

<b>Application Number</b>	11/0355/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	28th April 2011	<b>Officer</b>	Mr James D'Arcy
<b>Target Date</b>	23rd June 2011		
<b>Ward</b>	Petersfield		
<b>Site</b>	Andrew Northrop Butchers 114 Mill Road Cambridge Cambridgeshire CB1 2BQ		
<b>Proposal</b>	Refurbishment and extension of ground floor existing meat preparation area.		
<b>Applicant</b>	Mr Andrew Northrop 114 Mill Road Cambridge Cambridgeshire CB1 2BQ		

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The application is brought to Committee at the request of Councillor Marchant-Daisley.

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site is 114 Mill Road, a shop with ancillary accommodation to the rear, standing on the corner of Mill Road and Devonshire Road and currently occupied by Andrew's Butchers, an established local company. The corner building is a two-storey building of brick construction, with a hipped roof, onto the west end of which, adjacent to Devonshire Road, a single-storey flat roof extension has been added. There are windows to the ground floor shop in both frontages and a door in the corner angle. The ground floor element has a white painted frontage; behind and above the shop is gault brickwork.
- 1.2 To the rear of the corner shop is a two storey pitch roofed building which projects out to the Devonshire road pavement and beyond that is a gate and a wall that runs along much but not all of the boundary. Behind and beyond the wall are a collection of outbuildings including a garage and a decommissioned smokehouse. These structures are in use as part of the commercial element of the property, but are dilapidated and offer little in terms of benefit to the streetscene.

- 1.3 The site is located within City of Cambridge Conservation Area 1 (Central). There was until recently a large and visually prominent tree located on the boundary of the site with Devonshire Road, close to the southern end of the site, which was removed prior to the submission of the application, without the prior consent of the Council.
- 1.4 There is a small area to the rear of the site which is utilised for informal parking, but no dedicated provision for the site. There are double and single yellow lines in different areas along much of Devonshire Road.

## 2.0 THE PROPOSAL

- 2.1 The proposal as submitted was subject to some informal pre-application discussion, and involves the demolition of the existing garage structure, and refurbishment and replacement of the existing structures to provide more suitable accommodation for the butchers. There will be a new boundary wall created, and an area of off-street parking at the rear of the site.
- 2.2 The application is accompanied by the following supporting information:
1. Design Statement
  2. Existing and Proposed Plans

## 3.0 SITE HISTORY

There is no applicable site history

## 4.0 PUBLICITY

- |   |            |           |
|---|------------|-----------|
| 4.1 Advertisement:                      | Yes        | <b>No</b> |
| Adjoining Owners:                       | <b>Yes</b> | No        |
| Site Notice Displayed:                  | Yes        | <b>No</b> |
| Public Meeting/Exhibition (meeting of): | Yes        | <b>No</b> |
| DC Forum (meeting of):                  | Yes        | <b>No</b> |

## 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**

SS1: Achieving Sustainable Development

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

## **5.3 Cambridge Local Plan 2006**

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/11 The design of external spaces

3/14 Extending buildings

4/4 Trees

4/11 Conservation Areas

4/13 Pollution and amenity

## **5.4 Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction:

## **5.5 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.

## **City Wide Guidance**

Cambridge Landscape and Character Assessment (2003)  
Arboricultural Strategy (2004).  
Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006)

## **Area Guidelines**

Mill Road and St Matthews Conservation Area Appraisal (1999)

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Engineering)**

- 6.1 Initial Comments. - The proposal would fail to provide a sufficient level of visibility for the proposed parking area, to the detriment of Highway Safety. Refusal requested.
- 6.2 Subsequent to receipt of those comments, a site visit has been made with the Highway Engineers and the Conservation Officer and a solution to the Highway objections has been found. Amended plans are awaited.

### **Historic Environment Manager**

- 6.3 No objections to the replacement and refurbishment of outbuildings; conditions requested on any approval.
- 6.3 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 Councillor Marchant-Daisley has commented on this application, requesting it be heard at Area Committee.
- 7.2 The owners/occupiers of the following addresses have made representations:
- Glisson Road and Tenison Road Residents Association
  - unknown number, Tenison Road

7.2 The representations can be summarised as follows:

- Concerns in relation to the legality of tree removal
- Concerns in relation to removal of tree facilitating development

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. Context of site, design and external spaces
3. Neighbour amenity
4. Highway safety
5. Third party representations

### **Principle of Development**

8.2 The proposal promotes the removal of an a collection of poor quality, unsightly outbuildings, to allow the reorganisation and extension of the property at 114 Mill Road, providing a more appropriate and responsive solution to the current requirements of the commercial occupants of the premises. I consider the proposal to be the rationalising of the existing Class A1 shops use on the site and the proposal does not therefore conflict with principle of the shopping policy of the Cambridge Local Plan 2006, in particular policy 6/7; there is, however, a need to test the proposal against policies in the local plan.

