

Planning
Committee



GREATER CAMBRIDGE
SHARED PLANNING

23/00064/FUL

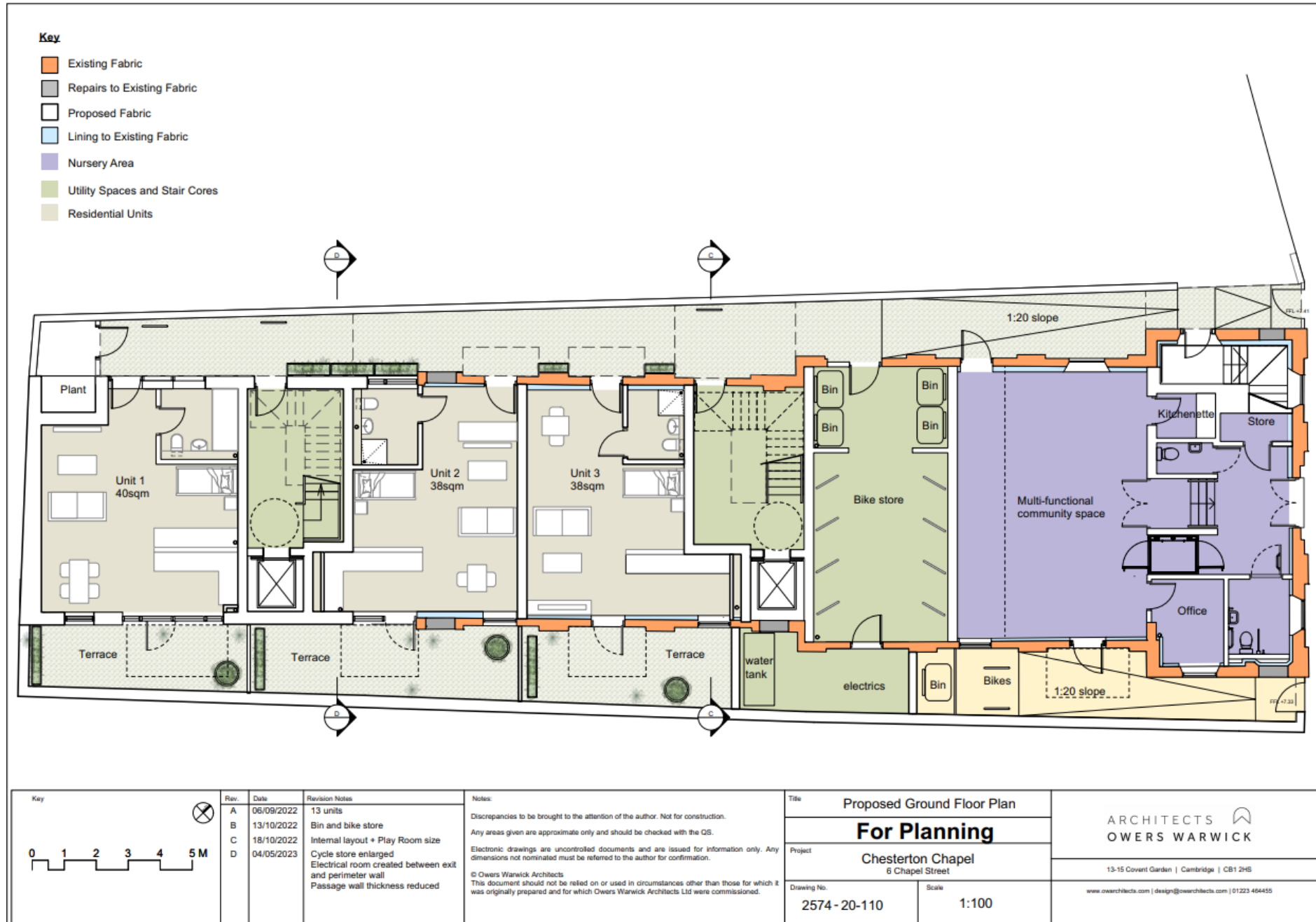
Church Hall, 6A Chapel Street, Cambridge

Refurbishment, reconfiguration and extension of the existing chapel building to create a multi-functional early years meeting space and 13 residential apartments (following the demolition of the existing rear two storey building and alterations of building of local interest comprising the demolition of existing rear lean-to, rear (southwest) elevation and roof), together with associated landscaping and infrastructure.

Site Location Plan



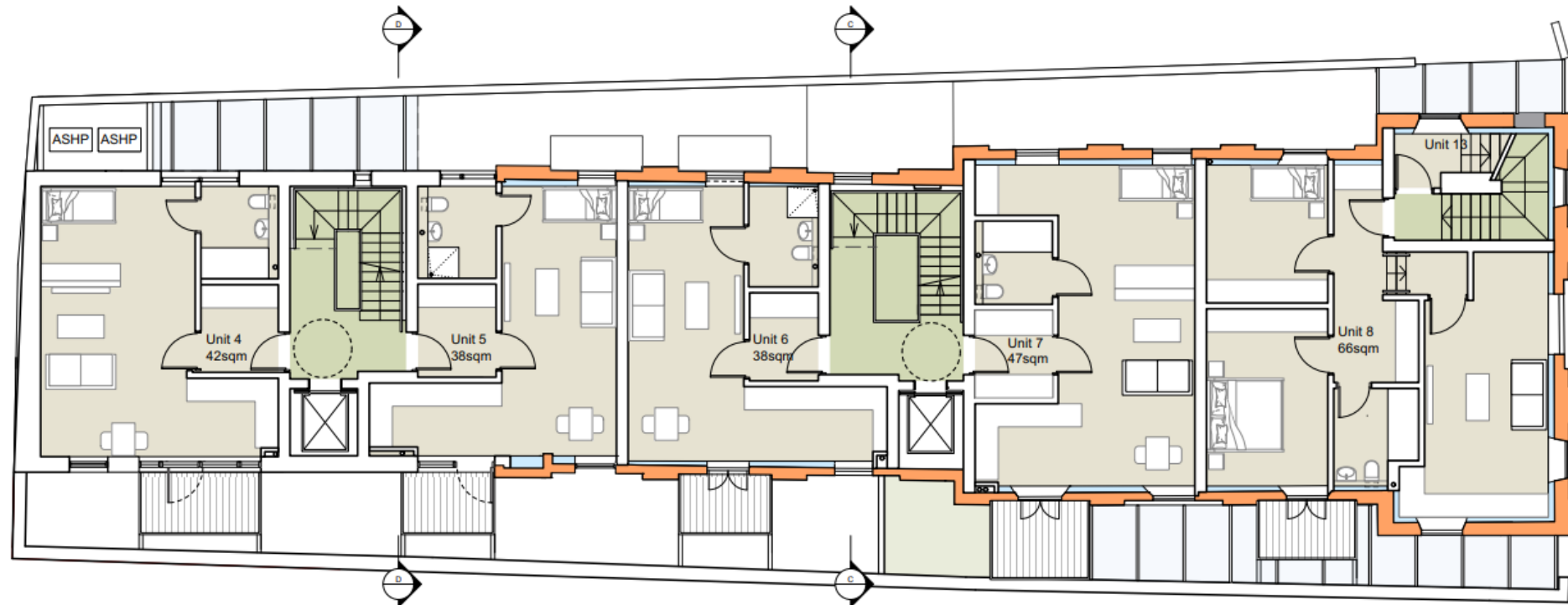
Ground Floor Plan






First-Floor Plan

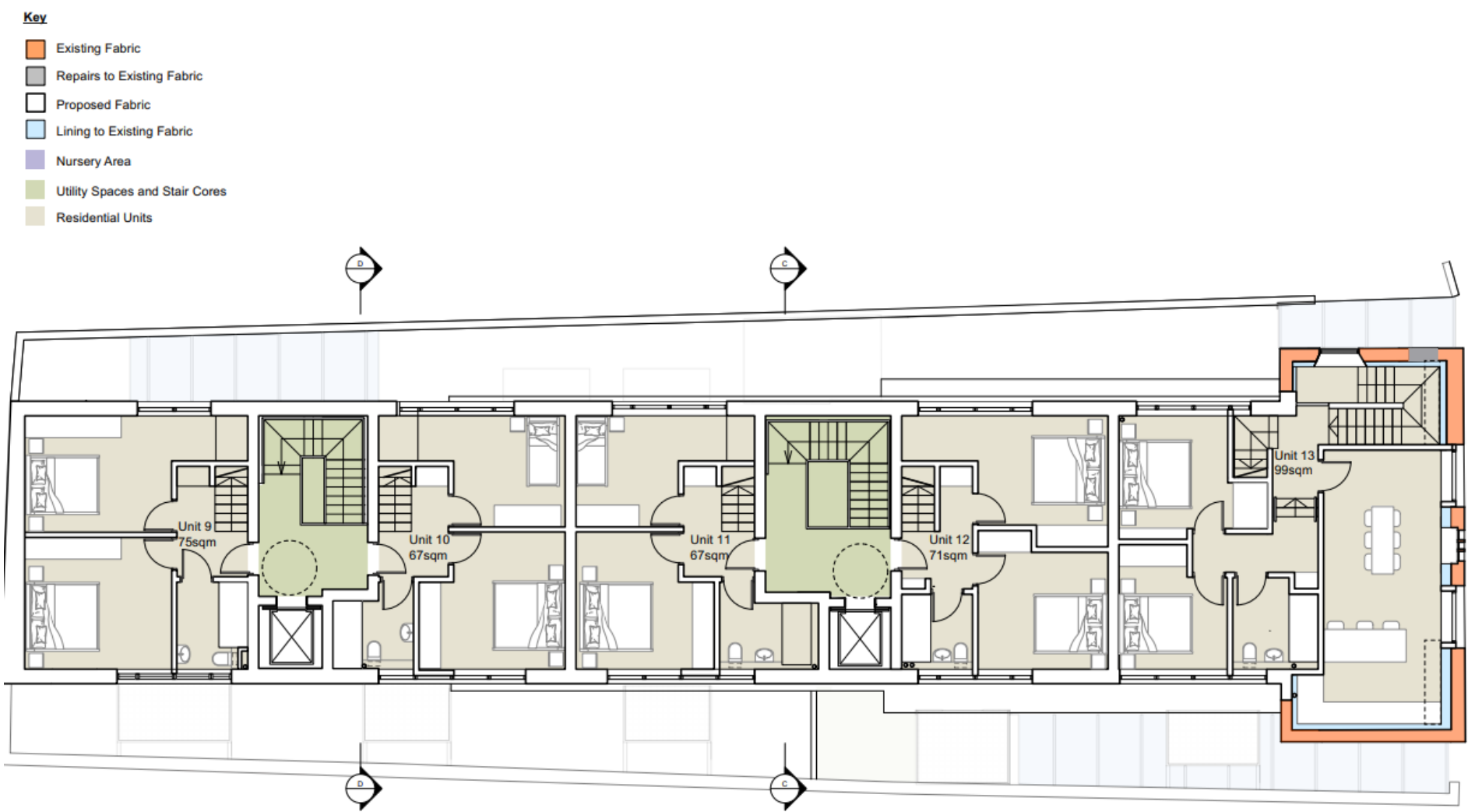
Key


- Existing Fabric
- Repairs to Existing Fabric
- Proposed Fabric
- Lining to Existing Fabric
- Nursery Area
- Utility Spaces and Stair Cores
- Residential Units



