



<b>Planning Committee Date</b>	7 <sup>th</sup> September 2022
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	21/01784/FUL
<b>Site</b>	Commercial Unit Adjacent to 1 Prospect Row
<b>Ward / Parish</b>	Market Ward
<b>Proposal</b>	Change of use to residential with first floor extension
<b>Applicant</b>	Mr Simon Bennett
<b>Presenting Officer</b>	Tom Gray
<b>Reason Reported to Committee</b>	Change of use and third party representations objecting on planning grounds have been received that are contrary to the officer recommendation and cannot be resolved by planning condition.
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	<ol style="list-style-type: none"><li>1. Design and impact upon heritage assets</li><li>2. Neighbour amenity impacts</li></ol>
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks planning consent for the change of use to residential and first floor extension.
- 1.2 In principle, the change of use from a hairdresser to residential unit is acceptable.
- 1.3 The proposal's design, materials and scale are compatible with its location and would preserve the character and significance of the Building of Local Interest (BLI), character and appearance of the Conservation Area and setting of Listed Buildings.
- 1.4 The proposal would successfully integrate carbon reduction, sustainable design and biodiversity enhancements. There are no highway safety concerns and it would be a car-free development within a highly sustainable location. Cycle provision would be accommodated within the site.
- 1.5 There are no significant overlooking, overbearing or loss of light impacts upon adjacent neighbouring amenities. The accommodation would provide future occupiers with sufficient space and a high-quality environment including external amenity space subject to a condition requiring details of an alternative ventilation system. Bin storage space is sufficient.
- 1.6 Officers recommend that the Planning Committee approve the application.

## 2.0 Site Description and Context

Conservation Area	X	Air Quality Management Area	X
Setting of Listed Buildings	X	Flood Zone 1	X
Building of Local Interest	X	Controlled Parking Zone	X

- 2.1 The application site consists of a single storey building, currently used as a hairdresser. The site is surrounded by predominately two storey dwellings and two public houses in close proximity located to the north-west and south. A commercial premise is situated directly to the north and residential uses to the south-east.
- 2.2 The site comprises a building of local interest (BLI) and is situated within the Kite Conservation Area. Buildings immediately to the south-east are Grade II Listed Buildings (No.1, 1A, 2 and 3 and attached railings), whilst there are Grade II Listed Buildings located to the north-west (No.1-42 Eden Street).

## 3.0 The Proposal

- 3.1 The applicant proposes a change of use to residential with a first-floor extension.
- 3.2 The late 19<sup>th</sup> Century shop frontage would be retained whilst a contemporary first floor extension would be located behind the principal elevation of this. The proposal would provide residential space on the basement, ground floor and first floor levels. External amenity space would be provided in the form of a roof terrace whilst bin and cycle storage would be located by the front entrance to the residential unit.
- 3.3 The application has been amended to address representations with revised floor plans submitted to improve the internal access, cycle and bin storage provision.

#### 4.0 Relevant Site History

Reference	Description	Outcome
06/0568/FUL	Change of use from shop to wine bar and first floor extension to create office.	Refused

#### 5.0 Policy

##### 5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

## **5.2 Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development  
Policy 3: Spatial strategy for the location of residential development  
Policy 6: Hierarchy of centres and retail capacity  
Policy 28: Sustainable design and construction, and water use  
Policy 31: Integrated water management and the water cycle  
Policy 32: Flood risk  
Policy 35: Human health and quality of life  
Policy 36: Air quality, odour and dust  
Policy 50: Residential space standards  
Policy 55: Responding to context  
Policy 56: Creating successful places  
Policy 58: Altering and extending existing buildings  
Policy 59: Designing landscape and the public realm  
Policy 61: Conservation and enhancement of historic environment  
Policy 62: Local heritage assets  
Policy 63: Works to a heritage asset to address climate change  
Policy 70: Protection of priority species and habitats  
Policy 80: Supporting sustainable access to development  
Policy 81: Mitigating the transport impact of development  
Policy 82: Parking management

## **5.3 Neighbourhood Plan**

N/A

## **5.4 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016

## **5.5 Other Guidance**

The Kite Conservation Area Appraisal

## **6.0 Consultations**

### **6.1 County Highways Development Management**

6.2 Informative regarding residents permits recommended.

### **6.3 Conservation Officer – No objection**

6.4 Form of extension is pitched and mirrors pitch of the small adjoining workshop. The set-back position has created a good relationship with the end of the listed terrace and in views from the listed terrace in Elm Street.

