

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4<sup>th</sup> July 2007

**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

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### **S/0981/07/F - HISTON**

#### **Glazed Canopy and Railings at Red Lion Public House, 27 High Street**

**Recommendation: Delegated Approval**

**Date for Determination: 13<sup>th</sup> July 2007**

#### **Notes:**

**This Application has been reported to the Planning Committee for determination because the Officer's recommendation conflicts with that of the Parish Council.**

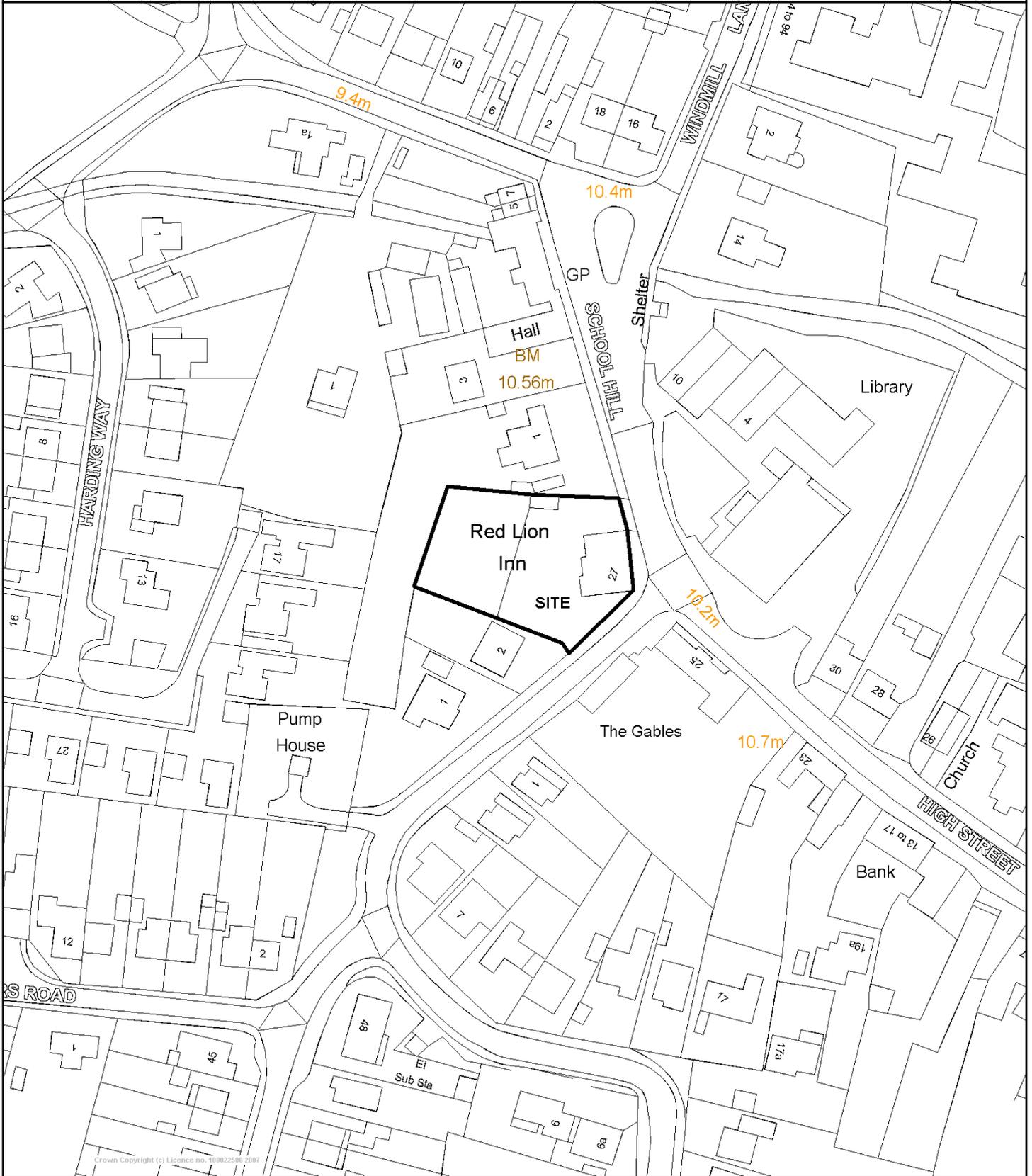
#### **Conservation Area**

##### **Site and Proposal**

1. The Red Lion Public House is situated on the corner of the High Street and Home Close. The site has two accesses from both of these roads with a public garden and small car park at the rear of the site. A small area of land adjacent to 2 Home Close and fronting Home Close is the proposed site for the development. This area is enclosed to 2 Home Close by a brick wall that is approximately 1.8 metres in height. One of two trees in this area has recently been removed with the benefit of consent under Conservation Area legislation. A mature Ash tree remains. This area is already laid out with hardstanding, as a small outbuilding has been removed from it. The frontage is marked with a low brick wall topped with a simple timber fence to a height of approximately 1.5 metres. The property is a relatively prominent feature within the Histon Conservation Area due to its corner position.
2. This full planning application, received on 25<sup>th</sup> May 2007, seeks approval for a covered patio area in the form of a canopy measuring 6.15 metres by 5.0 metres. It will be 2.2 metres high to the eaves and 3.9 metres high to the ridge. The roof will be glazed and is to be supported by powder coated aluminium frame and posts. The two gables of the roof will also be glazed. In addition to the canopy, a wall topped with railing to a height of 1.9 metres is proposed to the street, rear and side (facing the pub car park) of the canopy. The existing boundary wall to 2 Home Close is to remain.

