

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2nd September 2009

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

S/0854/09/F & S/0855/09/LB - SAWSTON

S/0854/09/F - Conversion of Public House to Form a Dwelling with Extensions and Alterations. Erection of Dwelling, Cartshed, Bin and Bike Store and Wall at 90 High Street for Mr & Mrs Bloomfield

Recommendation: Approval
Date for Determination: 10th August 2009

S/0855/09/LB - Internal and External Alterations, Extension and Conversion of Public House to 5 Bedroom Dwelling with Attached Walls and Gates at 90 High Street for Mr & Mrs Bloomfield

Recommendation: Approval
Date for Determination: 8th September 2009

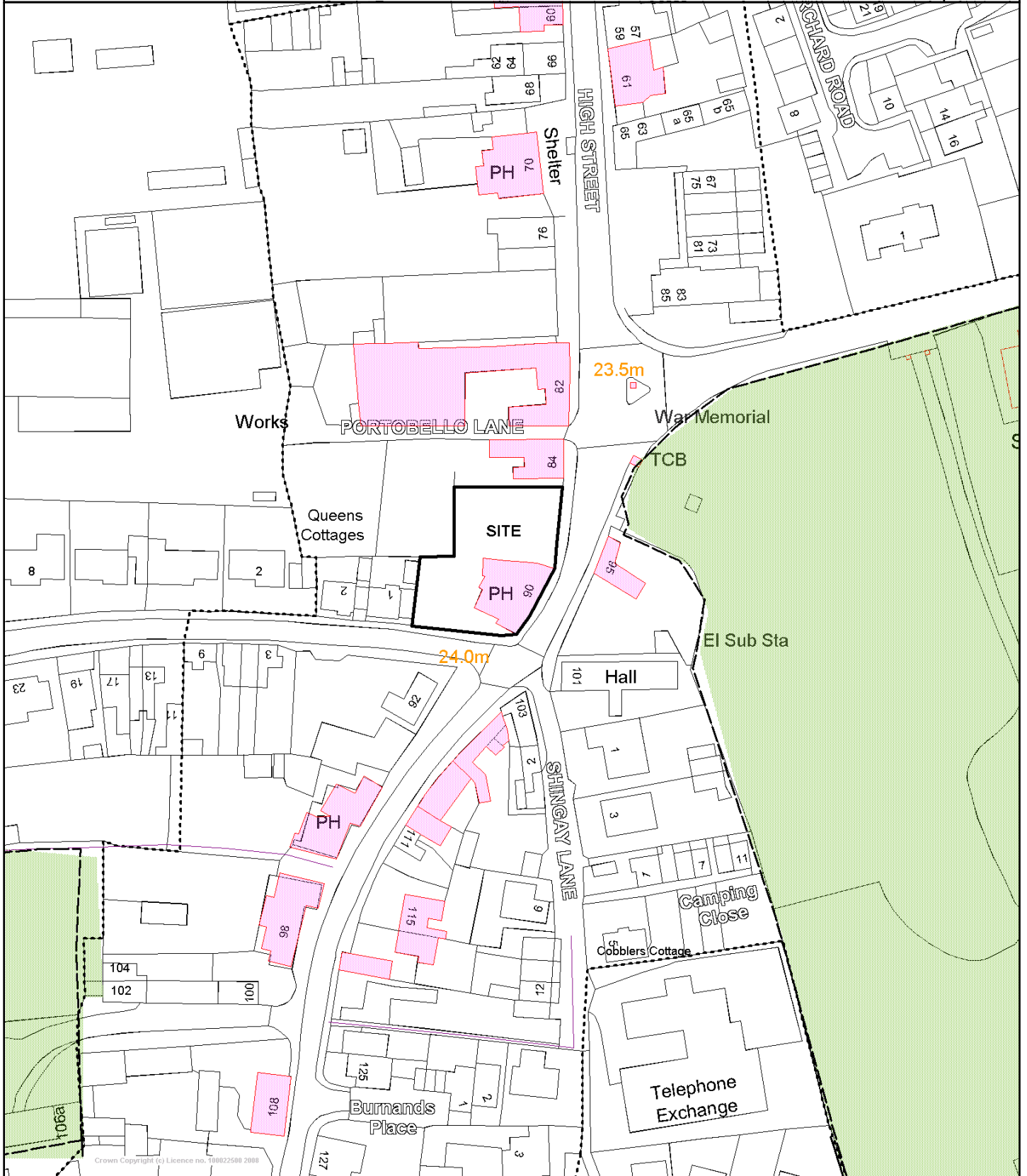
Notes:

The Applications have been reported to the Planning Committee for determination as the site lies in a Conservation Area and the Officer recommendation of approval conflicts with the response from the Parish Council.

Conservation Area and Listed Building

Site and Proposal

1. No.90 High Street is a pink render timber-framed Grade II* Listed Building sited on the west side of the High Street, and on the north side of the junction of Common Lane with the High Street. The property is sited within the Conservation Area, in the historic core of the village, and is surrounded by a number of Listed Buildings to the north, south and east. To the north is a Graded II Listed Building, used as a restaurant, whilst to the west, along Common Lane, are two chalet style dwellings. Vehicular access to the site is via Common Lane.
2. The premises are presently vacant but, until February this year, the building was used as a Public House, The Queen's Head, on the ground floor, with a five bedroom flat above. The property has previously been extended to the rear/west side, with a two storey pitched roof addition and a large single storey, flat roof extension.
3. The planning and listed building applications, registered on 15th June 2009 and 14th July 2009 respectively, propose to extend and alter the existing public house and flat, and to change the use of the whole property to form a single five bedroom dwelling. The existing unsympathetic extensions to the rear would be demolished and a replacement pitched roof extension erected towards the southern gable. Between this extension and the existing two storey rear element, a replacement flat roof extension



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Scale 1/1250 Date 18/8/2009

Centre = 548630 E 249183 N

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would be constructed. Internal alterations to the original building would be kept to a minimum, with just the first floor of the main building being altered in order to add a bathroom to bedroom 2.

4. The planning application also seeks to erect a new two bedroom dwelling within the south-western corner of the site, fronting onto Common Lane. This would be a 7.8 metre high brick and tile chalet style dwelling with a two storey forward projecting gable. It would be sited adjacent to the garage of the dwelling at No.1 Queen's Cottages, and would be identical in design to the dwelling at No.2 Queen's Cottages. A garden, single parking space, and 2.2 metre high bin/bike store would be provided to the rear/north side of this proposed dwelling. The density of the development equates to 22 dwellings per hectare.
5. The application also seeks to erect a detached cart shed at the northern end of the site which would provide a double garage and bin/bike store for the proposed converted public house/5-bedroom dwelling. This would be a single storey, 4.2 metre high, timber and pantile structure sited gable end to the High Street, approximately 15 metres back from the High Street/eastern boundary.
6. The existing timber fence along the High Street frontage of the site would be replaced with a new 1.8 metre high brick wall. The boundaries to the rear garden areas of both properties would also be defined by 1.8 metre high brick walls along both sides of the access into the site.
7. Access to both properties would be via the existing access off Common Lane. The access would be 5 metres wide for a distance of in excess of 20 metres into the site, and 2 metre x 2 metre pedestrian visibility splays would be provided to either side of the access within the site edged red.

Planning History

8. **S/0887/06/F** – Application for change of use of the premises to allow for the delivery of hot food was refused on the grounds of harm to the amenities of local residents and harm to the setting of the listed building.
9. **S/1965/98/F** – Application for the erection of two houses and garaging and the resiting of the public house car park was refused, but subsequently allowed at appeal. These approved houses are those fronting the north side of Common Lane directly to the west of the site (Nos. 1 and 2 Queen's Cottages).
10. **S/0588/93/F, S/0589/93/LB, S/1750/86/LB, S/0343/84/F and S/0342/84/LB** – Planning and listed building applications for various extensions and alterations to the property approved.
11. **S/1762/86/F** – Restaurant (approved)

Planning Policy

12. **East of England Plan 2008:**
SS1 – Achieving Sustainable Development
ENV6 – The Historic Environment
ENV7 – Quality in the Built Environment

13. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:**

ST/4 – Rural Centres

DP/1 - Sustainable Development;