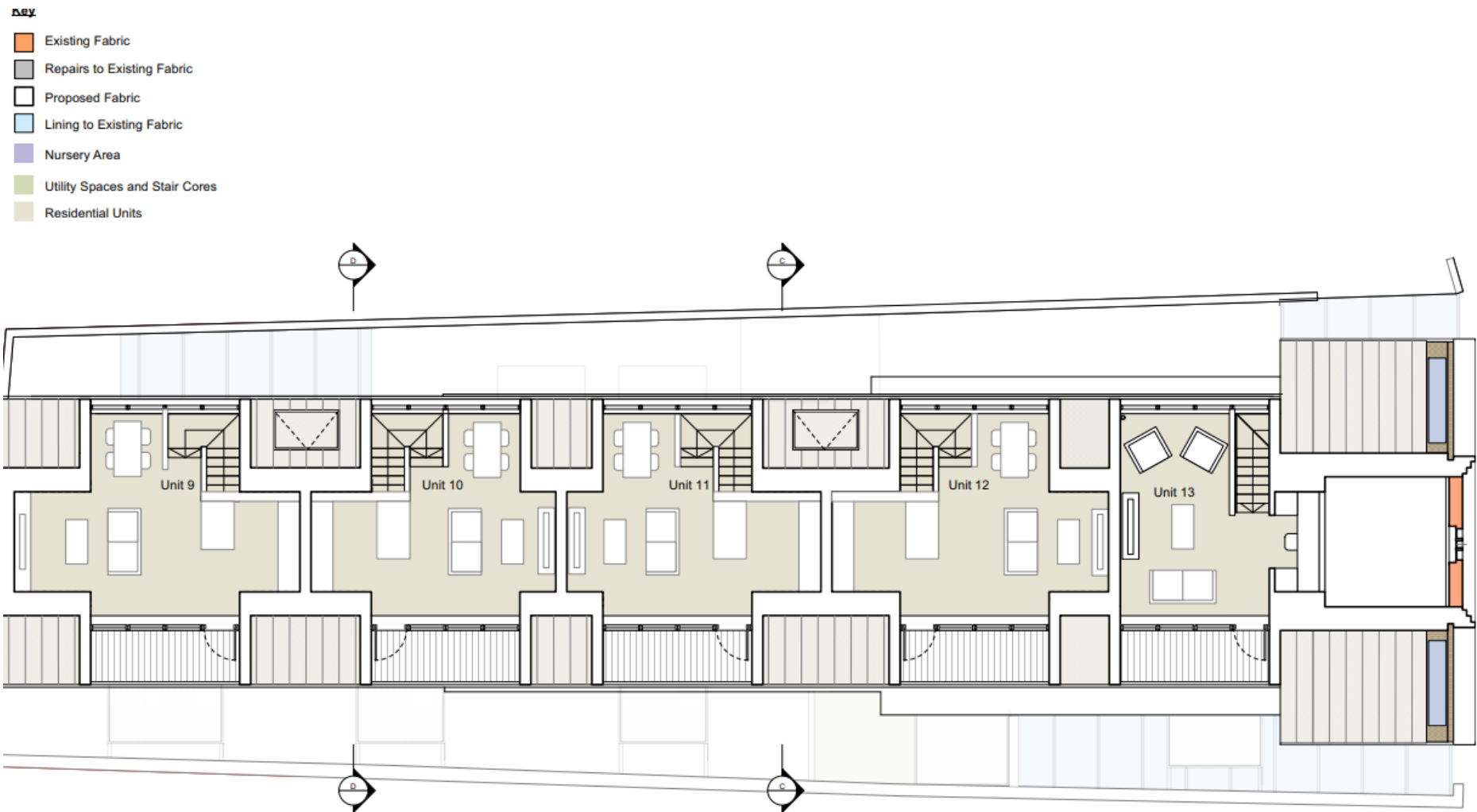
<div>Key</div> <div></div> <div></div>	Rev.	Date	Revision Notes	<div>Notes:</div> <div>Discrepancies to be brought to the attention of the author. Not for construction.</div> <div>Any areas given are approximate only and should be checked with the QS.</div> <div>Electronic drawings are uncontrolled documents and are issued for information only. Any dimensions not nominated must be referred to the author for confirmation.</div> <div>© Owers Warwick Architects</div> <div>This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which Owers Warwick Architects Ltd were commissioned.</div>	Title		Proposed First Floor Plan		<div>ARCHITECTS</div> <div>OWERS WARWICK</div> <div>13-15 Covert Garden Cambridge CB1 2HS</div> <div>www.owerswarwick.com design@owerswarwick.com 01223 464455</div>
	A	06/09/2022	13 units		For Planning				
	B	18/10/2022	Internal layout		Project				
	C	04/05/2023	Glazed canopy roof added		Chesterton Chapel 6 Chapel Street				
	Drawing No.		Scale						
2574-20-111		1:100							




Second-Floor Plan



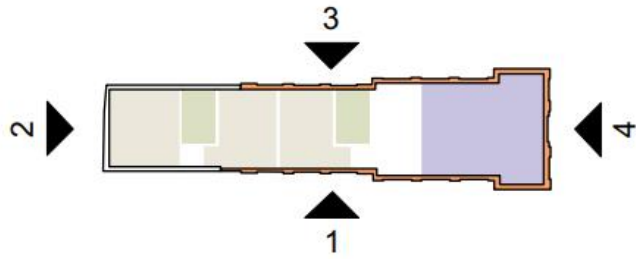
Key			Notes:		Title	
 0 1 2 3 4 5 M	Rev.	Date	Revision Notes	Discrepancies to be brought to the attention of the author. Not for construction.	Proposed Second Floor Plan	
	A	06/09/2022	13 units	Any areas given are approximate only and should be checked with the QS.	For Planning	
	B	18/10/2022	Internal layout	Electronic drawings are uncontrolled documents and are issued for information only. Any dimensions not nominated must be referred to the author for confirmation.	Project	
			C	04/05/2023	Chesterton Chapel	
					6 Chapel Street	
					Architects	
					OWERS WARWICK	
					13-15 Covent Garden Cambridge CB1 2HS	

Third-Floor Plan



<div>Key</div> <div></div> <div></div>	Rev.	Date	Revision Notes	<div>Notes:</div> <div>Discrepancies to be brought to the attention of the author. Not for construction.</div> <div>Any areas given are approximate only and should be checked with the QS.</div> <div>Electronic drawings are uncontrolled documents and are issued for information only. Any dimensions not nominated must be referred to the author for confirmation.</div> <div>© Owers Warwick Architects</div> <div>This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which Owers Warwick Architects Ltd were commissioned.</div>	<div>Title</div> <div>Proposed Third Floor Plan</div>		<div>ARCHITECTS</div> <div>OWERS WARWICK</div> <div></div> <div>13-15 Covent Garden Cambridge CB1 2HS</div> <div>www.owersarchitects.com design@owersarchitects.com 01223 464455</div>
	A	06/09/2022	13 units		<div>For Planning</div>		
	B	18/10/2022	Internal layout		<div>Project</div> <div>Chesterton Chapel</div> <div>6 Chapel Street</div>		
	C	04/05/2023	Balconies and glazed roof shown		<div>Drawing No.</div> <div>2574-20-113</div>	<div>Scale</div> <div>1:100</div>	

Proposed Elevations



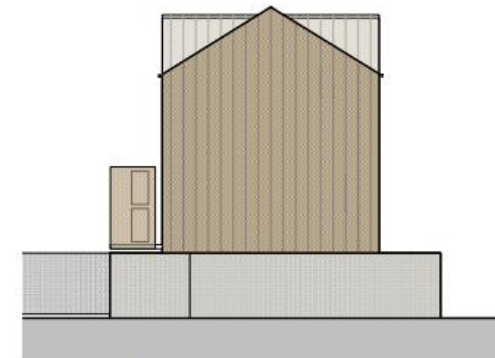
1 South-East Elevation
Scale: 1:200



2 North-East Elevation
Scale: 1:200



3 North-West Elevation
Scale: 1:200



4 South-West Elevation
Scale: 1:200

View from High Street CGI



View from Chapel Street CGI



Planning Balance

Approval

Material considerations

- Substantial levels of public benefit arising from the development, specifically the securement of the long-term conservation of the facades of the Building of Local Interest, the re-use of brownfield land, improved sustainability performance of the building, and financial contributions towards infrastructure and towards affordable housing.
- No harm to neighbour amenity identified.
- Acceptable living environment for future occupiers.
- No highway safety harm identified.



