

Application Number	10/0813/CAC	Agenda Item	
Date Received	4th August 2010	Officer	Mr John Evans
Target Date	29th September 2010		
Ward	Petersfield		
Site	1A Mill Street Cambridge Cambridgeshire CB1 2HP		
Proposal	Demolition of existing building.		
Applicant	Mr. Julian Robarts C/o Januarys Consultant Surveyors F.A.O. Justin Bainton 7 Dukes Court 54-62 Newmarket Road Cambridge CB5 8DZ		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a rectangular shaped plot situated on the northern side of Mill Street.
- 1.2 The plot is currently occupied by Nadia's Bakery, a 2 storey red brick commercial premises. To the north of the site is the rear extension of numbers 5-7 Covent Garden. To the south of the site, across the street, is the flank gable end of the Six Bells Public House and its rear yard. To the east are the terraced residential properties of Mill Street. To the west are numbers 9 and 9a Covent Garden, which are 2 residential flats within the square shaped corner building, on the junction of Covent Garden and Mill Street.
- 1.3 The site falls within the Central Conservation Area. The site is within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application for Conservation Area Consent seeks consent for the demolition of the existing building, currently used as a bakery.

3.0 SITE HISTORY

Reference	Description	Outcome
10/0785/FUL	Erection of 5 studio apartments with associated infrastructure (following demolition of existing building).	Concurrent application

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 5: Planning for the Historic Environment (2010):** sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation

of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.

5.3 East of England Plan 2008
ENV6 – The historic environment

5.4 **Cambridge Local Plan 2006**

3/4 Responding to context
4/11 Conservation Areas

Material Considerations

The Mill Road and St Matthews Area Conservation Area Appraisal

6.0 CONSULTATIONS

Historic Environment Manager

6.1 Recommend approval subject to conditions. No objections to the loss of the existing building. The only aspect of this application that does cause a degree of concern is with regard to the roof and its relationship to the third storey. That it is stepped back is of positive value, in addition to the roof area between the first and second floors in that it matches in slope angle to that of the adjacent properties.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations: **2, 4 and 6 Mill Street.**

7.2 The representations can be summarised as follows:

Objections in principle

- **The existing has obvious links with the mill and granary barns that used to be on the streets in this area.**

Design concerns

- The proposed application represents an overdevelopment of an already dense area.

- Front facade would be out of keeping with the street.
- The height of the building is out of character.

Amenity objections

- The view from the proposed 3rd floor windows will look directly into 2 Mill Street.
- Balconies are unacceptable.
- The 3 storey building will loom and overshadow the properties opposite.
- The height of the building will reduce the amount of light into 3 Mill Street.
- 5 new households will be an overdevelopment.
- There is insufficient space within the development for bin storage.

Car parking

- The 5 new apartments means up to 10 more cars requiring residents parking spaces.
- Mill Street and surrounding streets cannot cope with any more traffic.

7.3 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 issue to be whether the building makes a positive contribution to the character and appearance of the Conservation Area.

8.2 The existing building is of no particular architectural or historic merit and in my view does not contribute positively to the character and appearance of the Conservation Area. I note however concerns raised that the existing bakery has links with the mill and granary barns which used to occupy the streets in the area. However, I do not feel that this is so important as to justify constraining redevelopment of the site.

- 8.3 The building itself is not structurally unsound, but it does not lend itself to conversion or adaptation for residential purposes. Its demolition is therefore acceptable.
- 8.4 Notwithstanding the above, the acceptability of this application would depend on a satisfactory scheme for redevelopment being agreed, under the concurrent planning application 10/0785/FUL. A replacement building needs to be agreed before approval of Conservation Area Consent, to avoid any potential gap in the street scene.

9.0 CONCLUSION

- 9.1 The existing building does not make a positive contribution to the character and appearance of the Conservation Area. Its demolition is therefore acceptable. **APPROVAL** is recommended.

10.0 RECOMMENDATION

APPROVE, subject to a satisfactory scheme for redevelopment being agreed, and 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.

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).

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England Plan 2008 : ENV6
Cambridge Local Plan (2006): 4/11

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.