### **Context of site, design and external spaces**

8.3 The site occupies an important corner plot in the local townscape and in this part of City of Cambridge Conservation Area 1 (Central), and therefore plays a significant part in the local built environment. Although the subsidiary buildings, those to be demolished, are set back from the Devonshire Road frontage (some further than others), and are not therefore very significant when seen from Mill Road, they are very visible in

the Devonshire Road townscape and cannot be considered to make a positive contribution to it.

- 8.4 The design of the proposed extension to the rear of the retained buildings is modest and will reduce the extent of building on the frontage and on the site. It also removes the direct access from the street into one of the buildings. I consider that the proposed new building, with a pitched roof reflecting those of other buildings on the site, would constitute an improvement upon the existing built environment. It would be an appropriate reflection of the main building in terms of style and materials, and subject to the conditions requested by the Conservation Officer in relation to detailing, is something I think should be supported. The introduction of a pitched roof, a shorter length of building along the Devonshire Road frontage, and better materials will all improve the local townscape.
- 8.5 The proposal will not impact upon any Listed Buildings, but will be significant for the Conservation Area. The existing arrangement of buildings does not make a significant, positive contribution to the streetscene, and does not benefit the Conservation Area. What is proposed, if well executed and subject to conditions promoted by the Conservation Team, will positively enhance the character and appearance of the street scene and the conservation area of which it is a part.
- 8.6 The proposal will provide a more open space at the southern end of the site, which will be flanked by a reinstated brick wall, echoing the materials and style of the main dwelling and original rear elements of the property to be retained. In my opinion the proposal is visually appropriate and compliant with Cambridge Local Plan (2006) policies 3/4, 3/14 and 4/11.

### **Neighbour Amenity**

Impact on amenity of neighbouring occupiers

- 8.7 The site has a mixed group of neighbours, with a large builders merchant to the south beyond an access road, retail and residential and public house uses on the far side of Devonshire Road to the west, and a residential use next door to the east, 116 Mill Road.

- 8.8 Between the retained rear wing and the common boundary with 116 an existing rear extension is to be replaced with something of similar height (on the boundary), but which rises away from the boundary until it joins the retained rear wing. While it would have been better for 116 had it been possible to lower the eaves line immediately at the back of the principal two storey structure, I am nevertheless of the view that the proposal, although not actually improving this aspect for the neighbour at 116 will not make it worse. The removal of the garage building to the south, which abuts the common boundary and is 4m tall on the boundary will be a definite improvement. I do not think that the amenity of any other neighbour will be materially affected by what is proposed as they are all sufficiently far from the development proposed.

#### Amenity for future occupiers of the site

- 8.9 I consider that the reorientation and refurbishment of the outbuildings and rear extension elements of number 114 Mill Road will result in a significantly increased level of amenity for the occupants of the residential accommodation above the retail unit. The proposed arrangement will allow for a more suitable and sustainable use of the built areas to the rear of the site. The loss of the existing former smokehouse will result in a more focussed use of the site, and a more appropriate arrangement of the property to respond to the needs of the established local business.
- 8.10 The proposal will also improve how the site works for the applicants in terms of waste storage and vehicle parking. That notwithstanding, I note the concerns of the Highways Authority, addressed in the paragraphs below.
- 8.11 In my opinion the proposal provides an appropriate standard of amenity for neighbours and future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/14.

#### **Highway Safety**

- 8.12 The County Council as Local Highway Authority has expressed concern that the proposals do not provide for a sufficient level of Highway Safety and therefore, initially, recommended refusal. Devonshire Road is a busy link road between Mill Road and

Hills Road, which also provides a key access link to the train station, and is subject to a consistently high level of vehicular traffic. That and the high demand for on-street parking provision in this area means that any increased safety risk to users of the highway must be minimized.

- 8.13 I understand now, however, that subject to receipt of amended plans, demonstrating that adequate visibility can be achieved, officers will support the application. The matter hinges on the visibility that can be achieved/retained if the wall on the highway boundary to Devonshire Road frontage is re-instated. On the basis of the informal advice received I am presuming amended plans will be received and on that basis am waiving the objection. If however, further plans are not received I will revert to a recommendation of refusal. An update will be given on this aspect of the proposal, either on the Amendment Sheet or orally,
- 8.14 In my opinion and subject to the receipt of amended plans, the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

### **Third Party Representations**

- 8.15 These representations in relation to this proposal all centre around the removal of the tree on the Devonshire Road frontage, and relate to the ability of the proposal to respond to the constraints of the site, had the tree remained. I consider that the loss of the tree to be very regrettable, but as that happened in advance of this proposal being submitted, the loss cannot form part of any decision in relation to the current proposal, and cannot prejudice the assessment of the proposal against applicable Local and National Policy Guidance. I consider that the objections, in this instance, cannot be considered grounds for refusing the application.