Refusal

Material considerations

- Low level of less than substantial harm to designated heritage assets of the Scheduled Monument and Grade I Listed Building of Chesterton Towers, the Grade II Listed Buildings of nos.1 and 5 Chapel Street and the Chesterton Conservation Area.
- Low level of less than substantial harm to the non-designated heritage asset of the Chapel Building of Local Interest.
- Proposed cycle parking arrangements not policy compliant and cause degree of harm.

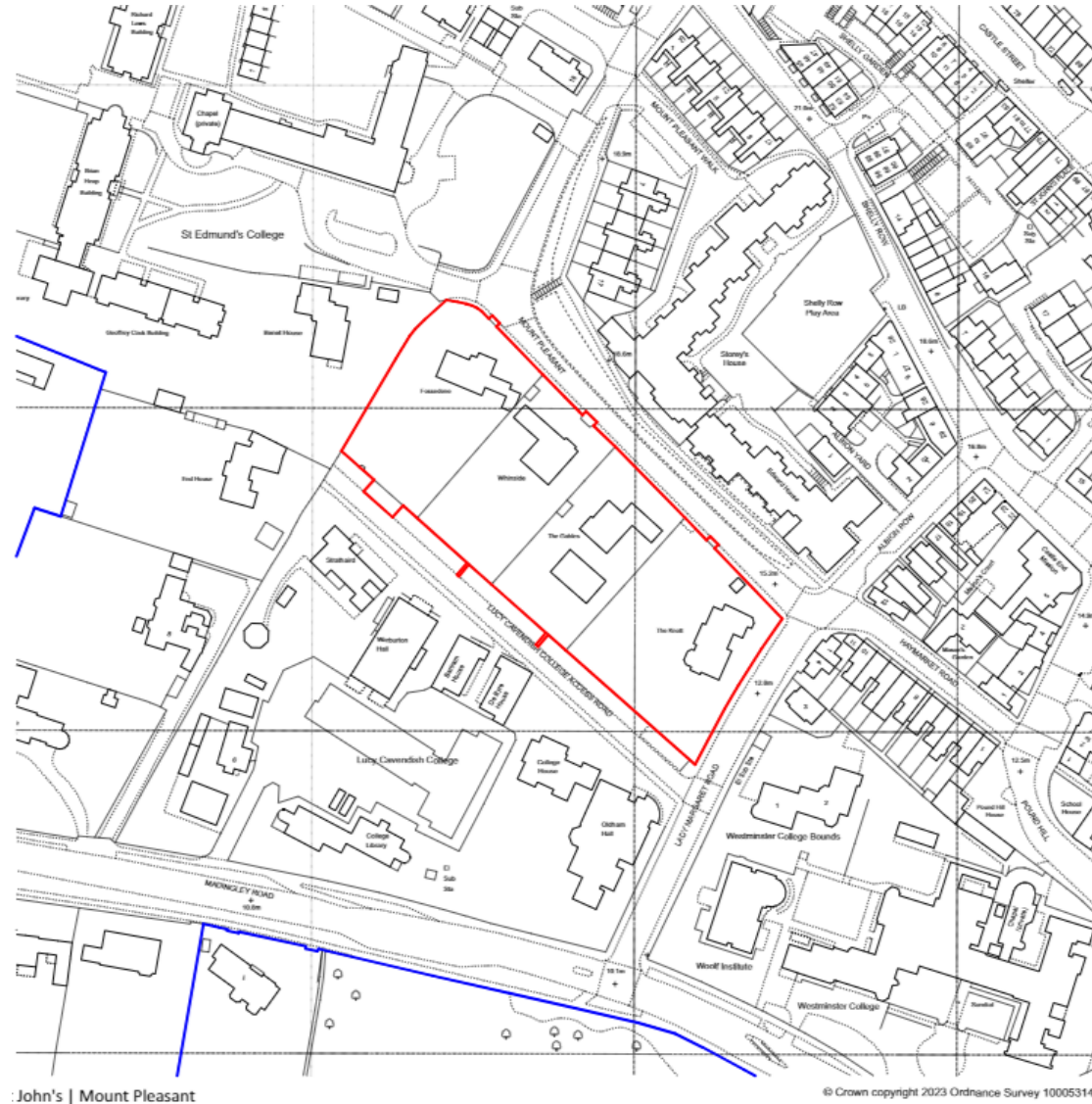
Officer Recommendation: Approval, subject to conditions and Section 106 Agreement

23/02696/FUL

Fossdene, Whinside, The Gables, The Knott, Mount Pleasant

Demolition of 3 residential properties (known as Fossdene, Whinside and The Gables) and the erection of five residential buildings for postgraduate students as well as two storey and single storey extensions to The Knott for postgraduate accommodation and the provision of cycle and bin stores, landscaping and car parking including new boundary treatments.

