

Application Number	15/0010/LBC	Agenda Item	
Date Received	6th January 2015	Officer	Mr Tony Collins
Target Date	3rd March 2015		
Ward	Castle		
Site	Garret Hostel Lane Cambridge CB2 1TJ		
Proposal	Listed building consent to install a bollard and rail fence on the narrow quay running alongside Garret Hostel Lane slipway and the approach to Garret Hostel Bridge.		
Applicant	Mr Dave Prinsep The Guildhall Cambridge CB2 3QJ		

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is the slipway and quay at the north-east corner of the bridge where Garret Hostel Lane crosses the river. It is wholly within City of Cambridge Conservation Area No.1 (Central). The bridge itself is listed Grade II. Nearby sections of Trinity College are listed Grade I, and nearby buildings at Trinity Hall to the south are listed Grade II. None of these are adjacent to the site, and the proposal would not have any impact on the setting of any listed buildings other than the bridge

2.0 THE PROPOSAL

2.1 The proposal is to erect a bollard-and-rail fence along the north edge and west end of the quay. The fence would extend 12m along the north side of the quay, and 1.5m across the west end. There would be two rails, the uppermost at 850mm above the quay surface.

3.0 SITE HISTORY: None

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2012
National Planning Practice Guidance 2014
Circular 11/95 – The Use of Conditions in Planning Permissions
(Annex A)

5.2 Cambridge Local Plan 2006

3/1 Sustainable development
3/4 Responding to context
4/10 Listed Buildings
4/11 Conservation Areas

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 Comments awaited. Any comments will be reported on the amendment sheet or orally at Committee.

Urban Design and Conservation team

6.2 Supported subject to conditions to control details and archaeological investigation

Cam Conservators

6.3 No objection

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 objecting:

25 Ashfield Road
56 Bateman Street
10 Cook Close
39 Kerridge Close
44 Lantree Crescent
320 Milton Road
17 Petworth Street
33 Priory Road
B3 Riverside Mill, Godmanchester
2 Beedon Drive, Bracknell
23 Somerville Road, Eton

7.2 The representations can be summarised as follows:

- Unnecessary
- Unlawful
- Tyranny
- Action resembles fascist Italy
- Hostile to business
- Will not stop punt operators
- Doesn't benefit locals
- Waste of council tax payers' money
- Ensuing Judicial Review will waste more money
- Blocks public access
- Health and safety risk
- Obstacle to disabled river users
- Ignores history and tradition
- Stated justification is not the true reason; therefore application fraudulent

7.3 Cambridge Past, Present and Future have submitted representations which do not object to the proposal.

7.4 The representation can be summarised as follows:

- Supported in principle, but should have conditions to control materials, add lockable gate, and improve paving.
- Railings should not be attached to the bridge

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

Context and design including impact on the conservation area

8.1 In my view the fence is of an appropriate design. I do not consider it would have any negative impact on the conservation area or the setting of the listed bridge. The conservation officer does not object.

8.2 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 4/11.

Third Party Representations

8.3 None of the objections relate to listed building or conservation issues.

9.0 RECOMMENDATION

GRANT CONSENT subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by section 51(4) of the Planning and Compulsory Purchase Act 2004).

2. Large scale drawings of iron/steel railings, railing finials, backstays, dog bars, horizontal crossmembers, gates, gateposts, gate piers, means of fixing into wall copings/ground/paving, attachments to buildings, junctions between panels of railings, etc. must be submitted to and approved in writing by the local planning authority before commencement of works.

Reason: To avoid harm to the special interest of the Listed Building (Cambridge Local Plan 2006, policy 4/10).

3. Prior to any excavation works taking place on the site, the need or not for an archaeological investigation to be undertaken is to be established via the County Archaeologist. In the event that investigation is required, development shall proceed only in accordance with a scheme of investigation agreed by the local planning authority.

Reason: To ensure protection of archaeological remains. (Cambridge Local Plan 2006 policy 4/9)