##### **Planning History**

3. There have been several planning applications to the extend the pub which have been approved. These applications are **S/1511/06/F**, **S/0392/01/F**, **S/0864/95/F**, **S/1911/86/F** and **S/0871/82/F**.



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Scale 1/1250 Date 21/6/2007

Centre = 543722 E 263699 N

JULY PLANNING COMMITTEE 2007

## Planning Policy

4. **Policy P1/3** of the South Cambridgeshire and Peterborough Structure Plan 2003 (Structure Plan) stresses the need for a high standard of design and a sense of place, which corresponds, to the local character of the built environment.
5. **Policy P7/6** of the Structure Plan seeks to protect and enhance the quality and distinctiveness of the historic built environment.
6. **Policy EN5** of the South Cambridgeshire Local Plan 2004 (Local Plan) requires existing natural requires to be retained where possible as part of development proposals.
7. **Policy EN30** of the Local Plan requires all new developments in Conservation Areas to preserve or enhance their special character and appearance, particularly through scale, massing and use of materials.

## Consultation

8. **Histon Parish Council** recommend refusal on grounds that "...the structure is too large for the site in proximity to neighbours..." They also note an inaccuracy in the Design and Access Statement regarding the stated height of the proposal of 8.5 metres to the ridge.
9. **The Conservation and Design Officer** comments that he had pre-application discussions on this proposal, although at that stage it did not include the railings. He requested a simplification of the glazed roof and advised that there may be issues with the neighbour. The Publican did advise that he had discussed it with the neighbour and had recently rebuilt the boundary wall. It was also noted that the site is currently used for picnic tables.

The Conservation and Design Officer is satisfied that, so long as the ash tree can be retained, the proposal will not harm the Conservation Area. In the event that planning permission is granted it is requested that details of the railings be agreed (manufacture, profiles, height and colour) before installation. The colour and finish of the timber frame to the shelter and glazing bars on the roof should also be agreed prior to installation. Finally any external lighting associated with the smokers' shelter and any external heater should also be agreed prior to installation.

10. The **Trees and Landscape Officer** requests that the foundation details for the support posts to the canopy and to the wall where adjacent to the Ash tree will be required in order to ensure that the impact of the development on the tree is minimised. The patio is to be levelled and re-laid, however this should not impact on the tree.

## Representations

11. At the time of writing no representations had been received, however the consultation period for the press notice will not expire until 27<sup>th</sup> June 2007. Any representations made will be reported verbally to the Committee.

## **Planning Comments – Key Issues**

12. The key issues in determining this planning application are the impact upon the Conservation Area, tree and neighbouring amenity.

### ***Conservation Area***

13. It is noted that there is some discrepancy regarding the materials. However the Conservation and Design Officer has advised that although the support posts are not timber, as shown on pre-application submissions, he is satisfied with the use of this material subject to agreeing the colour of the finish. The proposal will preserve the appearance and character of the Conservation Area by way of its design, relatively modest scale and materials.

### ***Trees***

14. The Ash tree, that is adjacent to the proposed siting of the canopy, provides a valuable visual contribution to the character and appearance of the Conservation Area, particularly as a second tree that was in the site has recently been removed. The tree provides some screening to the development and its retention is essential. A condition can be imposed to ensure that this is possible, as recommended by the Trees and Landscape Officer.

### ***Neighbouring amenity***

15. It is noted that the shelter is to be positioned on the site of an existing outdoor seating area. The shelter is forward of the neighbouring residential property and separated by a high boundary wall. The neighbouring dwelling has its garage on the side closest to the pub and therefore the provision of a shelter over an area already used for outdoor seating will not significantly harm the amenities of the neighbouring occupants.

## **Recommendation**

16. Subject to no representations being received that raise new material planning issues, delegated approval is recommended.

## **Conditions**

1. SCA (Time Limit) – RCA.
2. SC5 (details) a) the materials to be used for the external wall(s) and roof(s) including manufacture, profiles, height and colour; and colour of the finish to the canopy. (RCA5i) f) foundations (RC5f).
3. No external lighting and/or external heater(s) associated with the canopy hereby approved shall be installed or provided other than in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. (Reason: To ensure that such features preserve or enhance the character and appearance of the Conservation Area).

## **Informatives**

### **Reasons for Approval**

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
  - **Cambridgeshire and Peterborough Structure Plan 2003:**  
**P1/3** (Sustainable design in built development)  
**P7/6** (Historic Built Environment)
  - **South Cambridgeshire Local Plan 2004:**  
**EN5** (The Landscaping of New Development)  
**EN30** (Development in/adjacent to Conservation Areas)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Conservation Area
  - Trees
  - Neighbouring Amenity

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning Files Ref: S/1511/06/F, S/0392/01/F, S/0864/95/F, S/1911/86/F, S/0871/82/F and S/0981/07/F)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

**Contact Officer:** Emma Millband - Planning Assistant  
Telephone: (01954) 713393