

Application Number	11/0865/CAC	Agenda Item	
Date Received	22nd July 2011	Officer	Miss Catherine Linford
Target Date	16th September 2011		
Ward	Romsey		
Site	Anglia Property Preservation 1 Great Eastern Street Cambridge Cambridgeshire CB1 3AB		
Proposal Applicant	Demolition of existing rear outbuildings. 1 Great Eastern Street Cambridge Cambridgeshire CB1 3AB		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 1 Great Eastern Street is a two-storey end of terrace property, situated on the north-western side of Great Eastern Street. The surrounding area is predominantly residential, consisting of terrace houses. There is a children's play area directly to the southwest of the site, with a public car park beyond this, reaching up to the junction with Mill Road. The railway line is directly to the rear (west) of the site.
- 1.2 The site is irregular in shape and doglegs behind 3 Great Eastern Street, which means that the site shares a common boundary with 3 and 5 Great Eastern Street. The main building at the front (the house) is currently used as offices for Anglia Property Preservation. To the rear of the property there are a number of brick outbuildings, which are used for storage. These buildings are in a poor condition. The main building has a two-storey projecting wing to the rear, with a single storey element at the end of this.
- 1.3 There are a number of trees and shrubs on the adjacent Council owned site to the south, with some on the boundary. The Root Protection Areas of these trees and shrubs on the boundary extend into the application site. None of the trees are

the subject of a Tree Protection Order (TPO). The most significant tree is a Tree of Heaven (T1).

- 1.4 The site is within the Mill Road Area of the City of Cambridge Conservation Area 1 (Central). The site does not fall within the Controlled Parking Zone

2.0 THE PROPOSAL

- 2.1 Conservation Area Consent is sought for the demolition of the outbuildings on the site to facilitate redevelopment. The redevelopment of the site is considered under a linked application for planning permission (11/0351/FUL).

- 2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Arboricultural Consultants Report
3. Phase I Site Survey
4. Preliminary Sampling Exercise
5. Daylight Analysis
6. Transport Statement

3.0 SITE HISTORY

Reference	Description	Outcome
C/71/0205	Proposed change of use from residential to office accommodation	A/C
11/0351/FUL	Change of use and side extension to the frontage building from an office to create 2no 1 bed flats; and erection of 6 studio apartments at the rear (following demolition of existing rear buildings), together with associated infrastructure	Pending

4.0 PUBLICITY

- 4.1 Advertisement: Yes
Adjoining Owners: Yes

Site Notice Displayed:	Yes
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	Yes

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Statement 5: Planning for the Historic Environment (2010):** sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation

of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.

- 5.6 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.7 **East of England Plan 2008**

SS1: Achieving Sustainable Development
ENV6: The Historic Environment
ENV7: Quality in the Built Environment

5.8 **Cambridge Local Plan 2006**

3/1 Sustainable development
4/11 Conservation Areas
4/13 Pollution and amenity

5.9 **Material Considerations**

Central Government Guidance

Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government 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.

Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development.

Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 No car parking provision is made for the proposal. The site lies within an area that experiences high demand for space to park on-street. The proposal would be anticipated to increase that competition. The proposal does not trigger the requirement for transport payments.

Head of Environmental Services

- 6.2 Contaminated land – Because of the sites complex history a desktop survey and limited sampling was required before a decision could be made. A review of historic records identified that the site has a long history of industrial use, including a builders yard and more recently a wood preservation and treatment supplier. The railway line and sidings are immediately to the west of the site. Based on this information, a site specific conceptual model (CSM) was prepared and is acceptable. Two boreholes were excavated and soil samples were collected and tested for a range of contaminants. No ground water or ground gas monitoring was undertaken. The Phase 1 Site Survey suggested some additional works, which are acceptable in principle. The primary investigation identified contamination, but not at levels to preclude residential development. The full contaminated land condition is recommended.

Noise – No significant noise are identified from the Earl of Beaconsfield Public House on the junction of Great Eastern Street and Mill Road. Noise from the railway line must be mitigated against. As a noise report has been submitted as part of the application, only part b) of the noise condition is recommended (mitigation measures)

Natural light – Natural light is limited. It is suggested that glass block are installed on the southern elevation of the first floor corridor as is proposed on the ground floor, and in the western garden wall. The cycle/bin store will have no natural light. Light deters pests and therefore it is suggested that the store has rooflights.

Conditions are also recommended in relation to piling, construction hours, waste storage and dust suppression.

Historic Environment Manager

- 6.3 No objection. The outbuildings are of limited historical interest, therefore their loss is acceptable. The two storey apartment block is separate from the existing terraced house and therefore is read as a single entity rather than as an extension. This is proposed to replace the existing outbuildings which are of similar scale, although they do not cover the same footprint as

the proposed development. The ridge height of this block is lower than the original building and therefore will not dominate the streetscene of Great Eastern Street. The design of the apartments is appropriate provided that the materials and finishing details are carefully considered and agreed. The side extension to the end terrace house is acceptable in design and scale. A condition is recommended requiring samples of materials.