6.5 Entrance on Elm Street is a modern extension and the replacement with hit and miss brickwork would create an attractive end stop to the view down Elm Street.

6.6 No harm to the setting of the adjacent listed buildings. Complies with policies 55, 58 and 61 of the local plan and paragraphs in the NPPF.

6.7 Recommends conditions regarding window details, roof details and sample panel.

## **6.8 Environmental Health – No objection**

6.9 Located in close proximity to the Elm Tree and the Cricketers pubs. Good consideration in acoustic design with upper floor bedroom located away from Elm Tree façade. No noise complaints received for these licenced premises. Recommend that an alternative ventilation system to open windows is provided to give future occupiers the option. Recommend conditions.

## **7.0 Third Party Representations**

7.1 Six representations have been received.

7.2 Those in objection have raised the following issues:

- Principle of development – disappointing to see loss of one of these commercial units. Concerned about loss of use diversity to becoming almost exclusively residential.
- Character, appearance and scale – would change the historical aspect of the row of houses on the terrace. Zinc cladding is seriously damaging to existing historic character of the buildings in the area. Hit and miss brickwork would be discordant replacement for traditional window opening and painted brick of existing building (loss of original details is an issue within area) – should keep existing arched window on this side. Insufficient information to ensure change of use retains character etc of BLI. No consideration over privacy (visual and sound) required for ground floor bedroom. Does not shown how measures would tackle these issues and if these would affect appearance of the BLI. No information regarding ventilation of proposed kitchen, wet room and WC which could affect appearance.
- Heritage impacts – would negatively impact visual aspect of listed terrace. Detracts from heritage value of existing site. Unsympathetic addition. Intrude on the gable end of the listed terrace. Lack of symmetry. Can it be redesigned so no longer attached to terrace? Concern over retention of existing character of ground floor façade.
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution) – would block some natural light into small courtyard garden of 1 Prospect Row. It adds approximately 1.4 metres to the height of the wall.
- Construction impacts – noise, dust and parking issues

- Other Matters – Letter not sent to all neighbours along Prospect Row. Reduce value of house.

7.3 Those in support have raised cited the following reasons:

- Roof extension and cladding very much in a tradition of modern 20<sup>th</sup>/21<sup>st</sup> Century interventions in the Kite area and will remain subservient to the BLI provided that its ground floor character is retained.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

## **8.0 Assessment**

### **8.1 Principle of Development**

8.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

8.3 The application site is located outside of a Local, District and Neighbourhood Centre and given that the existing use of a hairdresser facility (formerly A1, now Class E) is not included within employment use B1, there is no restriction in policy terms concerning the change of use.

8.4 Therefore, whilst third party comments are acknowledged, the principle of the development is acceptable and in accordance with Policy 3 of the Local Plan 2018.

### **8.5 Design, Layout and Scale, and impact upon heritage assets**

8.6 The application site comprises a Building of Local Interest (BLI), located within the Kite Conservation Area. It forms the corner to an end of a row of Grade II terraced Listed Buildings. Other Grade II Listed Buildings are located to the north of the application site along Eden Street.

8.7 Policies 55, 56 and 58 seek to ensure that development responds appropriately to its context, is of a high quality, and reflects or successfully contrasts with existing building forms and materials.

8.8 Policy 58 states that alterations and extensions to existing buildings will be permitted where they (amongst other considerations):

- a. do not adversely impact on the setting, character or appearance of listed buildings or the appearance of conservation areas, local heritage assets, open spaces, trees or important wildlife features;

