

Planning Committee



GREATER CAMBRIDGE
SHARED PLANNING

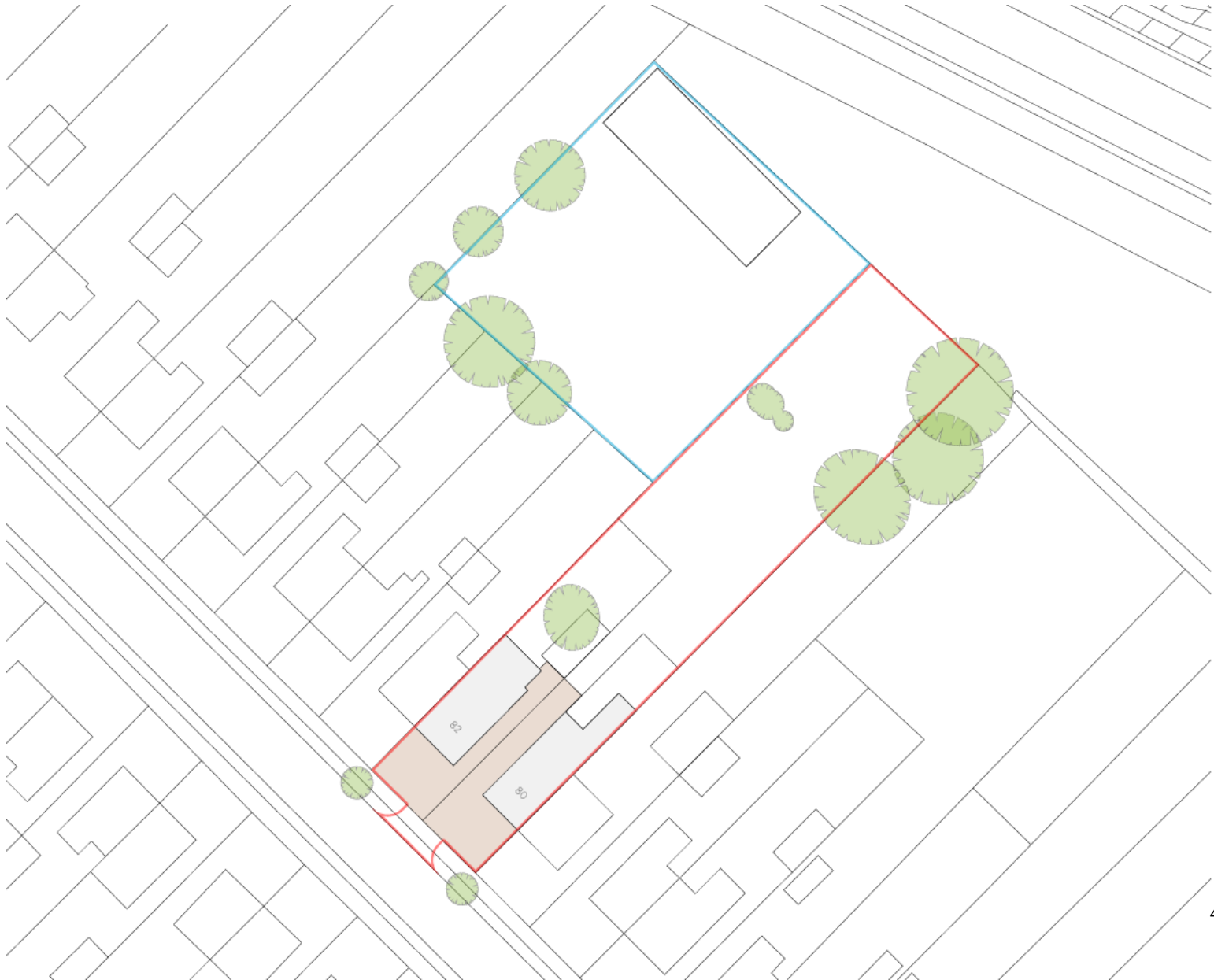
MINOR APPLICATIONS

25/00174/FUL: 80-82 Lovell Road

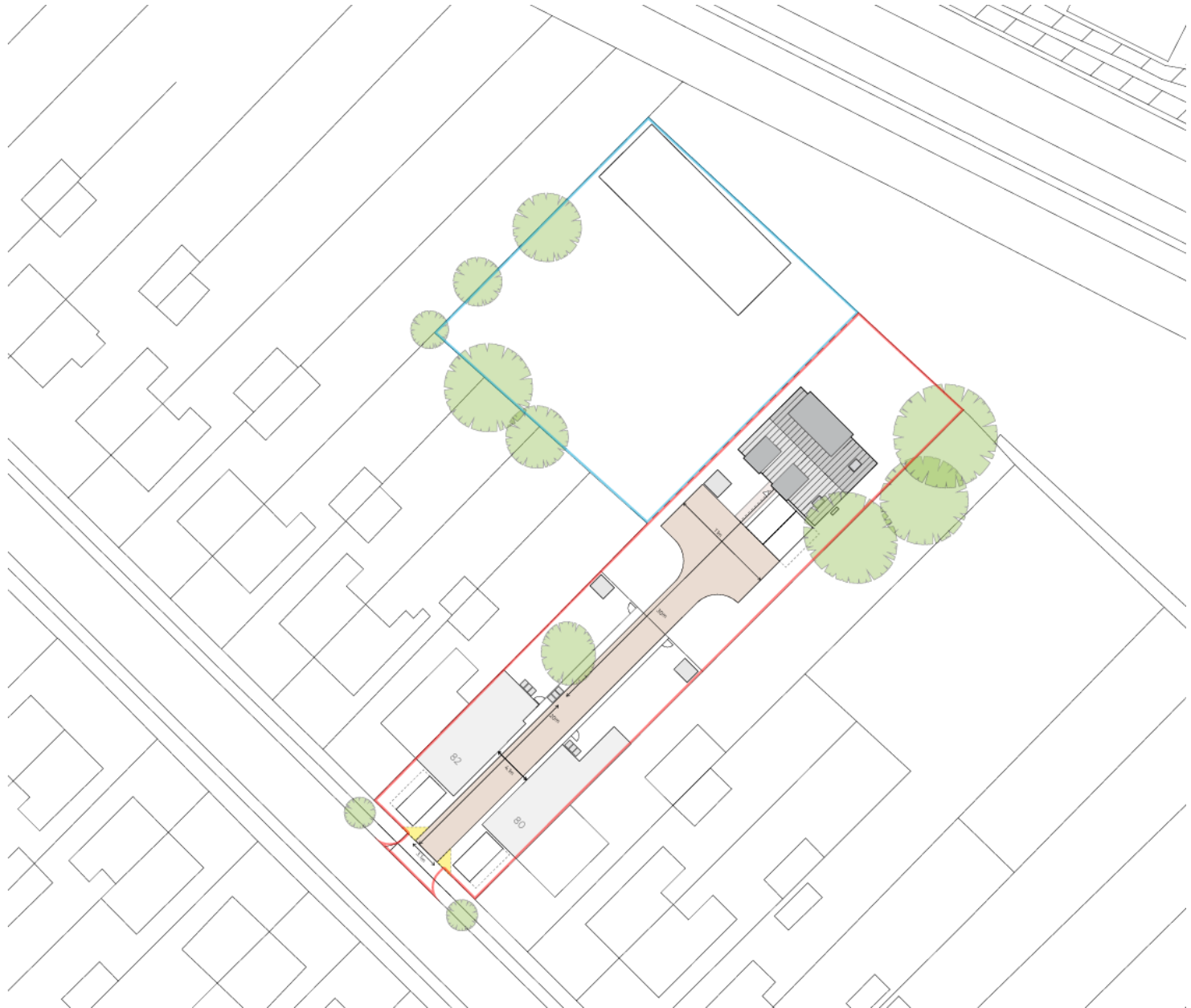
Site Location Plan



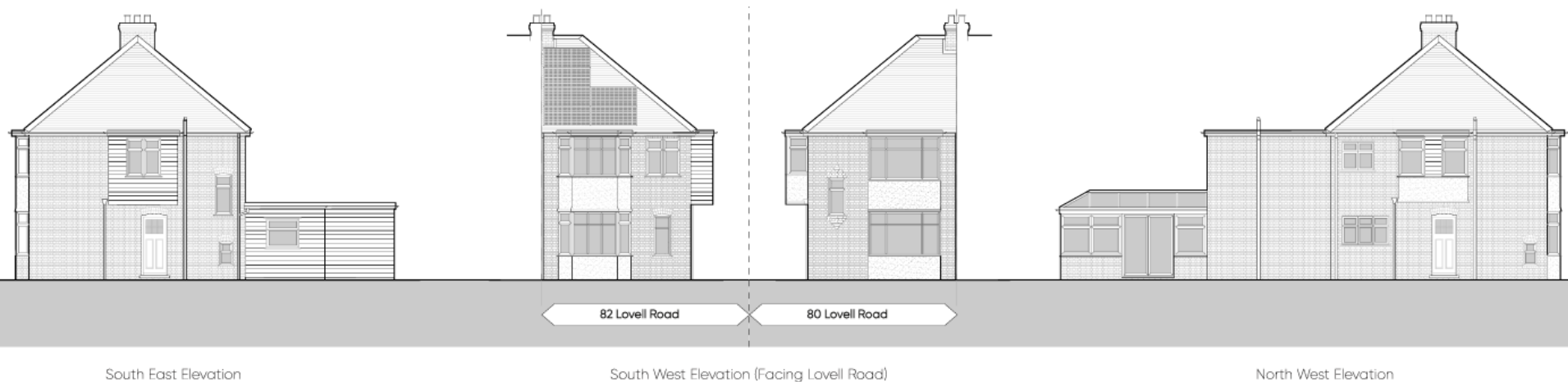
Existing Site Layout



Proposed Site Layout



Existing Elevations of Nos. 80-82



Proposed Elevations of Nos. 80-82



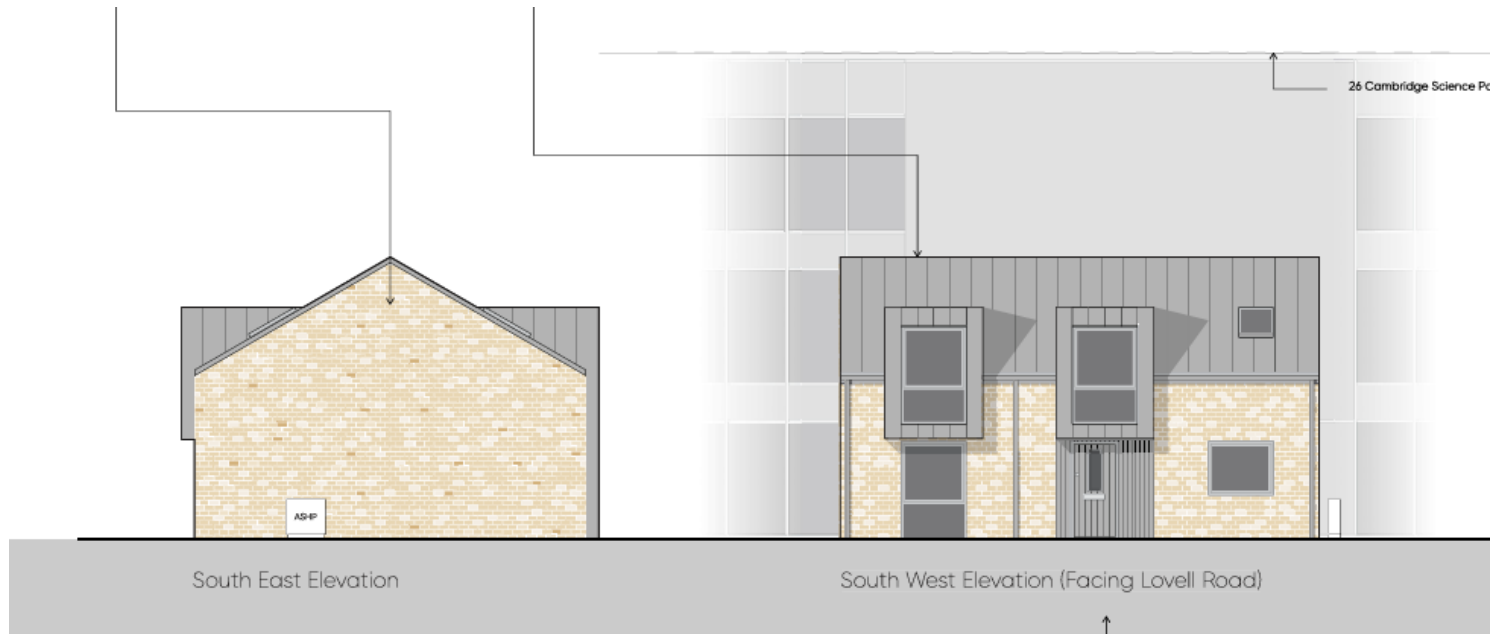