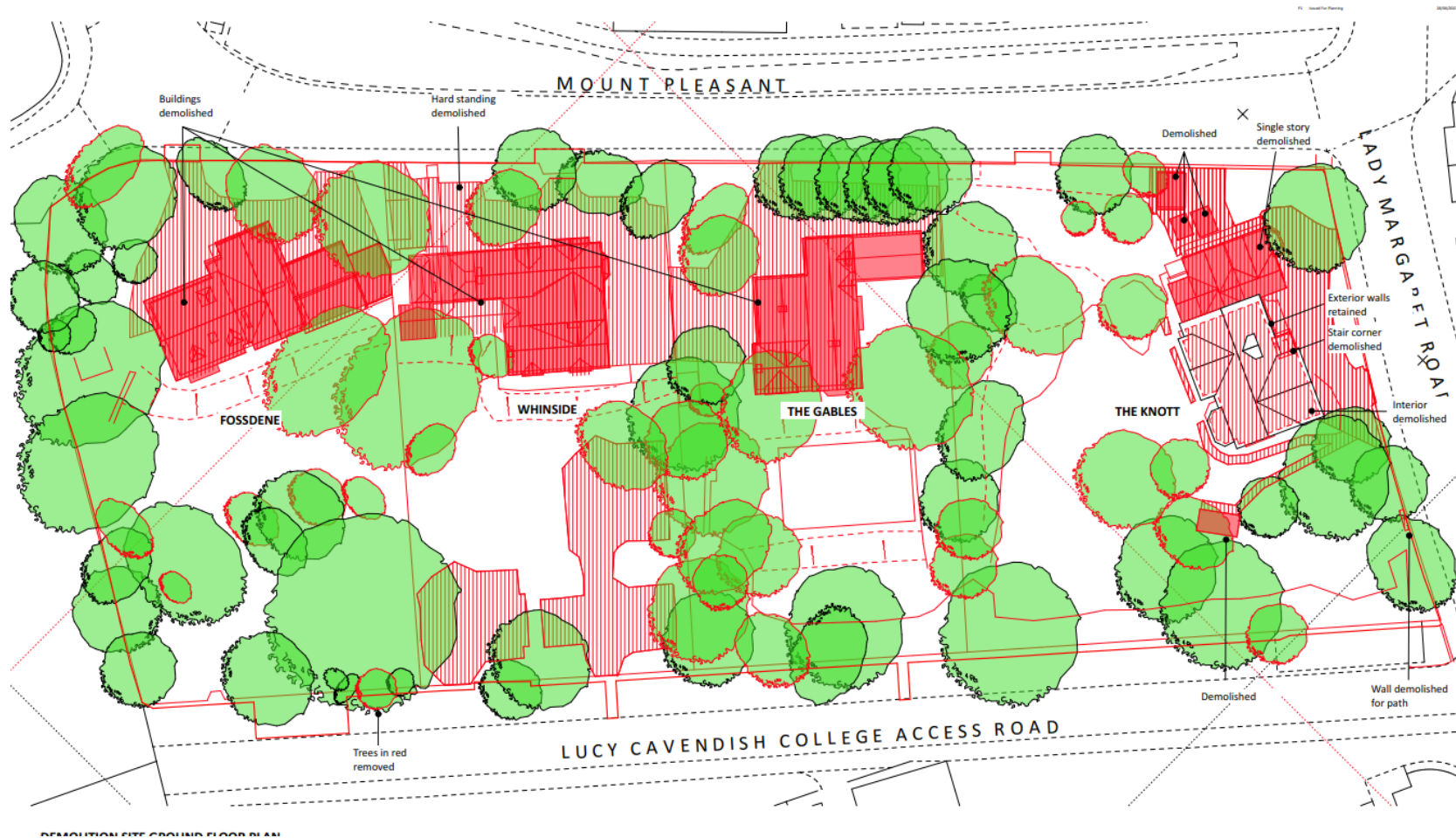
Site Location Plan



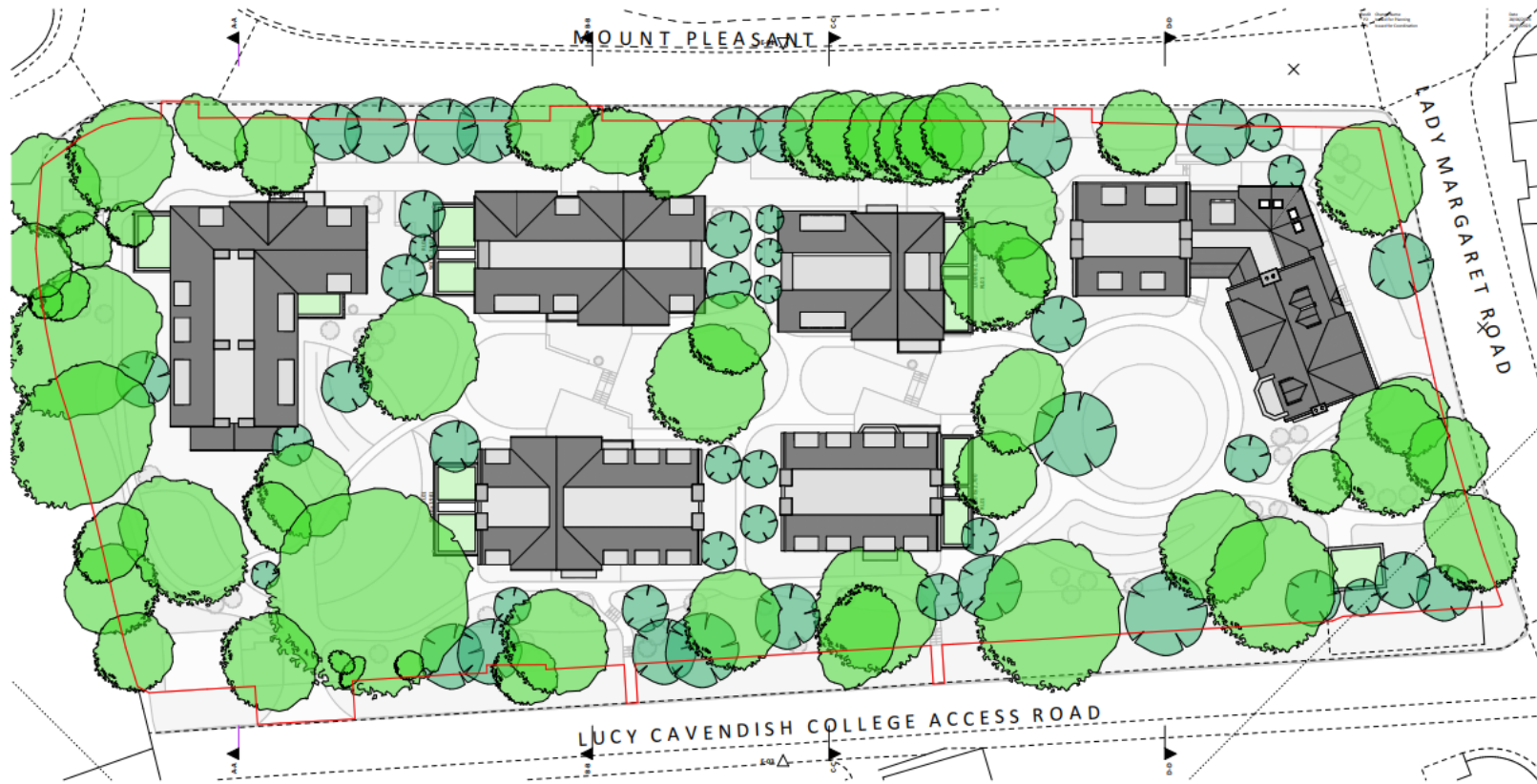
Aerial Imagery



Existing Site Plan Inc Demolition



Proposed Site Plan



PROPOSED SITE ROOF PLAN

AC01 E



AC02 Elevations



AC03 Elevations



FIGURE 03 - PROPOSED ELEVATION 03
1:50@A1

ACCOMMODATION 04 - PROPOSED ELEVATION 04
SCALE 1:50@A1



AC04 Elevations



AC05 Elevations



The Knott Elevations



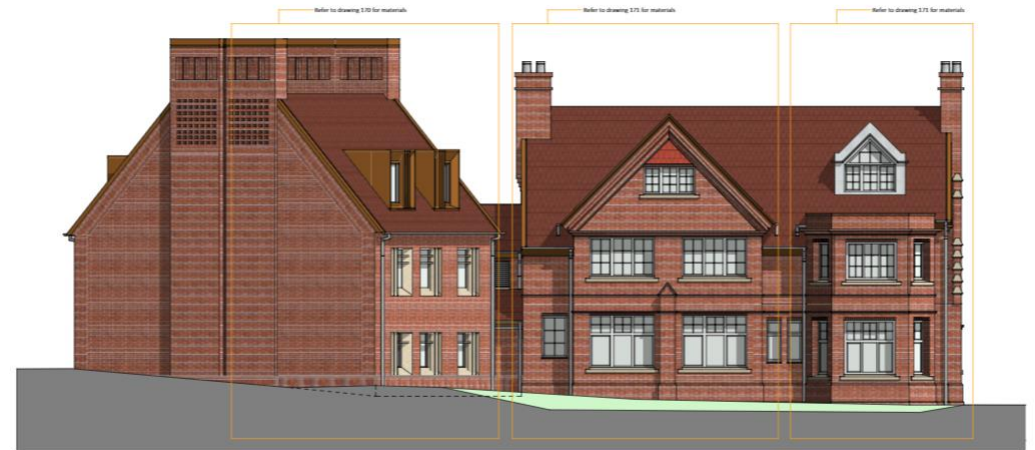
RE K20
JUL 1



RE KNOTT - PROPOSED ELEVATION 02



THE KNOTT - PROPOSED ELEVATION 03
SCALE 1:50(BA1)
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

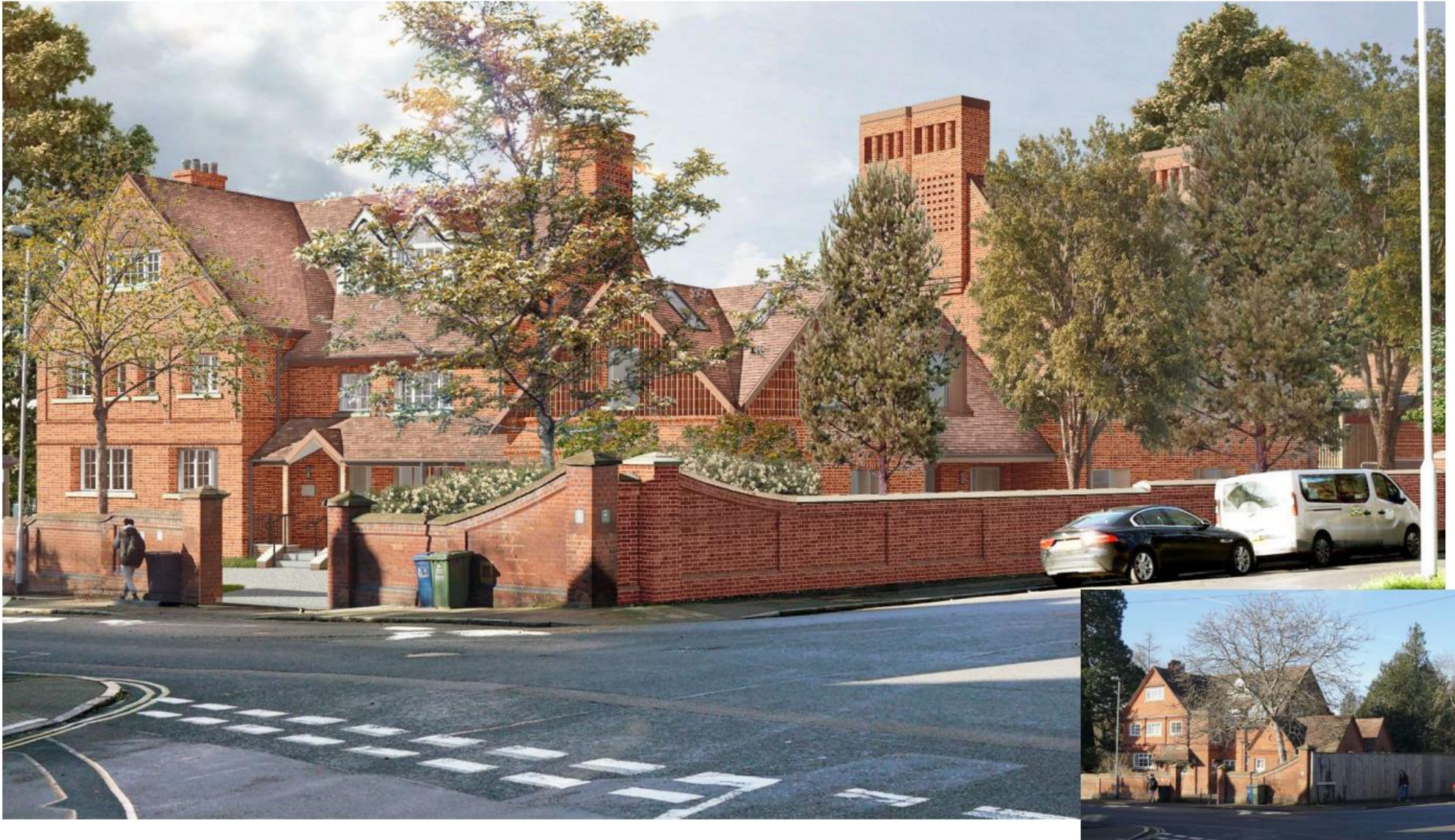


THE KNOTT - PROPOSED ELEVATION 04
SCALE 1:50(BA1)
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

CGI



CGI



CGI



Planning Balance

Approval

Material considerations

- Provision of High Quality Student Accommodation
- Release of 60 Rooms back to Private Rental Market
- No Harm to amenity of neighbouring or future occupiers
- No Highways Safety Impacts
- Biodiversity Net Gain
- Public Benefits outweigh potential harm to designated heritage assets
- High Levels of Sustainability
- Creates Post Graduate Campus



