requirement for the applicant to demonstrate the case for demolition. See paragraph 8.4.
<p>It is a profit making proposal by a London property developer.</p> <p>The development is only viable because of a zero rate of VAT on new builds.</p> <p>If new large buildings are allowed, with garish designs, then the houses will become even more expensive and the preserve of the super wealthy.</p>	These are not material planning considerations.
The applicants should pay for the surface of the road to be re-laid.	The maintenance of the Barrow Road is a civil matter and is not a material planning consideration.
Damage to Cherry trees from construction traffic.	This can be ensured through the imposition of a suitable planning condition.
The existing building acts as a primary axial point of reference against which other houses either side are mirrored.	The existing building makes a neutral contribution to the character and appearance of the street scene. The proposed new house would integrate harmoniously with the existing street scene.
Precedent for demolition will the likely development of other	Any future proposed development would be

plots to flats.	assessed on its own individual merits.
Relevance of Local Plan policy 3/10	Local Plan policy 3/10 is not relevant because the application does not propose a subdivision of the existing plot.
Unnecessary increase in carbon footprint.	The sustainability of demolition versus retention of the existing building is not material to the determination of the application proposal. The principle of demolition cannot be resisted.

9.0 CONCLUSION

- 9.1 The proposed replacement dwelling, with its deeper overall footprint as compared with the existing house, would not detract from the character or appearance of the street scene, or the amenities of neighbours. I acknowledge there are a significant number of objections from local residents, CPPF and the 20th Century Society, and concerns from the Conservation and Design Team and English Heritage. These objections are seeking, in a large part, to require a refusal of planning permission on the basis that the building is likely to fall within a Conservation Area and that the merit and test for demolition in the first place should be higher. However, the existing building is neither Listed, Local Listed nor falls within a Conservation Area and there are no grounds on which to resist the principle of demolition. The demolition of the existing house does not require planning permission. The appearance, height and scale of the proposed new dwelling will be similar to the existing dwelling and there will be no harmful impact. **APPROVAL** is recommended.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and 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. Before starting any brick or stonework, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development. The develop

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. 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)

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: In the interests of neighbouring amenity, Cambridge Local Plan 2006 policy 4/13.

6. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: In the interests of neighbouring amenity, Cambridge Local Plan 2006 policy 4/13.

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

8. All new joinery [window frames] shall be recessed at least 75mm back from the face of the wall. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

9. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

10. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

11. The biodiversity mitigation measures set out within the submitted Ecology Report shall be carried out prior to demolition and maintained during the development of the site. Prior to the occupation of the dwelling, biodiversity enhancement measures (bat boxes and brick swift nests) shall be incorporated into the proposed new dwelling and shall be retained as such.

Reason: In order that adequate provision is made to maintain and enhance biodiversity (Cambridge Local Plan 2006 policy 3/12).