Existing Floor Plans of Nos. 80-82



Proposed Floor Plans of Nos. 80-82



Proposed Dwelling Elevations



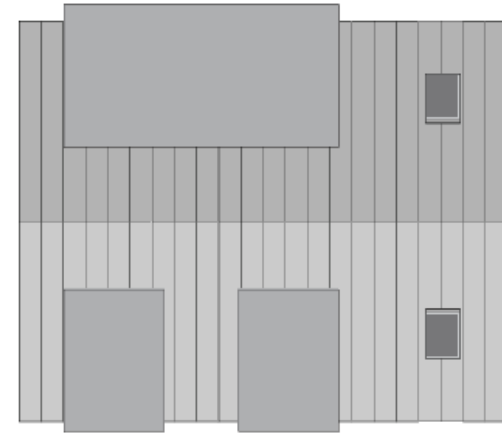
Proposed Dwelling Floorplans



Ground Floor Plan

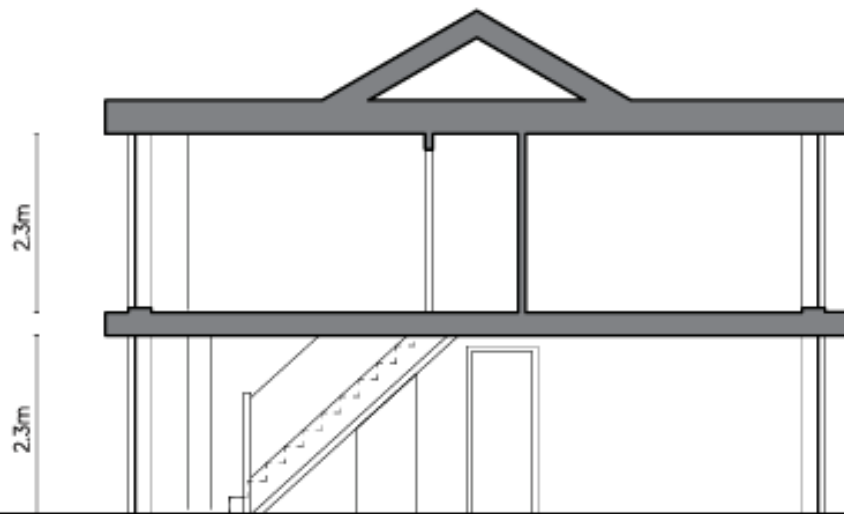


First Floor Plan

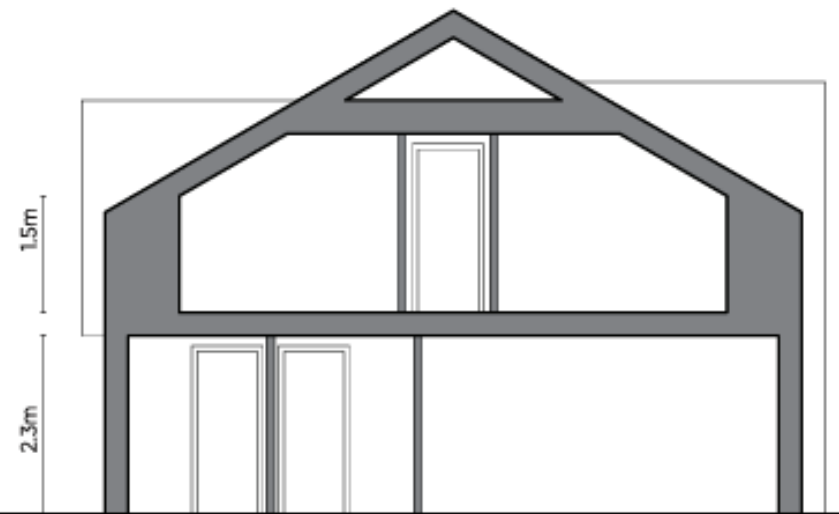


Roof Plan

Proposed Dwelling Sections



Section A-A



Section B-B

Planning Balance

Approval

Key material considerations

- Provision of one self-build unit.



Refusal

Key material considerations

- The proposal would not be appropriate to the surrounding pattern of development and the character of the area the proposal would be contrary to policy 52 of the Cambridge City Local Plan 2018.
- The conflict the access road poses in terms of existing residential amenity and safety is contrary to policies 52, 57 and 80 of the Cambridge City Local Plan 2018 and paragraph 117 of the National Planning Policy Framework (2024).
- The proposed store is too small to provide the necessary number of cycles, consequently the proposal fails to provide cycle storage for the necessary number of cycles. Therefore, the proposal is contrary to policies 81 and Appendix L of the Cambridge City Local Plan (2018).

