



Planning Committee Date	3 rd July 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	24/01362/LBC
Site	Maris House 1 Maris Lane Cambridge Cambridgeshire CB2 9LB
Ward / Parish	Trumpington
Proposal	Demolition of the single brick garage sited within the curtilage of Maris House (List entry number 1101728)
Applicant	Pemberton Settled Estates
Presenting Officer	Dominic Bush
Reason Reported to Committee	Demolition of a listed building
Member Site Visit Date	N/A
Key Issues	1.Heritage Impacts
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks permission for the demolition of the single brick garage sited within the curtilage of Maris House (List entry number 1101728)
- 1.2 Officers recommend that the Planning Committee approve the application subject to conditions.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building	X	Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site comprises the Grade II listed residential dwelling of Maris House and its surrounding curtilage, which includes the detached garage that is subject to this application. The garage which is curtilage listed by virtue of its age and siting is located in the northeastern corner of the site, with the residential garden of Maris House to the west of the site.
- 2.2 The site is within the Trumpington Conservation Area, within Flood Zone 1 and is at low risk of Surface water flooding.
- 2.3 The site is located within an area that largely comprises commercial properties, with Francis Court and Kefford House to the north and northeast and multiple other commercial units to the east and southeast. Further to the north of the site the use is predominantly residential although the nearest residential property is significantly set away from the application site.

3.0 The Proposal

- 3.1 Demolition of the single brick garage sited within the curtilage of Maris House (List entry number 1101728)
- 3.2 This application is proposing the demolition of the curtilage listed, detached garage within the application site. A subsequent application has been submitted for the erection of a car port within the site to replace the

garage, however this application does not meet the requirements within the scheme of delegation to be determined at planning committee.

4.0 Relevant Site History

Reference	Description	Outcome
24/01581/HFUL	Construction of new 3 bay timber framed carport to the rear of Maris House.	Pending consideration

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 61: Conservation and enhancement of historic environment

Policy 62: Local heritage assets

Policy 63: Works to a heritage asset to address climate change

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

5.5 Other Guidance

Trumpington conservation area appraisal

6.0 Consultations

6.1 Conservation Officer – No Objection

6.2 No objection to the proposed development

7.0 Third Party Representations

7.1 No representations have been received.

8.0 Member Representations

Not applicable

9.0 Assessment

10.0 Planning Background

11.0 It should be noted that this application as a listed building consent application can only be assessed with regards to its impact on a listed building, in this case the Grade II listed dwelling, and the curtilage listed outbuilding. It is not considered that the proposed demolition requires planning permission or prior approval, given that the demolition is subject to this listed building consent application.

11.1 Heritage Assets

11.2 The application site comprises the curtilage of the Grade II listed Maris House, and is located within the Trumpington Conservation Area.

11.3 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. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

11.4 Para. 205 of the NPPF set out 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. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.

11.5 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.

11.6 There has been a building within the location of the current garage within the site since 1804. The provided heritage statement also highlights that the form of this outbuilding has changed quite significantly over time and as such the building that currently lies within the site may not necessarily

be the original structure. It can also be seen that the building has been reduced in size and altered to include a garage door within its western elevation.

11.7 The Conservation Officer has advised that, considering the alterations to the structure that have occurred over time, and the proposed demolition of the building, which is curtilage listed, would not have a significant impact on the setting or character of the Grade II listed Maris House.

11.8 The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 60 and 61.

11.9 Planning Balance

11.10 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).

11.11 The proposed demolition of the outbuilding is considered acceptable in its impact on the Listed Building of which it is within the curtilage. It would not result in harm caused to the setting of the listed building.

11.12 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.

12.0 Recommendation

12.1 **Approve** subject to:

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

13.0 Planning Conditions

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The works hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, 010 – Garage Existing and proposed.

Reason: In the interests of good planning and for the avoidance of doubt.