## **9.0 CONCLUSION**

- 9.1 Subject to amended plans demonstrating that visibility can be achieved to the satisfaction of the local highway, approval is recommended.



## 10.0 RECOMMENDATION

**APPROVE** subject to 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. Prior to commencement of building operations, roofing and walling materials shall be submitted to the local planning authority by means of manufacturer's samples. The extension shall be erected using materials agreed and all new masonry is to be coursed, pointed and jointed in the local tradition and to match the existing exactly in every respect.

Reason: To ensure the extensions are in character with the materials of the existing building and the conservation area (Cambridge Local Plan 2006 policies 3/4, 3/14 and 4/11)

3. A hard landscaping scheme, including full details of surface and boundary treatments, is to be submitted to the local planning authority before development commences, for approval which is to be given in writing. The plans shall include heights and alignment of the wall to be built and the foundations to be used.

Reason: To ensure the hard landscaping and wall are in character and enhance the conservation area (Cambridge Local Plan 2006 policies 3/4, 3/14 and 4/11)

### **Reasons for Approval**

1. This development has been approved, conditionally, because the proposal is considered to positively enhance the appearance of the conservation area without adversely affecting the amenity of neighbours and subject to the requirements of the conditions it is considered to generally conform to the Development Plan, particularly the following policies:

East of England Plan 2006: ENV6 and ENV7

Cambridge Local Plan (2006): 3/4, 3/14, 4/11 and 8/2

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.

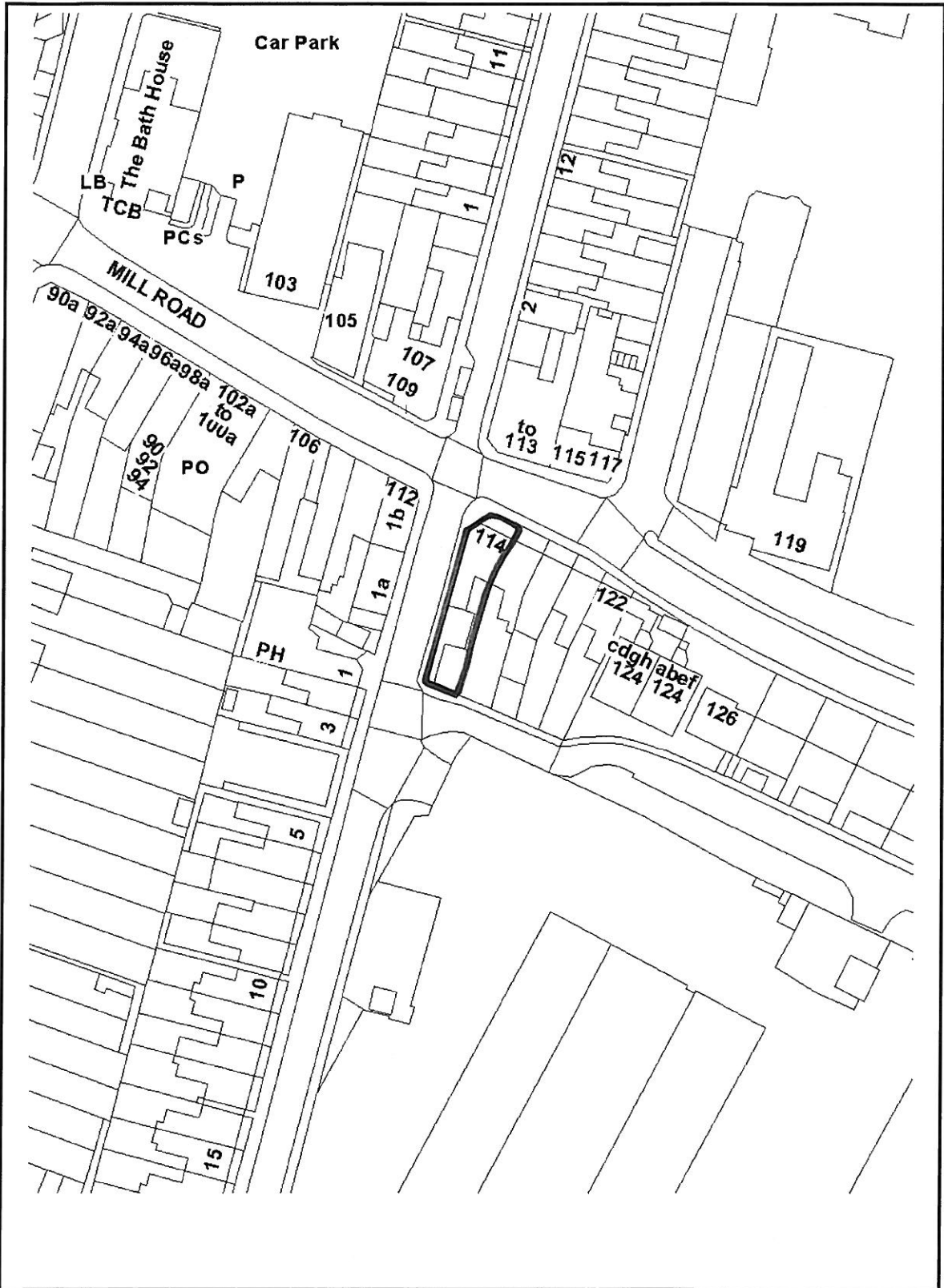
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at [www.cambridge.gov.uk/planningpublicaccess](http://www.cambridge.gov.uk/planningpublicaccess) or visit our Customer Service Centre, 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.