- b. reflect, or successfully contrast with, the existing building form, use of materials and architectural detailing while ensuring that proposals are sympathetic to the existing building and surrounding area;
  - c. ensure that proposals for doors and windows, including dormer windows, are of a size and design that respects the character and proportions of the original building and surrounding context;
  - d. create altered or new roof profiles that are sympathetic to the existing building and surrounding area and are in keeping with the requirements of Appendix E (Roof extensions design guide);
  - f. respect the space between buildings where this contributes to the character of an area.
- 8.9 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.
- 8.10 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.11 Policy 61 requires development to:
- a) preserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, within and out of conservation areas;
  - b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;
  - c. be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character, appearance and setting of the locality;
  - d. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside assessment of the potential impact of the development on the heritage asset and its context; and
  - e. provide clear justification for any works that would lead to harm or substantial harm to a heritage asset yet be of substantial public benefit, through detailed analysis of the asset and the proposal.
- 8.12 Policy 62 of the Local Plan 2018 states that proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 8.13 Paragraphs 194 – 208 of the NPPF 2021 provide advice on proposals affecting heritage assets and how to consider different levels of harm.
- 8.14 Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective

of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 8.15 Paragraph 200 states 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'.
- 8.16 The existing hairdresser building has a simplicity of form and function with a strong visual presence which contributes to the character and historical development of this part of the Kite Conservation Area.
- 8.17 Paragraph 4.62 of the Kite Conservation Area Appraisal states that adjoining the terrace at its east end is a very attractive single storey shop with a nineteenth century shopfront, and at the west end is the Free Press Public House. Such attractive small commercial properties are vital to the character of the Kite area.
- 8.18 The proposed development would retain the existing building's principal façade and its return around the corner onto Eden Street. Whilst third party comments concerning the hit and miss brickwork which would be visible from along Elm Street are acknowledged, this section of the building is a modern addition which does not positively enhance the character of the BLI nor the Conservation Area. Given that this is the case and following a formal consultation with the Council's Conservation Officer, it is considered that the proposed design of this element would add positive interest on approach from along Elm Street and therefore would not detract from the character of the BLI nor the character and appearance of the Conservation Area.
- 8.19 The character of this part of the Conservation Area is one of intimate small residential streets intermixed with commercial uses such as pubs and former warehouses/maltings. The streets are narrow and buildings are in the main at two storey height.
- 8.20 Although asymmetrical, the proposed form of the extension would be pitched and would largely mirror the pitch of the small adjoining workshop which faces Elm Street. Given its set back position within the site, it is not considered that it would detract the character and significance of the existing BLI. Whilst the materials would be modern, there is considered other instances of contemporary materials being used within the Kite Conservation Area including nearby at The Maltings to the south-east of the application site.
- 8.21 Whilst third party comments concerning the materials, form, height and the visual intrusion upon the Listed terrace dwellings are acknowledged, the proposed first floor extension would be subservient in height and given its modest scale and set-back location, it is considered that the proposal would respect the character, appearance and setting of the locality. Furthermore, the vast majority of the visible gable end of this listed terrace



would be preserved when viewed from along Elm Street and when turning the corner onto Prospect Row.

- 8.22 Taking the above into account and given that the Conservation Officer is supportive of the application subject to window details in the existing building, roof details and sample panel conditions, it is considered that the proposed development would be a sympathetic addition to its locality and would ensure that there remains a good relationship with the adjacent Listed terrace when viewed from Elm Street. An additional condition will also be attached to any planning consent granted to ensure that the details of the zinc cladding are appropriate to the character of the BLI and Conservation Area.
- 8.23 Moreover, whilst the building would change use, the existing character of the ground floor façade onto Prospect Row would remain. Whilst third party comments concerning the possibility that ventilation could affect the appearance of this BLI, the submitted sustainability statement outlines that whole house ventilation is proposed to meet Building Regulations Part F without altering the façade.
- 8.24 Taking all this into account, the proposed development is a high-quality design that would contribute positively to its surroundings and the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56 and 58.
- 8.25 Furthermore, by virtue of its appropriate scale, design and materials, the proposed development would not harm the character and significance of the existing BLI, character and appearance of the Conservation Area, nor setting of listed buildings. The proposal would not give rise to any harmful impact on these identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 61 and 62.
- 8.26 Carbon Reduction and Sustainable Design**
- 8.27 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 8.28 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management.
- 8.29 Given that the proposal would consist of alterations and an extension to the existing building, given that it is an existing building. it would not be reasonable to require it to meet on-site reduction in regulated carbon emissions. Nevertheless, the supporting sustainability appraisal states that new glazing will be triple glazed and the south facing roof would have integrated solar PVs. Moreover, heating would be via an electric boiler.

