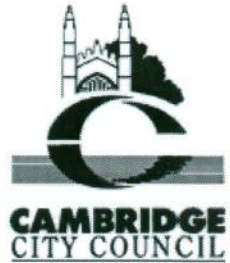


# CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

## REFUSAL OF PLANNING PERMISSION



Ref:13/0466/FUL

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Morris And Partners  
51 Newnham Road  
Cambridge  
CB3 9EY

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The Council hereby refuse permission for

**Residential development (7 two bedroom flats), access, car parking, cycle store, refuse store and landscaping following demolition of an existing house and garage.**

at

**33 Queen Ediths Way Cambridge Cambridgeshire CB1 8PJ**

in accordance with your application received 2nd April 2013 and the plans, drawings and documents which form part of the application, for the following reasons:

1. The proposed development would by virtue of its poor quality design and close proximity to the eastern and southern boundaries of the site result in a form of development that is bland and without contextual merit on this prominent corner plot location. The eastern elevation is poorly articulated and in combination with its scale and contrived roof form would have a detrimental impact on the residential amenity of the adjoining occupier. The proposed building is also reliant on existing offsite landscaping to mitigate its design and dominance from Queen Ediths Way. As a result, the proposed development would be contrary to policies 3/4 and 3/12, which require development to respond positively to the local character of the area and have a positive impact on the setting of the site in terms of scale, form and detailing.
2. The proposed development does not make appropriate provision for public open space, community development facilities, life-long learning facilities, transport mitigation measures and waste facilities, in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, 8/3 and 10/1 Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010 the Open Space Standards Guidance for Interpretation and Implementation 2010, the Southern Corridor Area Transport Plan 2002.

This decision notice relates to the following drawings: **XC.139.17, XC.139.18 REV A, XC.139.19 REV A and XC.139.20 REV A.**

A copy of the refused plans are kept in the planning application file.

For further information please go to [www.cambridge.gov.uk/planning](http://www.cambridge.gov.uk/planning).

Dated: 18 July 2013



Head of Planning Services



SEE NOTES ATTACHED

## **PLANNING PERMISSION**

### **1. Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development' or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder planning application that was valid on or after 6<sup>th</sup> April 2009, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or from [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)

The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### **2. Purchase Notices**

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

## **LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT**

### **3. Notification of Demolition**

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

### **4. Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

### **5. Purchase Notice**

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

### **6. Compensation**

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

## **CONSENT TO DISPLAY AN ADVERTISEMENT**

### **7. Appeals to the Secretary of State**

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