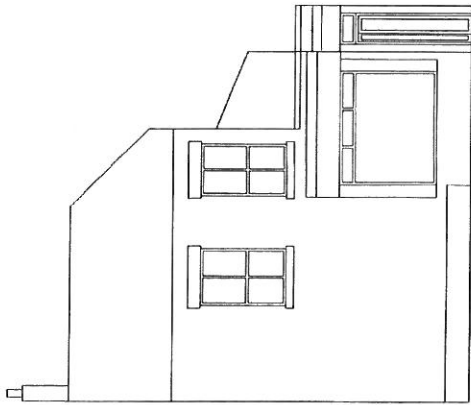
**11/0355/FUL**

**Andrew Northrop Butchers 114 Mill Road Cambridge  
Cambridgeshire**

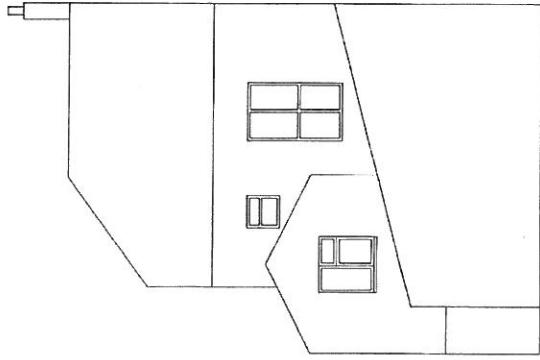


# Proposed Ground/1st Floor

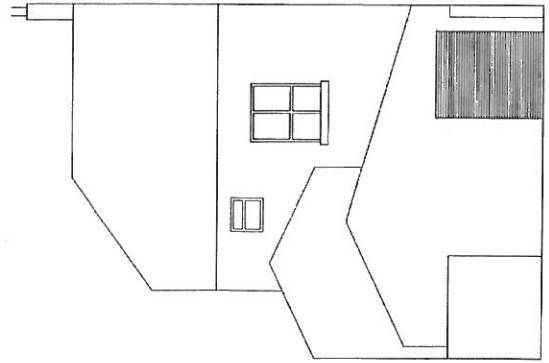
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Drawing Title	Client: Mr & Mrs Northrop
Date	04 /03 /2011
Scale	1:50
Drg. No.	1203002
Drawn By:	Mark
	Earlark Construction Ltd
	27, Gable Street, York
	YK 01 5 77345



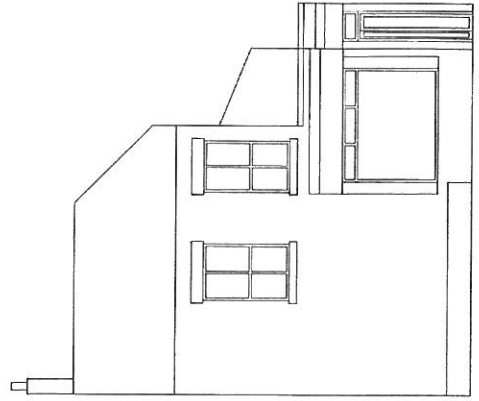
Existing North



Existing South



Proposed South



Proposed North

Notes  
 Bricks to match existing cambridge whites.  
 Tiles to match existing Natural slate.  
 Velux windows to be conservation type.  
 Windows to be white PVCu as existing.  
 Smoke alarms and exits to be in accordance with building regulations.  
 All food issues are being dealt with Food Standards Agency.

Job Title Northrop Butchers, Mill Road	
Drawing Title Planning/Building control	Client Mr & Mrs Northrop
Date 04/03/2011	Scale 1:50
Dwg. No. 1203003	Prepared by S. Mack
Drawn By: Mack	Checked by S. Mack
	Company Northrop Construction Ltd Tel: 01537 75544