8.30 Taking the above into account, the proposal would take opportunities to integrate carbon reduction and sustainable design and improve the internal fabric of this heritage asset in accordance with policies 28 and 63 of the Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

### **8.31 Biodiversity**

8.32 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

8.33 Given the nature of the proposals including opening up an area of existing flat roof to facilitate a first floor, it is not considered that it would result in any adverse impacts upon protected species or habitats. The inclusion of a green roof and green wall would result in a positive net gain in biodiversity on the site that currently consists of a hard flat roof with no biodiversity value.

8.34 Taking the above into account, the proposal is compliant with 69 and 70 of the Cambridge Local Plan (2018).

### **8.35 Water Management and Flood Risk**

8.36 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

8.37 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

8.38 Given the minor scale of the proposed development, it is not considered that the proposal would result in an increase in flooding elsewhere and would utilise the main sewer for surface and foul water as is the existing arrangement. The green roof which will be conditioned on any planning consent granted will successfully integrate into the sustainable design and construction. Therefore, the proposal is in accordance with policies 31 and 32 of the Local Plan 2018.

### **8.39 Highway Safety and Transport Impacts**

8.40 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states

that developments will only be permitted where they do not have an unacceptable transport impact.

- 8.41 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.42 The access to the site would be via Eden Street with an appropriate width pavement for pedestrian access. It does not propose any car parking.
- 8.43 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to an informative concerning residential parking permits.
- 8.44 Therefore, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

#### **8.45 Cycle and Car Parking Provision**

##### 8.46 Cycle Parking

8.47 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

8.48 In this instance, the proposal would comprise dedicated cycle parking storage adjacent to the entrance to the proposed residential use. This would consist of covered and convenient cycle space for two cycles (1 per bedroom) in accordance with Policy 82 and Appendix L of the Local Plan 2018.

##### 8.49 Car parking

8.50 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the

car-free status can be realistically enforced by planning obligations and/or on-street controls.

8.51 The proposal provides no off-street car parking space. Given that the site is located within easy walking distance of the city centre, it is considered that the car-free development can be supported.

## **8.52 Amenity Impacts**

8.53 Policy 35, 50 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

8.54 Neighbouring Properties

8.55 Given the modest scale and set back location of the proposed first floor extension in relation to surrounding dwellings with any habitable room windows facing towards The Cricketers pub's first floor flat windows at a reasonable distance of approximately 15 metres or to the rear commercial building's roof slope, it is not considered that the proposal would result in any significant overlooking impacts upon neighbouring properties.

8.56 A first floor en-suite room would face the first-floor habitable room window of The Elm Tree. Given that this is a non-habitable room window and would be conditioned to be obscured on any planning consent granted, it is not considered that the proposal would result in any significant overlooking impacts upon neighbouring properties.

8.57 Impact on No.1 Prospect Row

8.58 Third party comments concerning overshadowing impacts upon No.1's private rear amenity courtyard space have been received. Whilst this is the case, given the orientation of the proposed first floor extension situated to the north-west of this adjacent property it is unlikely that the proposal would result in any significant overshadowing impacts.

8.59 Notwithstanding this, the application is supported by a shadow study which demonstrates that there would be negligible additional overshadowing of a very small section of this adjacent property's courtyard space than is currently the case during springtime only. A site visit has also been carried out to this neighbouring property which raises no amenity concerns.

8.60 Given that only a very modest section of the proposed extension would be visible from this neighbour's rear garden space, it is not considered that any overbearing impacts would be significant in this instance.

8.61 Noting that no windows face No.1's garden space and any views from the first-floor bedroom towards this adjacent space would be outside the 45-

degree rule of thumb, it is considered that there would be no significant overlooking impacts.

#### 8.62 Future Occupants

8.63 Whilst Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015), Paragraph 6.31 of the supporting text states that new homes created through residential conversions and homes created by changes of use from non-residential land uses should seek to meet or exceed the standards as far as it is practicable to do so.

8.64 Nevertheless, the gross internal floor space measurements for this unit in this application would be approximately 150 sq metres, though restricted head height at first floor would slightly reduce the amount of usable space. Taking all this into account, the proposal would meet and exceed the 79 sq metres for a 4-person, 2 bedroom dwelling within Policy 50.