Refusal

Material considerations

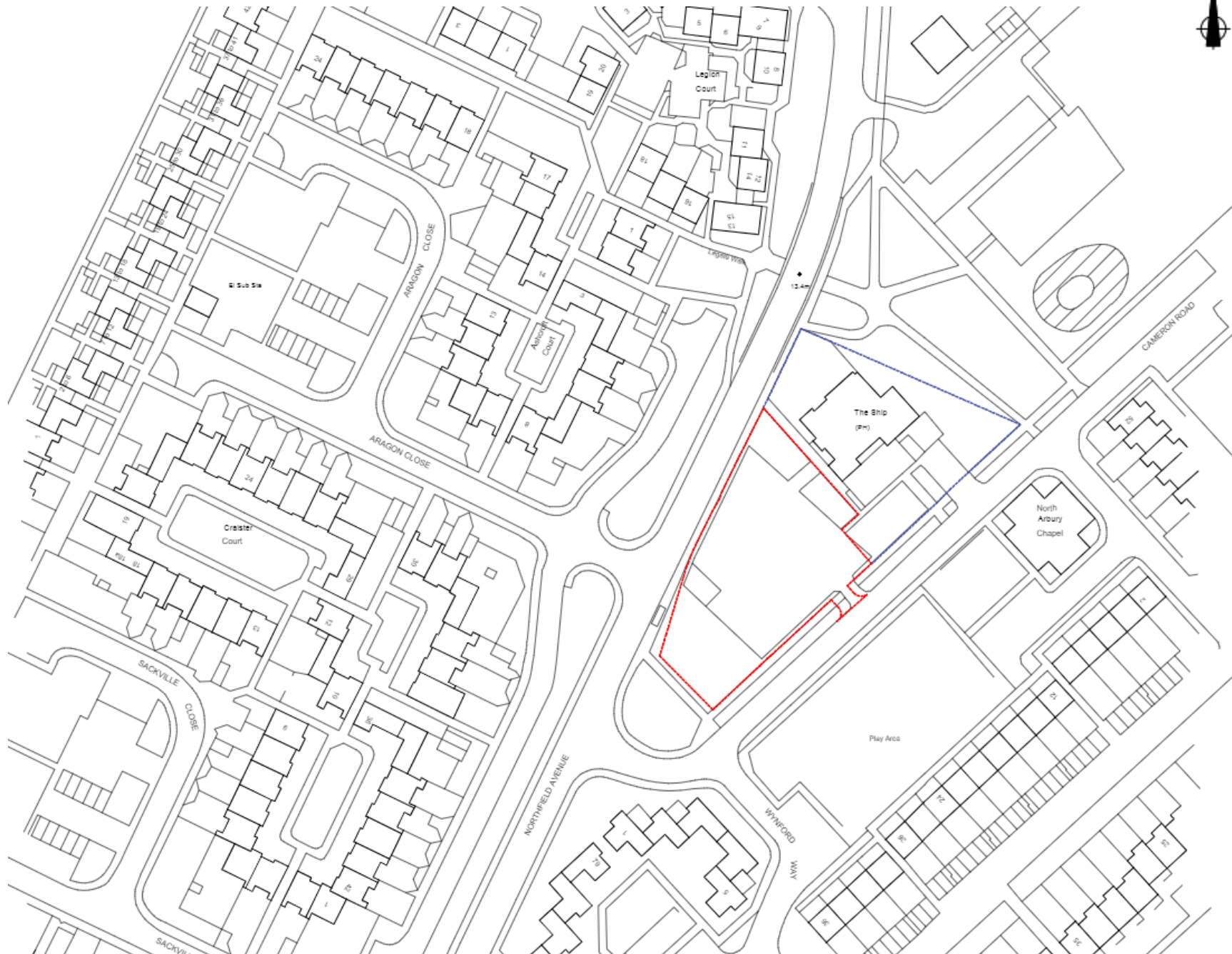
- Loss Of Trees
- Impact on the Designated Heritage Asset

Officer Recommendation: Approval, subject to conditions and S106

23/01579/FUL
Land Adj The Ship Northfield Avenue
Cambridge

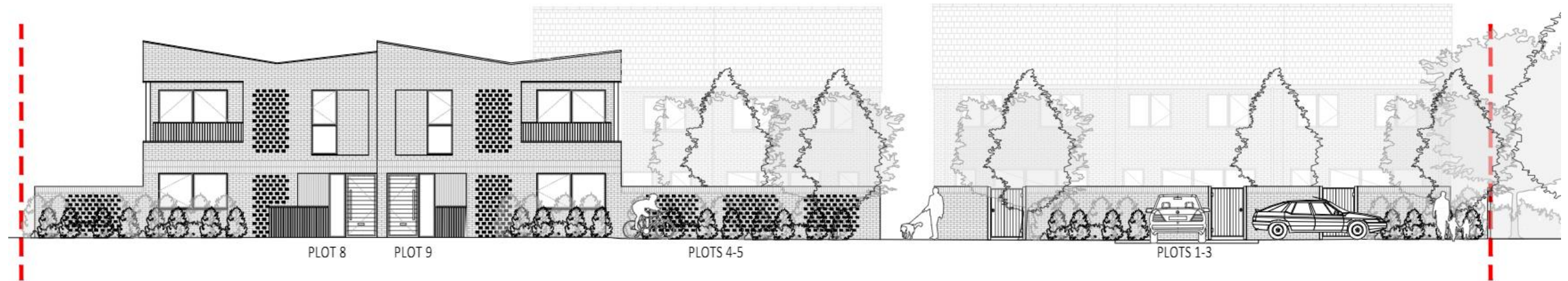
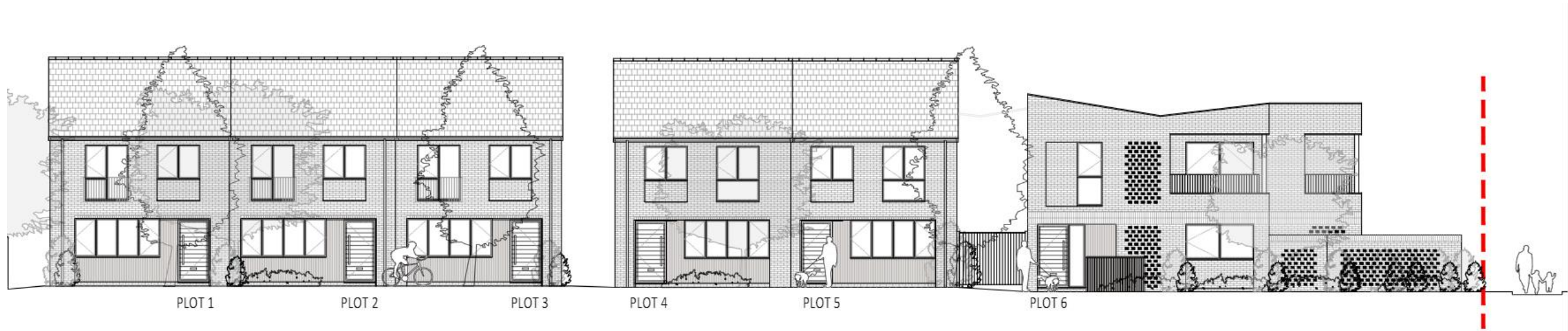
Residential development containing nine dwellings along with access, car parking, landscaping and associated infrastructure

Site Location Plan



[illegible]

Proposed Elevations



Proposed Elevations



Proposed Elevations



Planning Balance

Approval

Material considerations

- Redevelopment of brownfield land which is a negative feature in the street scene
- Enhance the street scene and sense of place
- Does not harm the viability of the pub
- 9 high quality sustainable homes
- Biodiversity net gain
- No adverse impact on neighbours
- Prioritisation of sustainable transport



Refusal

Material considerations

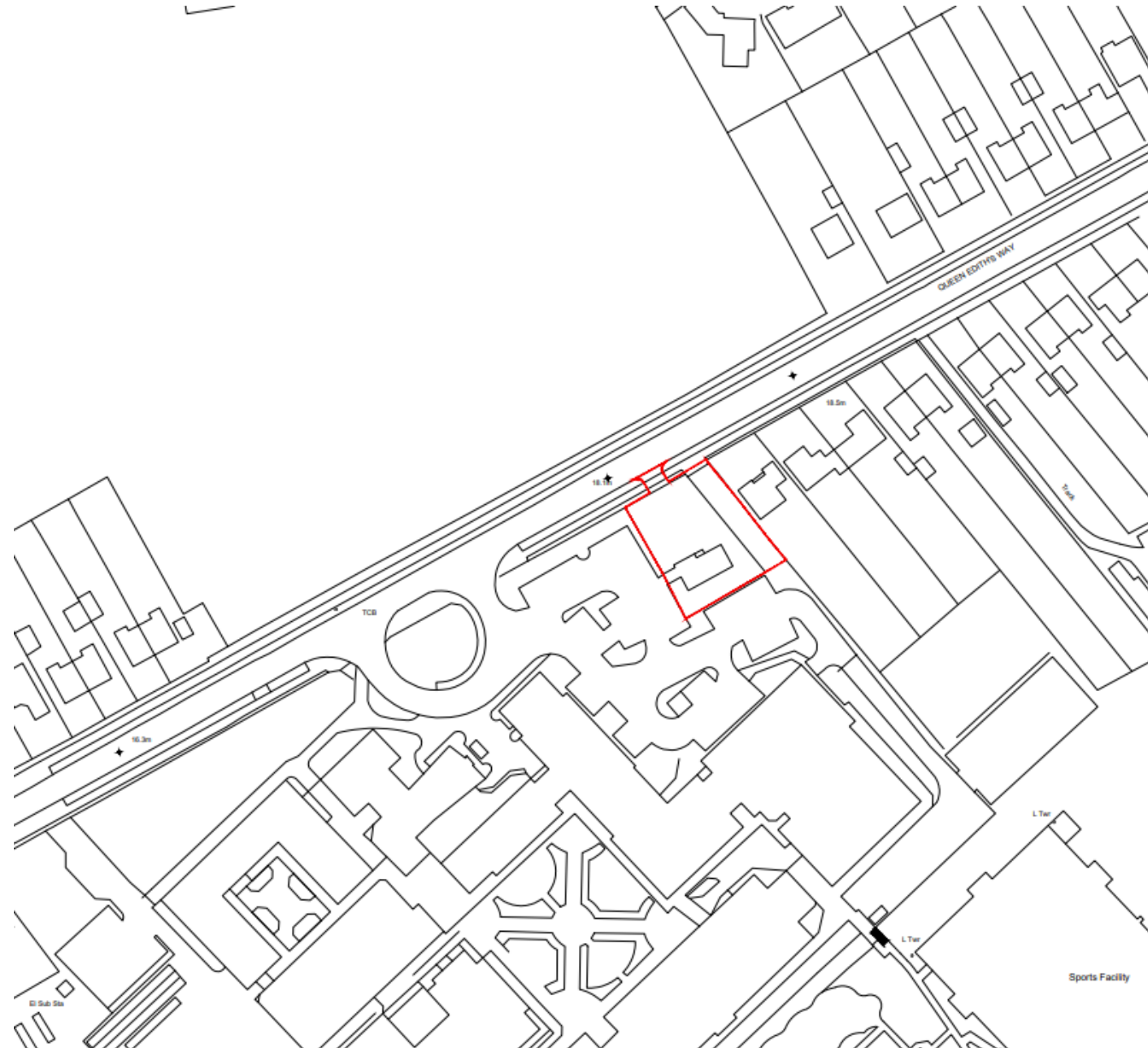
• -

Officer Recommendation: Approval, subject to conditions

22/05556/FUL
198 Queen Ediths Way,
Cambridge, Cambridgeshire, CB1 8NL

Demolition of the existing dwelling and erection of four dwellings and associated works