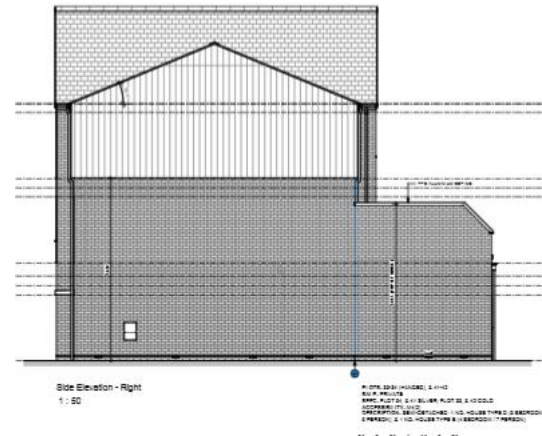
Officer Recommendation: Refuse

25/02452/FUL- 137-143 Histon Road

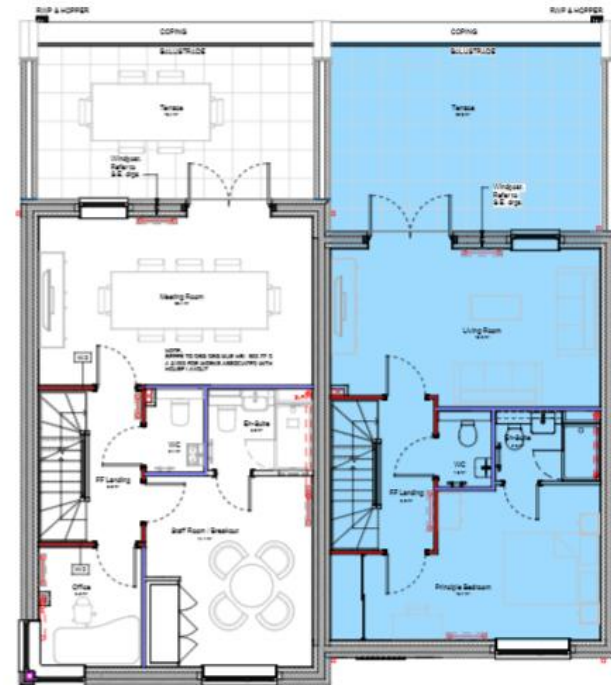
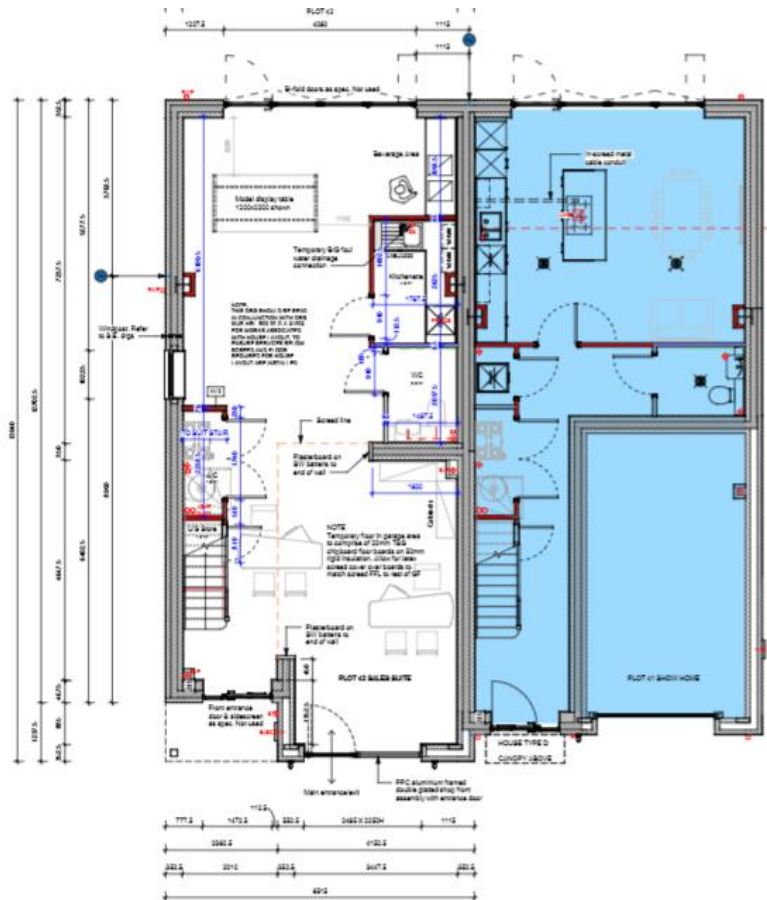
Proposed conversion of the approved Plot 42 (under application reference 25/01354/FUL) into a sales office and marketing suite for a temporary 3 year period and the installation of 3 temporary car parking spaces to the rear of the sales suite which will include a disabled parking bay, EV chargers, bollard lighting and soft landscaping. Cycle parking to be provided by the front entrance of the sales office.

Location Plan





Proposed Temporary Floor Plans



SERVICES LEGEND

- ELECTRIC METER - INTERNAL
- GUTTY RECESSED ELECTRIC METER BOX
- DENOTES INCOMING ELECTRIC SUPPLY
- DENOTES INCOMING WATER SUPPLY
- DENOTES INCOMING ST SUPPLY
- WITHOUT UNDERPINNING

