

Application Number	14/0770/FUL	Agenda Item	
Date Received	15th May 2014	Officer	Mr Tony Collins
Target Date	10th July 2014		
Ward	Romsey		
Site	191 Mill Road Cambridge CB1 3AN		
Proposal	Material alterations to consent 12/0966/FUL - Reduced height of the ground floor undercroft. - Re cladding of concrete pillar. - Revised proportions of the shop front feature. - Removal of fan light above side doorway to the rear wing of 191 Mill Road. - Repositioned chimney and fenestration to the rear wing of 191 Mill Road.		
Applicant	Mr PGB Builders LTD/ GRN LTD United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1) There is no harm to the character of the approved scheme. 2) The character and appearance of the Conservation Area would not be adversely affected. 3) There is no impact on neighbouring amenity.
RECOMMENDATION	APPROVAL/REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the northern side of Mill Road at the junction with Thoday Street.
- 1.2 To the east of the site, is a 2 storey flat roof building containing flats 4 A, B and C Thoday Street, which is accessed by a concrete driveway to the north of the site. To the south east are the upper floors of numbers 193 and 195 Mill Road.

- 1.3 The proposed new building approved under application 12/0966/FUL has been partially erected. An enforcement notice is to be served shortly for failure to constructed the building in accordance with the approved plans.
- 1.4 The site falls within the extended Central Conservation Area and is within Mill Road East District Centre.

2.0 THE PROPOSAL

- 2.1 Permission is sought for material alterations to the approved and implemented permission 12/0966/FUL.
- 2.2 The alterations comprise:
- Reduced height of the ground floor undercroft.
 - Recladding of the concrete pillar.
 - Revised proportions of the shop front feature.
 - Removal of fan light above side doorway to the rear wing of 191 Mill Road.
 - Repositioned chimney and fenestration to the rear wing of 191 Mill Road.
 - Reconfigured rear east elevation fenestration.
- 2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement

3.0 SITE HISTORY

Reference	Description	Outcome
12/0966/FUL	Erection of 6 studio units; and a retail unit (Class A1) to the rear of 191 Mill Road, and internal alterations at first floor level to convert a single one bed residential unit into 2 studio units (following demolition of existing rear outbuilding), together with associated infrastructure. Conservation Area Consent for the demolition of the existing building (193B Mill R	Approved

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
Cambridge Local Plan 2006	3/4 3/7 3/11 3/12 3/14 3/15 4/11

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)

	<u>Citywide:</u> Open Space and Recreation Strategy
	<u>Area Guidelines:</u> Conservation Area Appraisal: Mill Road Area

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No impact on highway safety.

Urban Design and Conservation team

- 6.2 Of revised details, the only things that are of concern are the position of the chimney stack and the proportions of the ground floor window on the west elevation.
- 6.3 In the amended plans for this application it shows the chimney stack to the left hand side of the rear projection of no. 191 Mill Road. Despite this being over a small window on the ground floor, it did seem to be an appropriate position. On the revised plan, the chimney stack has now been moved over so that it is partially above the door. This is an incongruous position for a working chimney stack and looks strange in terms of how traditional buildings work. If possible, the stack should be moved so that it does not line up with either the windows or door below.
- 6.4 The fenestration pattern for the ground floor window of the rear projection to 191 Mill Road is not of the correct proportions. The window should be replaced with either two as per the design on the first floor, or it should be of a slimmer design to achieve better proportions.
- 6.5 The chimney stack and fenestration pattern as shown in the amended plan 2490 P11B would be a better option, however the proposed plans will not be detrimental to the character or appearance of the conservation area.

Conclusion:

- 6.6 The proposals will not be detrimental to the character or appearance of the conservation area and therefore are supported as they conform to policy 4/11 of the Cambridge Local Plan 2006.

Streets and Open Spaces Landscape Team

- 6.7 Landscape have no comments to provide at this time.
- 6.8 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 No representations have been received.

8.0 ASSESSMENT

- 8.1 The key issues are:
1. Principle of development
 2. Context of site, design and external spaces
 3. Residential amenity

Principle of Development

- 8.2 The principle of development was agreed under 12/0966/FUL. The application has been implemented and S106 contributions paid.

Context of site, design and external spaces

- 8.3 The key design issue is the impact of the changes on the character and appearance of the Conservation Area.
- 8.4 The scheme as implemented departed from the approved plans in a number of ways, which incrementally significantly changed the character of the original scheme. The applicant has completely reconstructed the roof, amending the angle of the pitch and has rectified the design and position of the rooftop dormer windows.

- 8.5 The alterations contained within this application amount to minor changes, which in my view do not significantly affect the character and appearance of the Conservation Area. I note the Conservation Officers concerns regarding the position of the chimney and the design of the ground floor window to the rear wing. In my view, the amended chimney position still provides visual interest to the roofscape. Its position in relation to the lower level fenestration is not so harmful as to justify refusal.
- 8.6 I concur that the ground floor window is not ideal in its design and proportions. This notwithstanding, given the prevalence of UPVC used elsewhere in the vicinity of the site, I consider this amendment acceptable. It will not in isolation significantly alter the character of the approved scheme.
- 8.7 The brick clad central pillar will not harm the character of the building as approved.
- 8.8 In my opinion the minor changes contained within this application will not significantly detract from the character of the approved scheme or the wider Conservation Area, and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/12 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The proposed alterations will not affect neighbouring amenity.

9.0 CONCLUSION

- 9.1 The proposed alterations will not detract from the character and appearance of the approved scheme or Conservation Area. APPROVAL is recommended.

10.0 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.