8.65 Although third party comments concerning the lack of privacy at ground floor level is noted, steps could be taken internally to provide occupiers with sufficient privacy whilst ensuring the historic external façade is retained.

#### 8.66 Garden Size(s)

8.67 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.

8.68 The proposal would provide a first-floor terrace area measuring approximately 14 sq metres. Given that it is a conversion of an existing non-residential use, this is considered to be acceptable.

8.69 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met. Although a conversion, the supporting Sustainability Statement submitted states the proposal would comply with these standards and therefore Officers consider that the layout and configuration enables inclusive access and future proofing.

#### 8.70 Construction and Environmental Impacts

8.71 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours to protect the amenity of neighbouring amenities. These conditions are considered reasonable and necessary to impose in accordance with Policy 35 of the Local Plan 2018.

8.72 Although third party comments concerning noise impacts upon future occupiers are acknowledged, considering the existing licensing controls of the nearby public houses and in the absence of noise complaints of these premises, there are no objections raised by the Council's Environmental Health Officer.

8.73 Notwithstanding this, to ensure that an alternative ventilation system is provided to allow future residents the option to keep windows closed in the event of external patron noise from the nearby public houses, details of an alternative ventilation system will be conditioned on any planning consent granted in accordance with policies 35 and 36 of the Local Plan 2018.

8.74 Whilst third party comments concerning dust, noise and parking issues during the construction phase are acknowledged, given the modest extension proposed, it is not considered reasonable to require a construction management plan in this instance.

8.75 Summary

8.76 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 57 and 58.

### **8.77 Other Matters**

8.78 Bins

8.79 Policy 57 requires refuse and recycling to be successfully integrated into proposals.

8.80 Following revised floor plans, it is considered that the proposal would accommodate space for three bins in a convenient place to the front of the site and separate from the cycle storage provided, in accordance with policies 50 and 57 of the Local Plan 2018.

8.81 Third party comments

8.82 Other third party comments are acknowledged. Letters were sent to all adjacent neighbours abutting the application site, and a site notice and press notice published in accordance with the Greater Cambridge Planning Statement of Community Involvement and Town and Country Planning Development Management Procedure Order.

8.83 Other comments including the loss of house value are not material planning considerations.

### **8.84 Planning Balance**

- 8.85 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.86 The principle of the change of use of the existing hairdresser to residential use is acceptable in policy terms. The scheme would provide a subservient and appropriately designed first floor extension, ensuring that the character and significance of the BLI and the character and appearance of the Conservation Area is preserved. The application has support from the Council's Conservation Officer.
- 8.87 The proposal would provide a high-quality residential unit for future occupiers whilst no significant neighbour amenity harm has been identified. The application has support from the Council's Environmental Health Officer.
- 8.88 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

**8.89 Recommendation**

8.90 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

**9.0 Planning 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 91 of the Town and Country Planning Act 1990 (as amended by Section 51 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 proposed new windows shall be constructed nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been

submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

- 4) No roofs shall be constructed until a sample of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to and approved in writing by the Local Planning Authority. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

- 5) No brick or stonework above ground level shall commence until a sample panel has been prepared on site detailing the bond, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing to the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

- 6) No development shall take place above ground level, other than demolition, until details of the zinc cladding to be used in the construction of the first floor extension have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55 and 58).

- 7) Prior to development above ground level, details of an alternative ventilation scheme for the habitable rooms to negate / replace the need to open windows, in order to protect future occupiers from external noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system. The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To minimise noise impacts upon future occupiers of the residential unit (Cambridge Local Plan policy 35)



- 8) The development, hereby permitted, shall not be occupied until the proposed first floor window in west elevation of the development has, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55 and 58).

- 9) No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

- 10) The flat roofs hereby approved shall be a Green Roof or Brown Roof in perpetuity unless otherwise agreed in writing by the Local Planning Authority. A Green Roof shall be designed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition, a Brown Roof shall be constructed with a substrate which would be allowed to self-vegetate.

Reason: To ensure that the development integrates the principles of sustainable design and construction and contributes to water management and adaptation to climate change (Policy 31 of the Cambridge Local Plan 2018 and Sustainable Design and Construction SPD 2020).

### **Informatives**

- 1) Residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs