
Application Number	11/0367/CAC	Agenda Item	
Date Received	30th March 2011	Officer	Mr John Evans
Target Date	25th May 2011		
Ward	East Chesterton		
Site	Rear Of 152 And 154 High Street East Chesterton Cambridge Cambridgeshire CB4 1NS		
Proposal Applicant	Demolition of existing storage building. Mr. V. Rogowitzow C/o Mr. Chris Anderson Development Land Agent 12 Back Road Linton Cambridge CB21 4JF		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a rectangular shaped plot formed from the rear garden of numbers 152 to 154 High Street, situated on the north east side of Thrifts Walk. To the east is the rear garden of number 156 High Street, the boundary of which is defined by a relatively low wall, approximately 1m in height. The southern boundary of the site is defined with a high wall rising some 3m, which screens the site from number 3 Thrifts Walk beyond. To the north is the existing 152 High Street, which is used for retail purposes on the ground floor with a residential flat above.
- 1.2 The site is currently occupied by a single storey flat roof storage building, 18m in length, which is no longer in use. It was previously used for storage purposes serving the shop at number 152.
- 1.3 Thrifts Walk falls within the Ferry Lane Conservation Area. It is a private road and a cul de sac with Tegula block paving. The northern end of Thrifts Walk is characterised by a terrace of 1920's dwellings set relatively close to the street behind a dwarf wall. To the south, Thrifts Walk has a looser grain, with houses positioned further from the street. There is a gas lamp to the front of numbers 8, 9 and 9a which is Grade II Listed.

1.4 There is a Holly tree within the neighbouring garden of number 156 High Street, close to the boundary of the site. It is not subject to a Tree Protection Order.

1.5 The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

2.1 This application seeks consent for the demolition of the existing single storey flat roof storage building on the site. The building is roughly rectangular in shape, standing 3m in height.

2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Heritage Statement

3.0 SITE HISTORY

Reference	Description	Outcome
C/93/0575	Extension to house (1 storey rear extension) and formation of 2 residential units.	Refused

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 1: Delivering Sustainable Development (2005)

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

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

5.2 East of England Plan 2008

ENV6: The Historic Environment

5.3 Cambridge Local Plan 2006

4/11 Conservation Areas

Area Guidelines

Chesterton and Ferry Lane Conservation Area Appraisal (June 2009)

6.0 CONSULTATIONS

Historic Environment Manager

- 6.1 The existing building has little effect on the character or appearance of the Conservation Area and consequently its proposed loss is not considered to have a harmful effect. Therefore there are no objections to the Conservation Area Consent for Demolition application.

Within the Conservation Area Appraisal, the 1920s terraced row to Thrifts Walk is described as ‘*an attractive group displaying many traditional details*’. The proposed new dwellings relate well to these surroundings, imitating some positive features of the terrace slightly further down Thrifts Walk. Consequently, this proposal is seen as a positive inclusion within the Conservation Area.

However, the doors proposed should be more traditional in design with perhaps panelling at the lower half and glazing to the upper level.

- 6.2 The above response is 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 There are no representations which relate specifically to the demolition of the existing building on the site. A summary of

representations for the proposed new building are detailed in the concurrent application 11/0366/FUL.

- 7.2 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 the main issue to be whether the existing building makes a positive contribution to the character and appearance of the Conservation Area.

- 8.2 The Council's Conservation Officer has considered the proposed demolition and does not object to the removal of the building. The west wall of the building is prominent at the north end of Thrifts Walk, but its removal would not in my view detract from the street scene. Its removal should not in my view be dependant on a suitable scheme for development being approved on the site.

- 8.3 The building does not in my view make a positive contribution to the character and appearance of the Conservation Area.

9.0 CONCLUSION

- 9.1 The existing storage building does not make a positive contribution to the character and appearance of the Conservation Area. Its demolition is acceptable and is not dependent on a satisfactory scheme for redevelopment being approved (concurrent application 11/0366/FUL). Approval is recommended.

10.0 RECOMMENDATION APPROVE

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.

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: 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 the Head of Planning (Ext.7103).