City Council Arboricultural Officer

- 6.4 T3 is a significant tree of great amenity value and worthy of a Tree Preservation order (as the tree is on a site owned by the City Council a TPO has not been issued). The proposed development is very close to this tree and within the Root Protection Zone. A significant concern is about future requests to prune the tree for light and other nuisance, and this may affect the long-term retention of the trees. Further information is required. Further information has been submitted, and comments are awaited.
- 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 about the redevelopment of this site with little specific reference to the demolition of itself:
- 2 Great Eastern Street
 - 3 Great Eastern Street
 - 4 Great Eastern Street
 - 7 Great Eastern Street
 - 10 Great Eastern Street
 - 13 Great Eastern Street
 - 15 Great Eastern Street
 - 37 Great Eastern Street
 - 38 Great Eastern Street
 - 50 Great Eastern Street
 - 52 Great Eastern Street
 - 55 Great Eastern Street
 - 56 Great Eastern Street
 - 57 Great Eastern Street

- 61 Great Eastern Street
- 74 Great Eastern Street
- 77 Great Eastern Street
- 79 Great Eastern Street
- 23 Hope Street
- Fairfields, Little Peterstow Orchard, Ross-on-Wye, Herefordshire

7.2 The representations can be summarised as follows:

Character

- The proposed building is out of character
- The view from the Mill Road bridge will be compromised
- Impact on trees
- The proposal increases the built development coverage of the site and significantly increases the built mass of the site. This is overdevelopment of a constrained site
- There are no guarantees that the existing materials will be reused

Residential Amenity

- Noise from additional occupiers
- Noise from construction
- Dust from construction
- Deliveries will cause disturbance and disruption
- On bin collection day the bins block the pavement. The additional bins for the proposed development will exacerbate the situation
- Loss of privacy
- Overbearing sense of enclosure for neighbouring properties
- Loss of light

Traffic and parking

- Off-street car parking spaces should be provided. Parking is already difficult and this will exacerbate the problem
- The Transport Statement does not correlate with residents experience of parking on the street
- All new residents should not be eligible for parking permits

Other

- Neighbours were notified too late and too slowly
- Infrastructure work has already begun

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. The loss of existing structures
2. The merits of the replacement proposal
3. Third party representations

The loss of existing structures

8.2 PPS5 Planning for the Historic Environment (2010) refers to heritage assets as a building, monument, site or area, which is positively identified as having a degree of significance when considering planning applications. They are valued components of the historic environment and include assets identified by the local planning authority through the plan making process, including Conservation Areas.

8.3 PPS5 goes on to state in Policy HE9.1 that there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Additionally, any loss affecting a designated heritage asset should require clear and convincing justification.

8.4 The supporting text to policy 4/11 of the Cambridge Local Plan (2006) states that in Conservation Areas, '...when considering the demolition of buildings...the same tests that would apply to the demolition of a Listed Building will be applied', making reference to policy 4/10 of the Local Plan. Policy 4/10 states that 'works for the demolition of Listed Buildings will not be permitted unless:

- a) The building is structurally unsound, for reasons other than deliberate damage or neglect; or
- b) It cannot continue in its current use and there are no viable alternative uses; and

c) Wider public benefits will accrue from redevelopment’.

8.5 The City Council Conservation Team is of the opinion that the outbuildings are of limited historical interest and that their loss is acceptable. It is important however that what is proposed to replace them is appropriate and does result in a built form that preserves or enhances the character and appearance of the Conservation Area. Although of little historic interest, the buildings are part of the character and appearance of the site, and I consider that their loss without replacement, leaving a cleared site, would be detrimental to the character and appearance of the Conservation Area. The redevelopment of the site proposed by the planning application 11/0351/FUL, also to be considered at the East Area Committee meeting of the 25th October, is supported by the Conservation Team and is seen as something which would, visually enhance the character and appearance of the Conservation Area, helping to enclose the space between Mill Road and the site.

Third Party Representations

8.6 The issues raised in the representations received relate to the proposed redevelopment, and are therefore considered in the report for the linked planning application.

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. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

3. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages on Mondays - Fridays between the hours of 0700 hrs and 0900 hrs or between the hours of 1600hrs and 1800hrs. On Saturdays there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs. There should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and to protect the amenity of these residential properties throughout the redevelopment. (Cambridge Local Plan 2006, policy 4/13)

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: SS1, ENV6, ENV7

Cambridge Local Plan (2006): 3/1, 4/11, 4/13

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 John Summers (Ext.7103) in the Planning Department.