Site Location Plan



QUEEN EDITH'S WAY

Existing dropped kerb reinstated and made good to Highways Standards

New access created outable to Highways Standards with 2x2m pedestrian, 2.4x3m vehicular splays

Proposed building frontages to align with streets building line

Existing dwelling demolished to make way for new proposals

Proposed soft landscaping throughout application site

Missing large outside of 45 degrees from first floor windows of neighbouring dwelling

ASH LOCATIONS WITHIN ENCLOSED BIRK STORE, SEE DETAILS

No 200

No 150

150m FUTURE A&M

PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 5

PLOT 6

PLOT 7

PLOT 8

PLOT 9

PLOT 10

PLOT 11

PLOT 12

PLOT 13

PLOT 14

PLOT 15

PLOT 16

PLOT 17

PLOT 18

PLOT 19

PLOT 20

PLOT 21

PLOT 22

PLOT 23

PLOT 24

PLOT 25

PLOT 26

PLOT 27

PLOT 28

PLOT 29

PLOT 30

PLOT 31

PLOT 32

PLOT 33

PLOT 34

PLOT 35

PLOT 36

PLOT 37

PLOT 38

PLOT 39

PLOT 40

PLOT 41

PLOT 42

PLOT 43

PLOT 44

PLOT 45

PLOT 46

PLOT 47

PLOT 48

PLOT 49

PLOT 50

PLOT 51

PLOT 52

PLOT 53

PLOT 54

PLOT 55

PLOT 56

PLOT 57

PLOT 58

PLOT 59

PLOT 60

PLOT 61

PLOT 62

PLOT 63

PLOT 64

PLOT 65

PLOT 66

PLOT 67

PLOT 68

PLOT 69

PLOT 70

PLOT 71

PLOT 72

PLOT 73

PLOT 74

PLOT 75

PLOT 76

PLOT 77

PLOT 78

PLOT 79

PLOT 80

PLOT 81

PLOT 82

PLOT 83

PLOT 84

PLOT 85

PLOT 86

PLOT 87

PLOT 88

PLOT 89

PLOT 90

PLOT 91

PLOT 92

PLOT 93

PLOT 94

PLOT 95

PLOT 96

PLOT 97

PLOT 98

PLOT 99

PLOT 100

PLOT 101

PLOT 102

PLOT 103

PLOT 104

PLOT 105

PLOT 106

PLOT 107

PLOT 108

PLOT 109

PLOT 110

PLOT 111

PLOT 112

PLOT 113

PLOT 114

PLOT 115

PLOT 116

PLOT 117

PLOT 118

PLOT 119

PLOT 120

PLOT 121

PLOT 122

PLOT 123

PLOT 124

PLOT 125

PLOT 126

PLOT 127

PLOT 128

PLOT 129

PLOT 130

PLOT 131

PLOT 132

PLOT 133

PLOT 134

PLOT 135

PLOT 136

PLOT 137

PLOT 138

PLOT 139

PLOT 140

PLOT 141

PLOT 142

PLOT 143

PLOT 144

PLOT 145

PLOT 146

PLOT 147

PLOT 148

PLOT 149

PLOT 150

PLOT 151

PLOT 152

PLOT 153

PLOT 154

PLOT 155

PLOT 156

PLOT 157

PLOT 158

PLOT 159

PLOT 160

PLOT 161

PLOT 162

PLOT 163

PLOT 164

PLOT 165

PLOT 166

PLOT 167

PLOT 168

PLOT 169

PLOT 170

PLOT 171

PLOT 172

PLOT 173

PLOT 174

PLOT 175

PLOT 176

PLOT 177

PLOT 178

PLOT 179

PLOT 180

PLOT 181

PLOT 182

PLOT 183

PLOT 184

PLOT 185

PLOT 186

PLOT 187

PLOT 188

PLOT 189

PLOT 190

PLOT 191

PLOT 192

PLOT 193

PLOT 194

PLOT 195

PLOT 196

PLOT 197

PLOT 198

PLOT 199

PLOT 200

PLOT 201

PLOT 202

PLOT 203

PLOT 204

PLOT 205

PLOT 206

PLOT 207

PLOT 208

PLOT 209

PLOT 210

PLOT 211

PLOT 212

PLOT 213

PLOT 214

PLOT 215

PLOT 216

PLOT 217

PLOT 218

PLOT 219

PLOT 220

PLOT 221

PLOT 222

PLOT 223

PLOT 224

PLOT 225

PLOT 226

PLOT 227

PLOT 228

PLOT 229

PLOT 230

PLOT 231

PLOT 232

PLOT 233

PLOT 234

PLOT 235

PLOT 236

PLOT 237

PLOT 238

PLOT 239

PLOT 240

PLOT 241

PLOT 242

PLOT 243

PLOT 244

PLOT 245

PLOT 246

PLOT 247

PLOT 248

PLOT 249

PLOT 250

PLOT 251

PLOT 252

PLOT 253

PLOT 254

PLOT 255

PLOT 256

PLOT 257

PLOT 258

PLOT 259

PLOT 260

PLOT 261

PLOT 262

PLOT 263

PLOT 264

PLOT 265

PLOT 266

PLOT 267

PLOT 268

PLOT 269

PLOT 270

PLOT 271

PLOT 272

PLOT 273

PLOT 274

PLOT 275

PLOT 276

PLOT 277

PLOT 278

PLOT 279

PLOT 280

PLOT 281

PLOT 282

PLOT 283

PLOT 284

PLOT 285

PLOT 286

PLOT 287

PLOT 288

PLOT 289

PLOT 290

PLOT 291

PLOT 292

PLOT 293

PLOT 294

PLOT 295

PLOT 296

PLOT 297

PLOT 298

PLOT 299

PLOT 300

PLOT 301

PLOT 302

PLOT 303

PLOT 304

PLOT 305

PLOT 306

PLOT 307

PLOT 308

PLOT 309

PLOT 310

PLOT 311

PLOT 312

PLOT 313

PLOT 314

PLOT 315

PLOT 316

PLOT 317

PLOT 318

PLOT 319

PLOT 320

PLOT 321

PLOT 322

PLOT 323

PLOT 324

PLOT 325

PLOT 326

PLOT 327

PLOT 328

PLOT 329

PLOT 330

PLOT 331

PLOT 332

PLOT 333

PLOT 334

PLOT 335

PLOT 336

PLOT 337

PLOT 338

PLOT 339

PLOT 340

PLOT 341

PLOT 342

PLOT 343

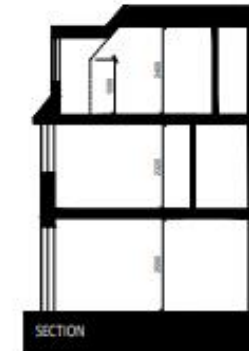
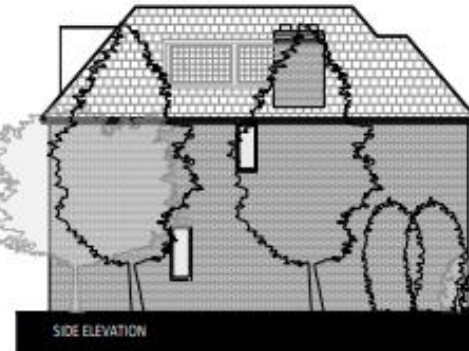
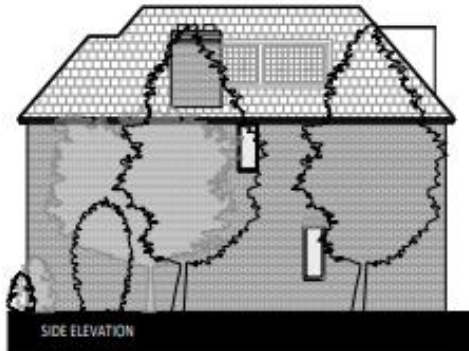
PLOT 344

PLOT 345

PLOT 346

PLOT 347

Proposed Elevations



Planning Balance

Approval

Material considerations

- Net gain of three new dwellings in Cambridge
- Appropriate design and scale, responding to character of the area
- Responsive to amenities of existing and future residents
- Additional and replacement planting on site; net gain in biodiversity



