

Application Number	11/0230/FUL	Agenda Item	
Date Received	26th May 2011	Officer	Miss Sophie Pain
Target Date	21st July 2011		
Ward	East Chesterton		
Site	5 Chapel Street Cambridge Cambridgeshire CB4 1DY		
Proposal	To convert 5 Chapel Street into a small high quality guesthouse.		
Applicant	Mrs Christine Ulyyan 30 Robert Jennings Close Cambridge Cambridgeshire CB4 1YT		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 5 Chapel Street is an end of terrace two-storey dwelling with loft conversion in Cambridge Stock brick and render to the north gable wall, painted blue. The property is situated on the northern corner of Chapel Street and Church Street, opposite Chesterton Towers. The area is predominantly residential in character containing a mixture of terraced dwellings and flats. The property addresses Chapel Street, taking its primary access from this street, with a small side return facing Church Street. It is attached to the neighbouring property, No.13 Church Street.
- 1.2 The site lies within Conservation Area No. 3 (Chesterton) and is a grade II listed property.

2.0 THE PROPOSAL

- 2.1 The applicant seeks planning permission for a change of use of the property from a residential dwelling (Use Class C3) to a guesthouse (Use Class C1), while retaining part of the property as permanent residential accommodation.

2.2 The guest-house would consist of three en-suite guest bedrooms, a bedroom, bathroom, study and lounge for use by the owners only and a kitchen and dining room for guests.

2.3 The application is accompanied by the following supporting information:

1. Supporting Statement
2. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
10/0587/LBC	Internal alterations to Grade II Listed Building.	APC
C/01/1119	Internal alterations, comprising fitting out at first floor room as kitchen and alterations of positions of wc on ground floor (retrospective).	APC

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 5: Planning for the Historic Environment (2010)

Planning Policy Guidance 13: Transport (2001)

Circular 11/95 – The Use of Conditions in Planning Permissions

5.2 East of England Plan 2008

T14: Parking

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

5.3 Cambridge Local Plan 2006

- 3/4 Responding to context
- 3/7 Creating successful places
- 4/10 Listed Buildings
- 4/11 Conservation Areas
- 4/13 Pollution and amenity
- 5/4 Loss of housing
- 6/3 Tourist accommodation
- 8/2 Transport impact
- 8/6 Cycle parking
- 8/10 Off-street car parking

5.4 Material Considerations

Central Government Guidance

Letter from Secretary of State for Communities and Local Government dated 27 May 2010 that states that the coalition is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

Area Guidelines

Chesterton and Ferry Lane Conservation Area Appraisal (2009)

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The application provides no off-street car parking for guests, whilst having potential to increase car parking demand. This parking demand is likely to appear on-street in direct competition with existing residential uses.

The area already experiences considerable demand for on-street parking and this proposal has potential to exacerbate the current situation.

Head of Environmental Services

- 6.2 No objection but as the proposals entails extensive refurbishment of the property it is recommended that given the close proximity to other residential properties, standard conditions for hours of construction and deliveries is imposed.

Additionally, a waste condition has been recommended and an informative relating to the Food Safety Act.

Historic Environment Manager

- 6.4 There are no objections to changing the use of the above property, provided this there are no changes with regard to the previously permitted Listed Building Consent.
- 6.5 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:

- 13 Church Street

- 7.2 The representations can be summarised as follows:

- Concern that the proposal to have exposed floorboards will lead to a great deal of noisy resonance, especially when the property is at full capacity, leading to an increase in noise and disturbance.

- 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 issues are:

1. Principle of development
2. Impact upon the Conservation Area and Listed Building
3. Residential amenity
4. Refuse arrangements
5. Car and cycle parking
6. Third party representations

Principle of Development

- 8.2 Policy 6/3 of the Cambridge Local Plan (2006), relating to tourist accommodation, states *in the case of change from residential use, part of the accommodation must be retained as permanent residential accommodation.*
- 8.3 The amended floor plans and covering letter by the applicant demonstrates that at ground floor level the drawing room will be retained as a private lounge for the owners as well as full use of the kitchen. At second floor, there is a bedroom, bathroom and study with futon for private guests. This level of private permanent residential accommodation for the properties is considered to be adequate and is in accordance with policy 6/3 of the Cambridge Local Plan 2006.
- 8.4 As the development retains an adequate level of permanent residential accommodation, it is considered that in policy terms there is no loss of housing resulting from the proposal and that policy 5/4 of the Cambridge Local Plan 2006 is not relevant to this application.
- 8.5 In my opinion, the principle of the development is in accordance with policy 6/3 of the Cambridge Local Plan (2006).

Impact upon the Conservation Area and Listed Building

- 8.6 As the proposal is for a change of use, there are no concerns that the proposed use will harm either the Conservation Area or the Listed Building provided that there are no changes to the previously permitted listed building consent application (10/0587/LBC).
- 8.7 In my opinion, the principle of the development is in accordance with East of England Plan 2008 policies ENV6 and ENV7 and policies 4/10 and 4/11 of the Cambridge Local Plan 2006.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The neighbouring property at 13 Church Street, is the property which will potentially be affected by the proposal and who have objected on the basis of an increase in noise and disturbance as a result of the change of use.
- 8.9 The property until recently was in a poor state of repair. It is a well-proportioned residential property, which has had dormer windows inserted into the roof space, indicating that at some time, this space was also used for residential accommodation. As part of a previously determined listed building consent (10/0587/LBC), the internal works have been approved and these works were considered to be sympathetic to the character of the listed building. It was indicated on these plans that the floorboards would be sanded and stained which was also considered acceptable. The applicant has confirmed that rugs will be used as they do not wish to have bare floor boards and that as they are also living at the property, which will be their permanent residence, they do not wish to be disturbed by their guests moving about the property during the day and possibly evening.
- 8.10 I appreciate that at full capacity; there may potentially be 6 guests and the two owners of the property, which is likely to be a greater intensification of the property than if it were used by one family. While I accept the suggestion made by the neighbours, that the floors on the first floor should be carpeted, I do not consider that such a condition would be reasonable or enforceable and that the use of rugs on the floorboards will provide an equally suitable compromise.
- 8.11 The Environmental Health Officer has recommended that conditions are imposed about working and delivery hours, in order to protect neighbouring properties, given the extensive works which are proposed. These works were approved as part of the listed building consent (10/0587/LBC) and were all internal alterations, therefore not requiring planning permission. As a result, working and delivery hour conditions could not be imposed.

- 8.12 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with and Cambridge Local Plan (2006) policies 3/4, 3/7 and 4/13.

Refuse Arrangements

- 8.12 No details have been submitted relating to waste storage, as part of the proposal. I consider that given the proposed use, 1 – 2 extra bins will be required, in addition to the required 3 bins, and that these additional 1 or 2 should be for trade waste. This would provide sufficient storage for both the guesthouse and private use. The rear garden has an access gate onto Chapel Street, and given the size of the garden, I consider that acceptable storage could be provided in this location. I have recommended a condition be imposed to ensure that on-site storage is acceptable and in accordance with standards.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/7.

Car and Cycle Parking

- 8.14 There are no car parking spaces provided as part of the proposed development. The applicant has acknowledged that on-street car parking is at times strained in the area and that there is fierce competition for spaces. In order to ensure that as few guests as possible arrive at the guesthouse with cars, as part of their marketing, the owners will fetch guests from the railway station or airport. Once staying at the property, the guests are centrally located with pedestrian and cycle links to the city centre or a good bus service which runs through the centre of Chesterton, only a few minutes walk away.
- 8.15 Inevitably, there will be some guests who arrive by car, but with careful management and marketing by the owners, I do not consider that the number of cars will be significant enough to recommend refusal of the application on the ground of impact on residential amenity or highway safety.
- 8.16 The applicant also makes reference to organising bicycles for guests. I am concerned about this proposed service. This is because, with the storage of bins in the rear garden and possibly a shed for the use of the owners, there will be relatively

little space available to provide sufficient cycle storage. However, the cycle parking standards within the Cambridge Local Plan 2006 requires as a minimum for guesthouses, 2 cycle spaces per 10 bedrooms. As a result, I consider that a level of provision can be accommodated in the rear garden, although I do not consider that there is sufficient space for one per guest. Therefore, in order to ensure that the cycle parking is reasonable, I have recommended a condition requiring details of proposed cycle parking.

- 8.17 In my opinion the proposal is compliant with East of England Plan 2008 policy T14 and Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.18 I consider that I have addressed the concern of the neighbouring property adequately within the section headed, Residential Amenity.

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 permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. In accordance with the approved plans, no more than 3 bedrooms shall be occupied by paying guests of the guesthouse unless prior agreement is sought in writing from the local planning authority.

Reason: to ensure that a sufficient level of permanent residential accommodation is retained (Cambridge Local Plan 2006 policy 6/3).

3. Prior to the commencement of the use hereby permitted, the on-site storage facilities for trade waste, including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006))

4. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

Reasons for Approval

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

East of England plan 2008: T14, ENV6 and ENV7

Cambridge Local Plan (2006): 3/7, 3/7, 4/10, 4/11, 4/13, 5/4, 6/3, 8/2, 8/6 and 8/10

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 Patsy Dell (Ext.7103) in Environment.