

Application Number	16/1943/LBC	Agenda Item	
Date Received	4th November 2016	Officer	Charlotte Burton
Target Date	30th December 2016		
Ward	Market		
Site	48 New Square Cambridge Cambridgeshire CB1 1EZ		
Proposal	Listed building consent to convert the existing end terrace known as No.48 New Square, 3No. self-contained flats, the demolition of the existing garage and the erection of 1No. self-contained studio-flat and the removal of 4No. Parking bays accessed via Willow Walk and the erection of 1No. self-contained flat. All with associated landscaping and access arrangements.		
Applicant	Mr Simon Hawkey c/o Agent United Kingdom		

SUMMARY	The development accords with the Development Plan for the following reasons: The proposal would not harm the special interest of the Listed Building.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 No. 48 is a Grade II Listed dwelling on the north side of New Square. The site has a frontage onto New Square and Willow Walk at the rear. It is within the Kite Area of the Central Conservation Area.

1.2 No. 48 is double-fronted and forms the end of the terrace. Unlike the other houses in the terrace, No. 48 faces westwards towards its own plot, rather than towards the green space in the middle of New Square. The curtilage includes a single storey garage to the west accessed from New Square.

- 1.3 The frontage along Willow Walk includes 4 no. car parking bays which sit outside the garden boundary. There is a tall boundary wall enclosing the south and west sides of the parking bays, and a garage on the eastern side. Willow Walk is a terrace of Grade II listed houses on the northern side of a private access.
- 1.4 To the east of no. 48, is a row of two storey terraced houses along New Square with rear gardens backing onto Willow Walk. New Square is an open space enclosed on three sides by dwellings, all of which are Grade II listed. Immediately to the west, is a three storey Grade II Listed dwelling, No.49, which sits on the north western corner of a large curtilage.
- 1.5 There are mature trees within the garden which are protected by virtue of their location within the Conservation Area. The site lies within the controlled parking zone. There are no other relevant site constraints.
- 1.6 The current application follows a previous proposal for 6 no. units on the site that was refused by planning committee (15/1940/FUL and 15/1941/LBC). The applicant is currently appealing this decision. For information, the listed building consent application for the previous scheme was refused by planning committee on the following grounds:
 - The proposed two storey building on the Willow Walk frontage which includes modifications to the boundary wall on Willow Walk would harm the special interests of the listed building on site and its setting.

2.0 THE PROPOSAL

- 2.1 The proposal is for the provision of 5 no. self-contained flats comprised of:
 1. the conversion of No. 48 to form 3 no. self-contained flats, including internal and external works to the Listed Building;
 2. the erection of a single storey building to provide 1 no. self-contained flat fronting Willow Walk, following removal of the car parking bays;
 3. demolition of the existing garage and the erection of 1 no. self-contained studio-flat; and
 4. associated landscaping and access arrangements.

- 2.2 The conversion of the existing dwelling to flats is the only element of the proposal that requires listed building consent and this report therefore focusses solely on this aspect. The other elements of the scheme are considered in the accompanying planning report (16/1942/FUL). The works to the Listed Building comprise the insertion of 2 no. windows at basement level on the side (west) elevation and the insertion of a new door on the rear (north) elevation layouts.
- 2.3 During the course of the application, the positioning of the windows on the basement floor plan was corrected which necessitated the removal of an additional wall within the lounge/dining area.

3.0 SITE HISTORY

Reference	Description	Outcome
16/1942/FUL	Conversion of existing end terrace known as No.48 New Square, 3No. self-contained flats, the demolition of the existing garage and the erection of 1No. self-contained studio-flat and the removal of 4No. Parking bays accessed via Willow Walk and the erection of 1No. self-contained flat. All with associated landscaping and access arrangements.	Pending
15/1941/LBC	Listed building consent to convert existing end terrace known as No.48 New Square, 3No. self-contained flats, demolition of existing garage and erection of 1No. self-contained studio-flat and removal of 4No. parking bays accessed via Willow Walk and erection of 2No. self-contained flats. All with associated landscaping and access arrangements.	Refused. Appeal pending.
15/1940/FUL	Conversion of existing end terrace known as No.48 New Square, 3No. self-contained flats,	Refused. Appeal

	demolition of existing garage and erection of 1No. self-contained studio-flat and removal of 4No. parking bays accessed via Willow Walk and erection of 2No. self-contained flats. All with associated landscaping and access arrangements.	pending.
11/1297/LBC	Phased installation of secondary glazing to existing sash and casement windows of properties 1-48 New Square (excluding properties 26, 35, 43 and 44).	Approved
C/68/0404	Erection of 4 concrete garages	Approved
C/73/0781	Erection of 4 concrete garages (extension of period consent)	Permitted

3.1 In addition to the above, there is an extensive planning history relating to the site with the majority of applications relating to tree works, secondary glazing and boundary wall.