Proposed temporary landscape layout



SITE PLAN - SALES SUITE EXTERNAL WORKS
1 : 200

Planning Balance

Approval

Refusal

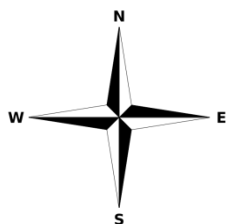
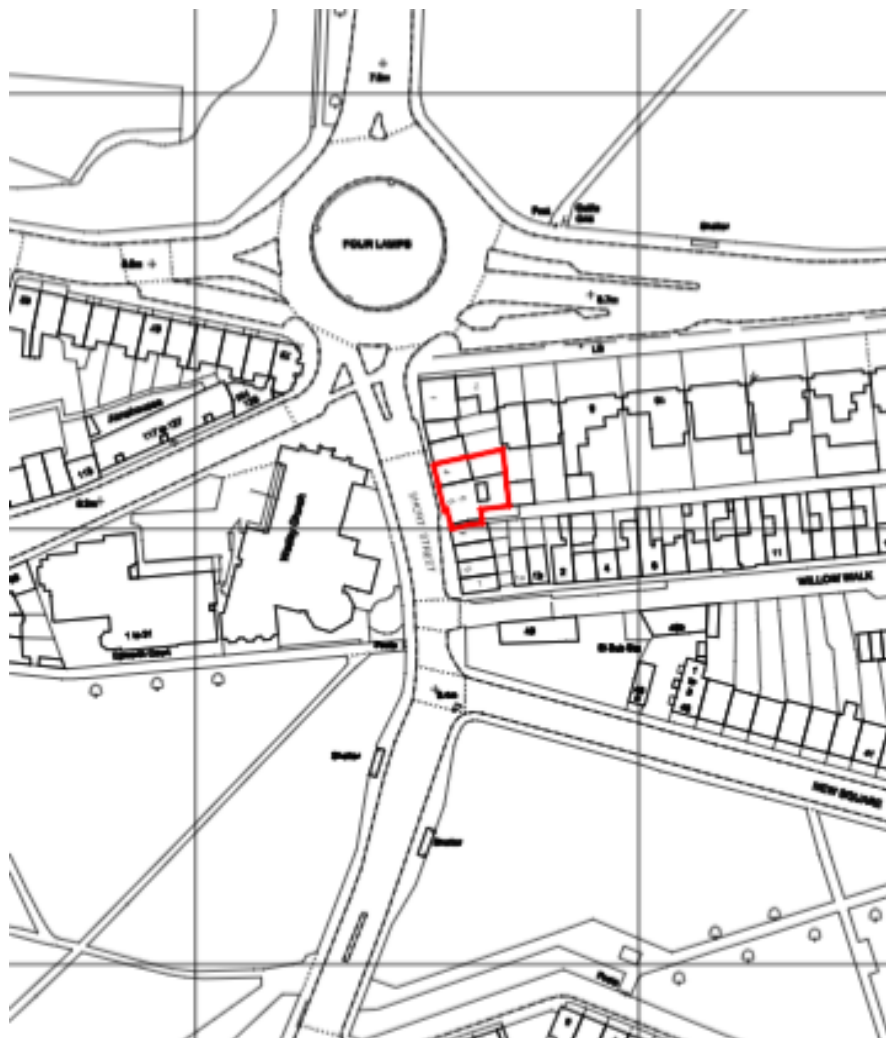
Key material considerations

- The proposed temporary use of plot 42 as a sales office / marketing suite is acceptable.
- The design and scale of the temporary proposals are acceptable and in accordance with policy 55, 57 and 59.
- The proposed development would not cause any harm to the amenity of neighbouring properties.

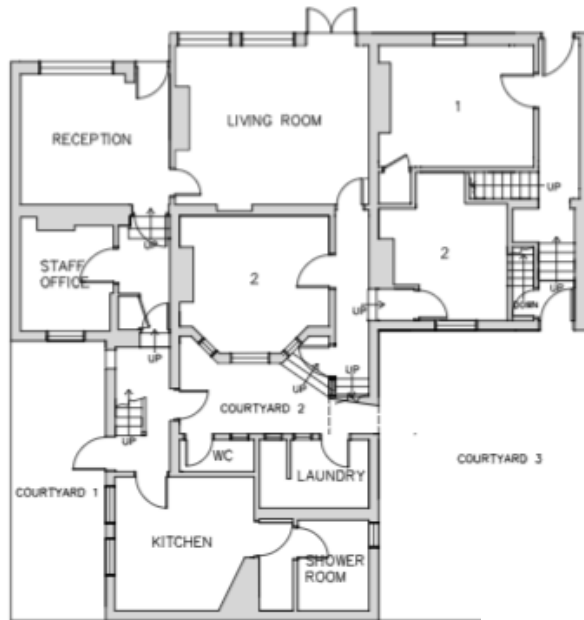


Officer Recommendation: Approve

25/02803/LBC - 4-6 Short Street Site Location Plan



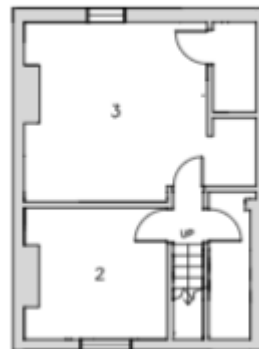
Existing Floor Plans



Ground Floor

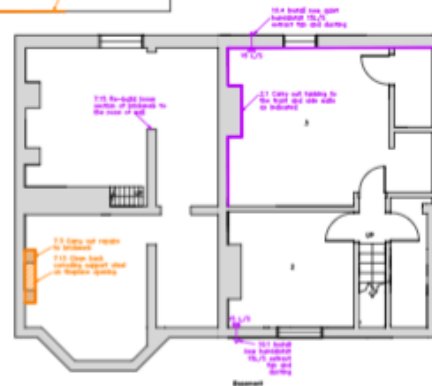
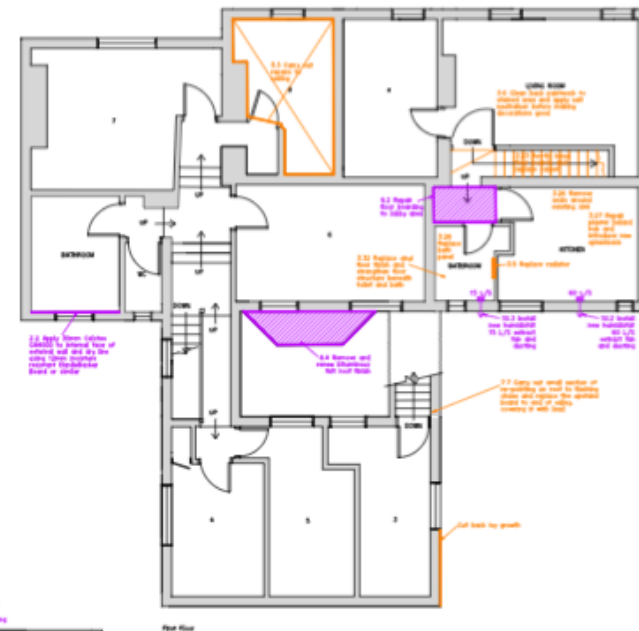
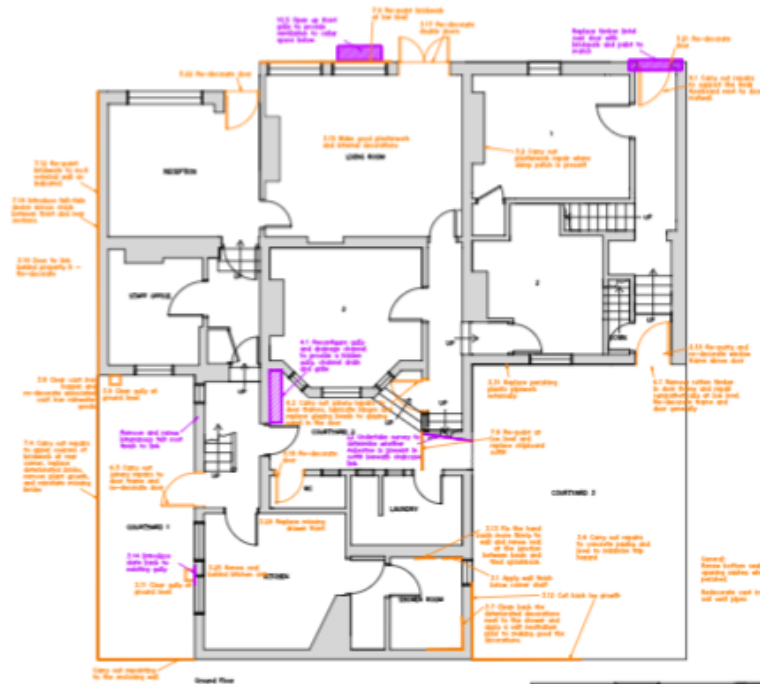


First Floor



Basement

Proposed Floor Plans



Overview

The plans provided outline the works proposed, albeit annotated in small lettering.

An extensive list of internal and external repairs has been provided.

They include internal damp and plaster repairs including tanking of basement room, asbestos investigation and subsequent removal if deemed relevant, repointing and lintel repairs, roofing slate replacement, roof strut strengthening, window joinery repairs, drainage improvements, ventilation upgrades including external vents and the cleaning and paint removal to the front elevation of No4.

All of the changes are detailed in their application.

Planning Balance

Approval

The proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped.

The proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets.



Refusal

Officer Recommendation: Approve