Refusal

Material considerations

- -

Officer Recommendation: Approval,
subject to conditions

23/03417/FUL

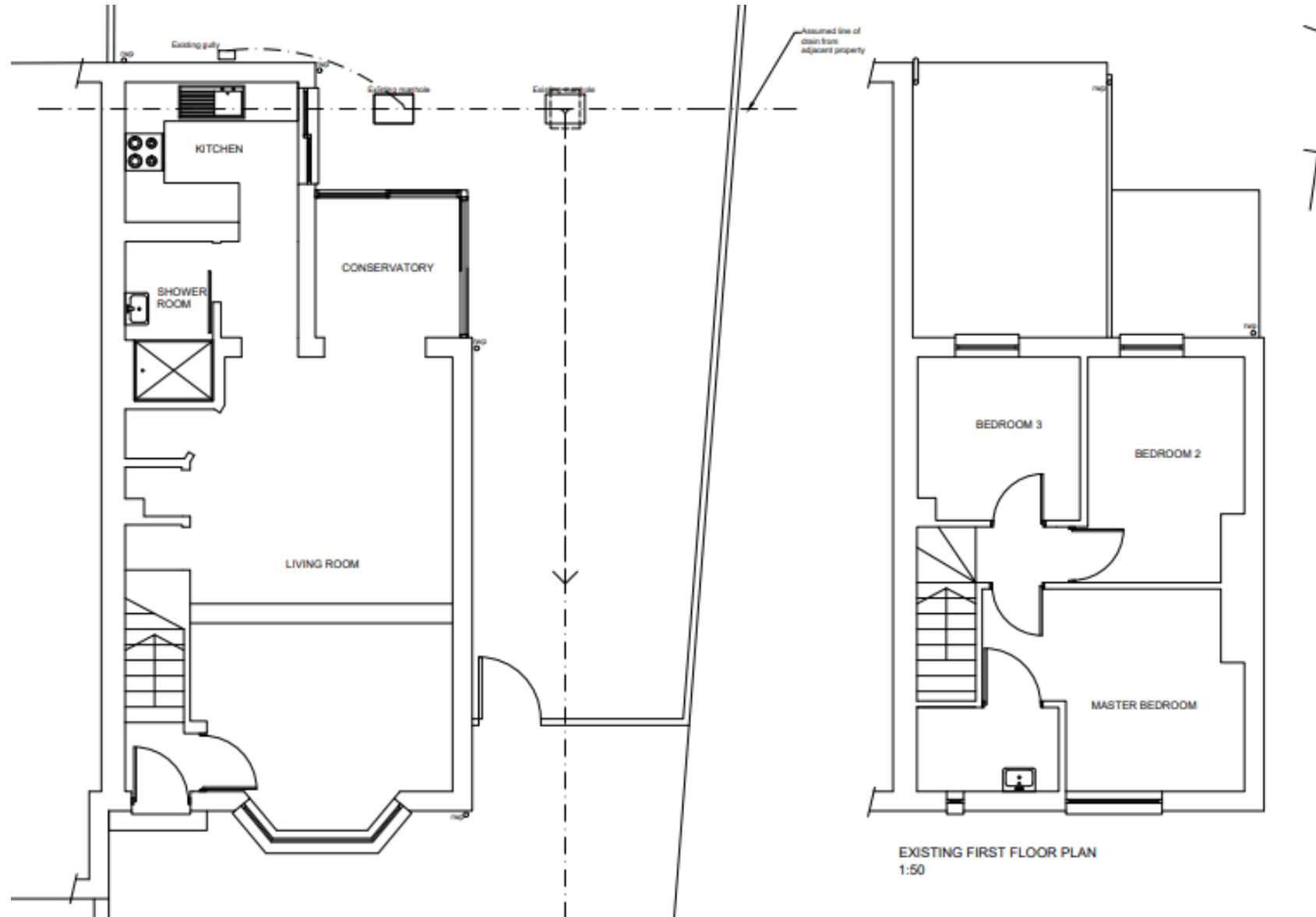
184 Thoday Street, Cambridge, CB1 3AX

Two storey side and single storey rear extensions and change of use from 6 bed HMO (C3) to large 6 bed HMO (8 people) sui generis, along with bike shed storage to the rear.