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, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	4/10

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
-----------------------------	---

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, there are no policies in the emerging Local Plan that should be taken into account.

6.0 Consultations

6.1 Urban Design and Conservation team

No objection.

It is understood that the porch is to be replaced as it is a modern addition. However there are no plans or drawings showing what it will look like. The design of the new porch should be dealt with by condition. The amendment to the internal layout of the basement is acceptable.

Recommended conditions:

- New joinery

- Sample panel
- Roofing details
- Metal work details
- Porch details

6.2 The above response 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 to the original plans and/or first set of amendments:

- 5 Willow Walk
- 6 Willow Walk
- 7 Willow Walk
- 9 Willow Walk
- 10 Willow Walk
- 11 Willow Walk
- 9 Auckland Road
- 1 Barton Close
- 33 Cow Lane, Fulbourn

7.2 The representations have been summarised in the report on the full planning application (16/1942/FUL). The comments relevant to the listed building consent application can be summarised as follows:

- Inconsistencies between the proposed floor and roof plans of the cycle store.

7.3 The second set of amended plans relate to the amendments to the western elevation of the Willow Walk building; correction of the positioning of the windows on the basement floor plan and removal of an internal wall; and clarification of the cycle parking arrangements. The public consultation on these amendments is currently ongoing and representations will be reported to the Planning Committee as an update to this report.

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 No. 48 is a Grade II Listed Building. The accompanying planning report (16/1942/FUL) considers the material planning issues raised in relation to this proposal. For this listed building consent application, the only issues that need to be considered relate to the alterations to the listed building itself.
- 8.2 The Conservation Team has advised that the internal and external works to convert the building are acceptable. The conversion has been designed in a way that preserves the historic fabric of the building. The majority of the proposed works are internal, and there are a limited number of original features, the majority of which would be retained or reinstated as part of the proposal.
- 8.3 During the course of the application, the discrepancy between the basement windows shown on the floor plans and elevations was corrected and the Conservation Team has commented that the removal of an additional internal basement wall is acceptable. The external appearance would be sympathetic to the character and fabric of the Listed Building. I have accepted the advice of the Conservation Team regarding conditions to control detailing.
- 8.4 The Conservation Team has recommended conditions relating to joinery and further details of internal alterations, and I accept their advice. They have also commented that details are needed of the proposed replacement porch, which is not shown on the drawings. I disagree with their recommendation that a replacement porch could be dealt with by way of planning condition and, in my opinion, this would need to be the subject of new planning and listed building consent applications.
- 8.5 The reason for refusal of the previous listed building consent application (15/1941/LBC) related to the impact of the proposed Willow Walk building on the boundary wall and the impact on the setting of the Listed Building. For the reasons set out in my report on the full application (16/1942/FUL), I consider the current proposal is appropriate to its sensitive location and has overcome this reason for refusal.

- 8.6 In my opinion the works to the listed building are acceptable and would not harm the special interest of the Listed Building and the development is therefore compliant with Cambridge Local Plan (2006) policy 4/10.

Third party representations

- 8.7 The representation relevant to the listed building consent application is addressed as follows:

Comment	Response
Inconsistency between the proposed plans and elevation of No. 48 New Square in terms of the positioning of the proposed basement windows.	This was clarified and the drawings amended during the course of the application. The amended drawings are considered to be acceptable.

9.0 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 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. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No new, replacement or altered joinery shall be installed, nor existing historic joinery removed, until drawings at a scale of 1:20 of all such joinery (porch, doors and surrounds, windows and frames, sills, skirtings, dado rails, staircases and balustrades, etc.) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

4. Prior to commencement of any alterations to the listed building, full details, in terms of materials, fixing, surface finish & colour, of all new/altered metalwork [stairs, balustrades, grilles, railings, brackets, window frames, columns, etc.] shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: To avoid harm to the special interest of the Listed Building and Conservation Area. (Cambridge Local Plan 2006, policies 4/10 and 4/11).