Location Plan



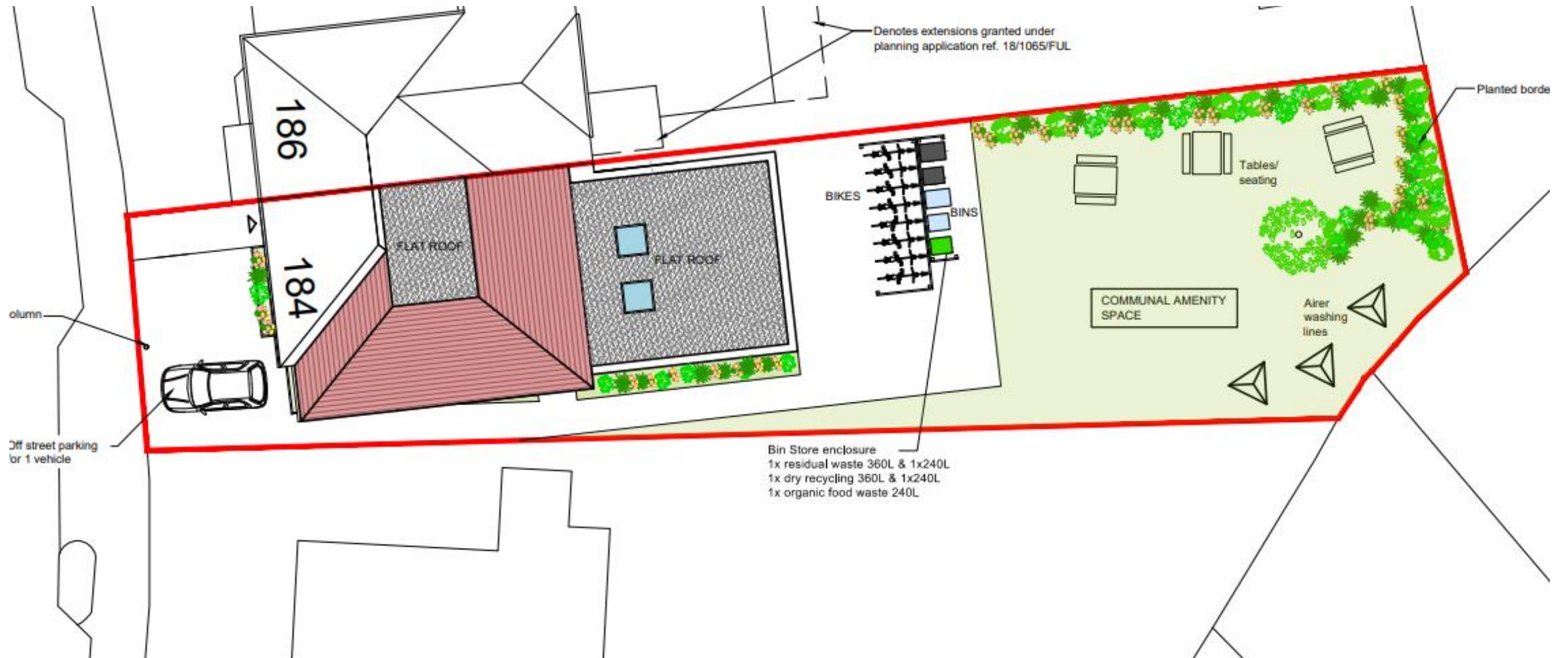
Existing Floorplans



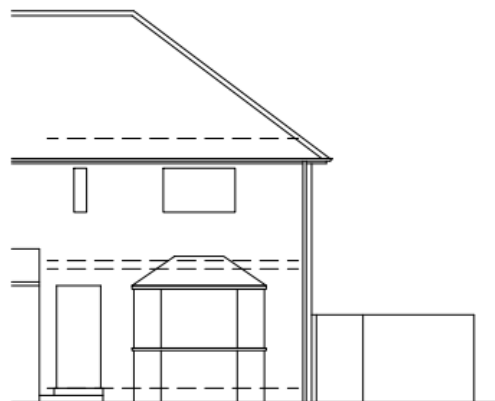
Proposed Floorplans



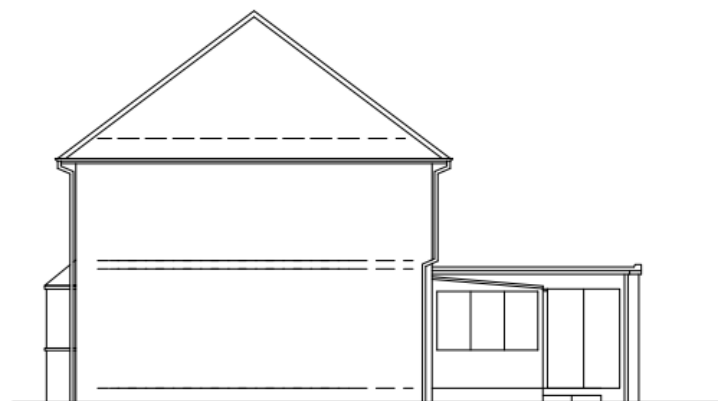
Proposed Site Plan



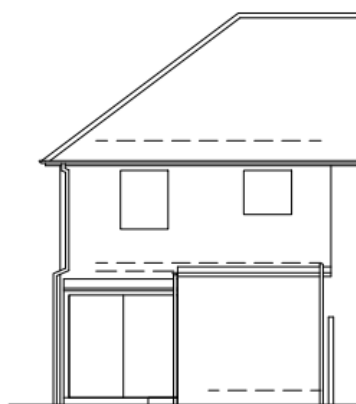
Existing Elevations



EXISTING FRONT ELEVATION
1:100



EXISTING SIDE ELEVATION
1:100



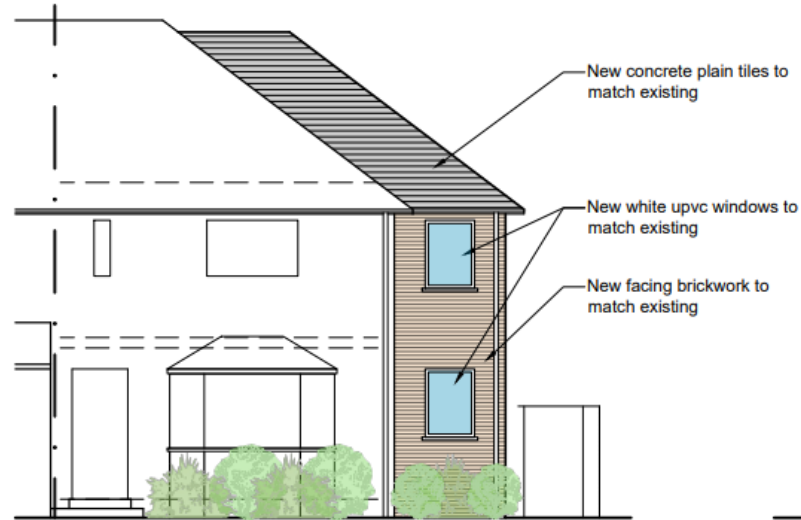
EXISTING REAR ELEVATION
1:100

REV

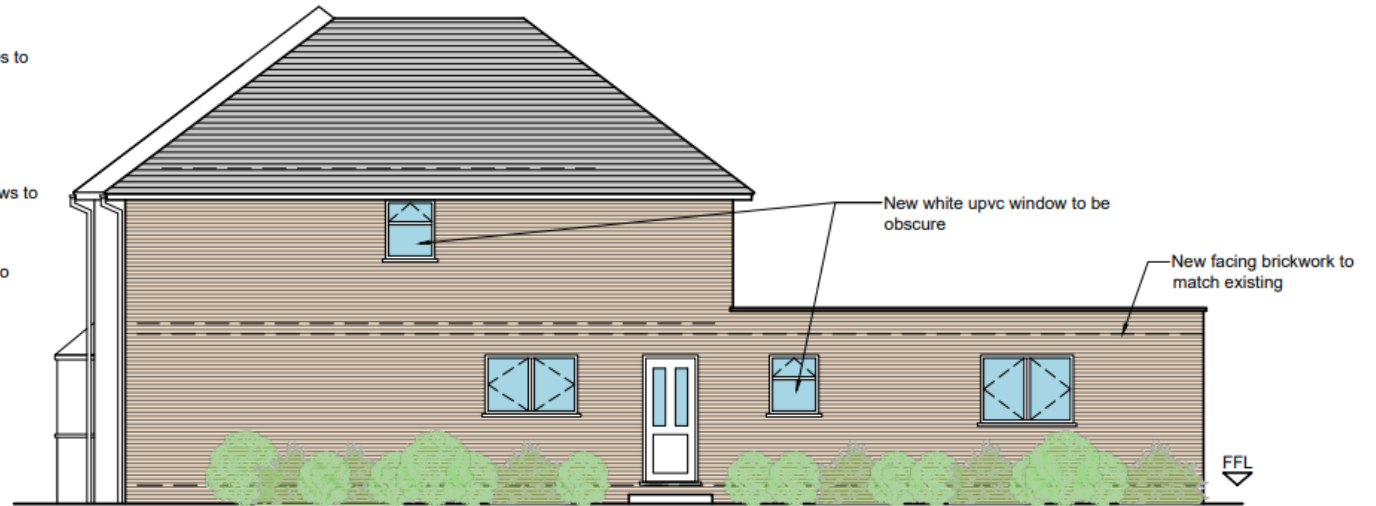
DESCRIPTION

DATE

Proposed Elevations



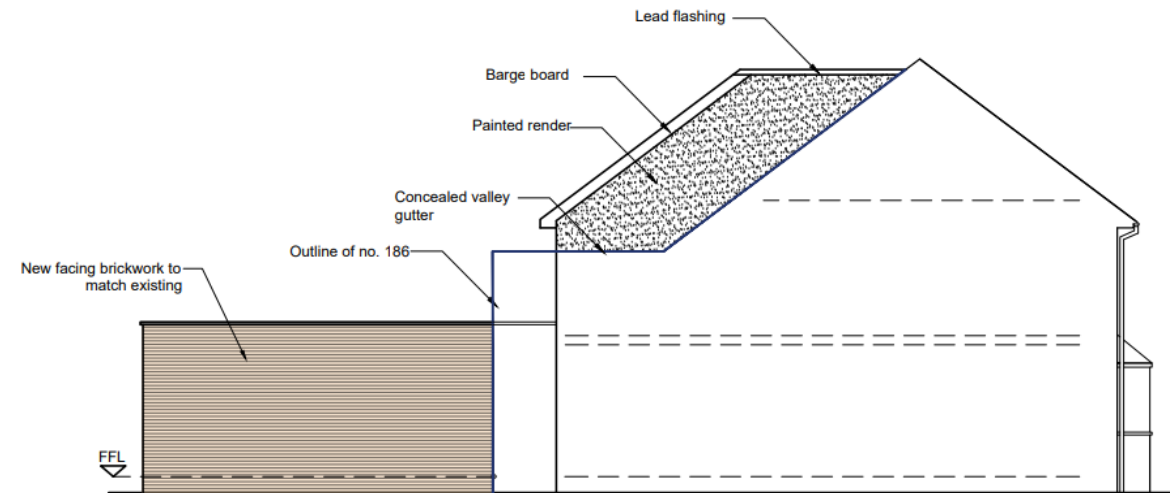
PROPOSED FRONT ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100



PROPOSED REAR ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100

Planning Balance

Approval

Material considerations

- Positively contribute to the supply of residential accommodation available to the public within Cambridge.



Refusal

Material considerations

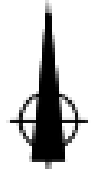
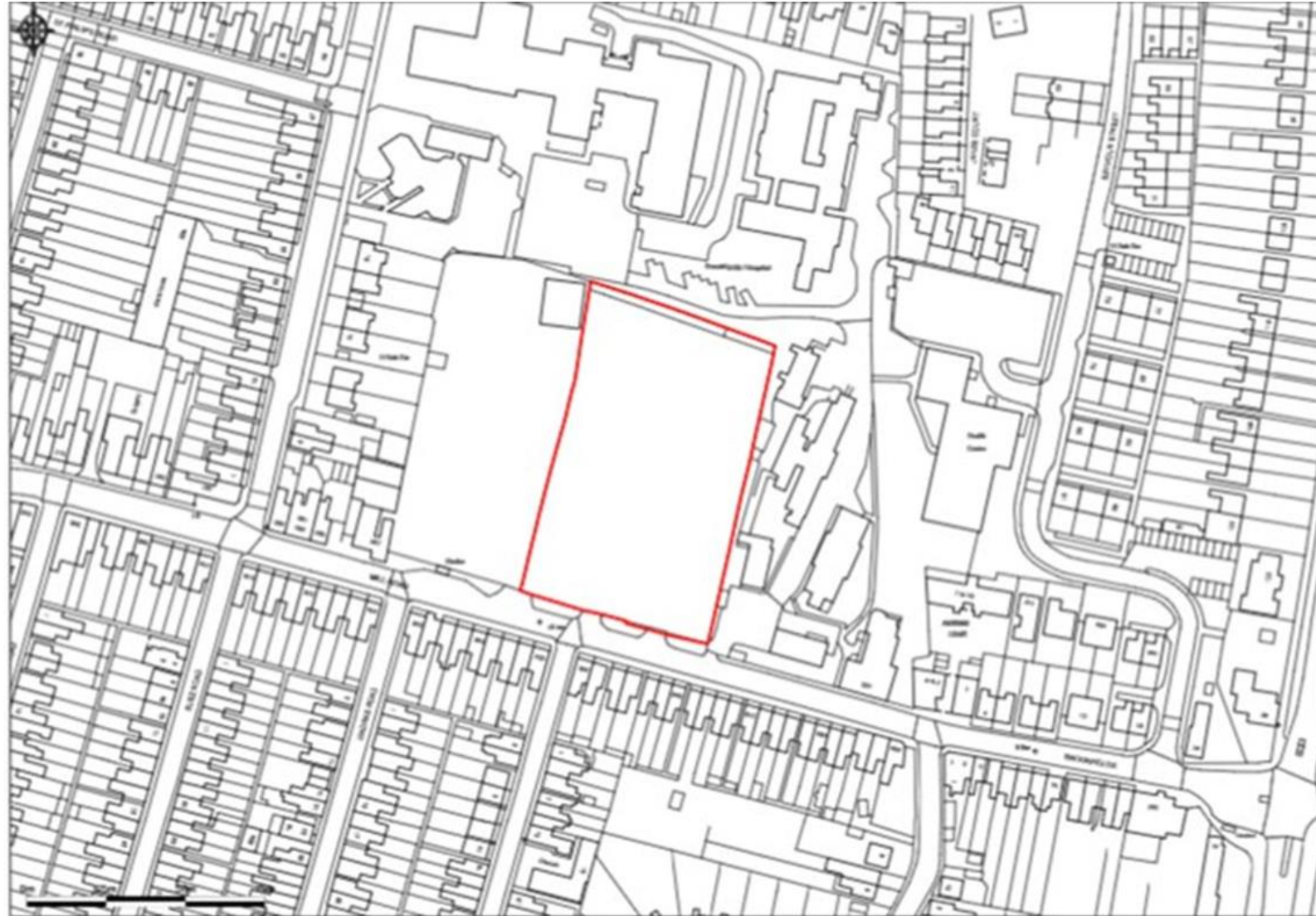
- Poor amenity for future occupants due to creation of a dark and uninviting living space served by a single aspect window
- Lack of privacy and poor amenity for bedrooms 2 and 3 due to siting of cycle parking adjacent to bedrooms
- The proposed cycle parking would fail to provide sufficiently convenient and usable cycle parking suitable for the HMO

Officer Recommendation: Refusal

Ref no.22/04926/S106A

Site Address: Land At 315 - 349 Mill Road

Site Location Plan



Planning Balance

Approval

Material considerations

- Proposed re-wording will allow for Cambridge students to stay in the city during the summer recess.
- This will release homes to the general market and reduce the need for home stay properties



Refusal

Material considerations

- None

Officer Recommendation: Approval

23/03405/S106A Netherhall Farm (GB1), Worts' Causeway

23/03405/S106A Netherhall Farm (GB1), Worts' Causeway – Local Plan Map



23/03405/S106A Netherhall Farm (GB1), Worts' Causeway – Site Plan