DP/2 - Design of New Development;

DP/3 – Development Criteria

DP/4 – Infrastructure and New Developments

HG/1 – Housing Density

HG/2 – Housing Mix

HG/3 – Affordable Housing

SF/1 – Protection of Village Services and Facilities

CH/3 – Listed Buildings

CH/4 – Development Within the Curtilage or Setting of a Listed Building

CH/5 – Conservation Areas

NE/6 – Biodiversity

SF/10 - Outdoor Playspace, Informal Open Space, and New Developments

14. **Supplementary Planning Documents:**

Development Affecting Conservation Areas – Adopted January 2009

Trees and Development Sites – Adopted January 2009

Open Space and New Developments – Adopted January 2009

Listed Buildings – Adopted July 2009

15. **Circular 05/2005 – Planning Obligations** – states that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind, and reasonable in all other respect.

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

Consultations

17. **Sawston Parish Council** recommends refusal for the following reasons:

- (a) Overdevelopment
- (b) Loss of public house to village
- (c) Parking on tight corner used by articulated lorries
- (d) Request site visit and highways report
- (e) Request marketing test to assess viability to remain a public house.

In response to the application for Listed Building Consent, the Parish Council also raises additional concerns about the partial demolition of the listed building.

18. **The Conservation Manager** states that the principle of converting the public house to a dwelling has been discussed at length with the Conservation Team and English Heritage and is supported. The internal alterations required will be minimal and the proposed alterations and extensions to the rear elevation will be an enhancement. Currently the rear elevation is a mix of historic and later additions with different roof forms and materials, and the demolition of the later additions and their replacement with a simpler form, will not harm the character and appearance of the rear and side elevations.

With regards to the proposed new dwelling, there are two existing houses built within the curtilage of the listed building that were allowed at appeal. The proposal is to provide an additional dwelling of the same form and design to mirror the left hand dwelling design. In principle there is no objection to a dwelling in this location but a smaller, perhaps detached building without the covered way would be the preferred option. However, in view of the design of the adjacent buildings and in order to achieve a coherent design for the group, this would be difficult to achieve and therefore the proposal is considered to be acceptable.

The proposed cart shed is simple in form, design and materials, modest in scale and will have no impact on the setting of the Grade II* Listed Building. There are also no objections to the bin and bike store, which is modest in scale and form and will not harm the setting of the listed building.

With regards to the proposed boundary treatments, there is an existing fence and trellis along the front boundary and the proposal is to replace this with a 1.8m high brick wall. While the fence is of no historic interest, it is simple in materials and detailing, and wholly appropriate within the setting of the listed building and the street scene. Replacement with a wall may damage the adjacent tree and is considered to harm the setting of the listed building. There are no details of the wall and it has been suggested by the agent in an email that it is rendered to match the listed building. This is not a traditional detail and, even if a wall were considered to be acceptable, this detail would not be supported. A wall is also proposed along the boundary with Common Lane and to enclose the rear garden. This wall would be the same height as the one on the front boundary and presumably the same materials. A timber fence, possibly hit and miss rather than close boarded, would be more appropriate and less solid in appearance. Gates should be the same form as the fences and read as a continuation of the fence, whilst brick gate piers should be omitted.

19. **English Heritage** raises no objections, stating that the application should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice.
20. **The Trees and Landscape Officer** raises no objections.
21. **The Landscape Design Officer** requests the submission of a landscape plan for the front of the proposed new house and Common Lane entrance to the converted pub. There should not be a repeat of the clumsy wall effect, and a mixture of shrubs and herbaceous planting would be preferable. Details of the walls along the High Street and at the rear of the former pub should be submitted. Climbers should be planted against the west side of the wall onto the High Street and along the walls to the rear gardens of the new dwelling and pub conversion. A mix of different cultivars of *Clematis montana* is suggested in order to soften the top of the wall.
22. **The Local Highways Authority** expresses concern that the proposed access will facilitate future development to the rear of the site in its present format. The access is considered to be unsuitable for more than light vehicle usage that will be generated by the current proposal. Therefore, the access should either be redesigned to accommodate potential future use or the proposal redesigned to physically prevent the use of additional vehicle movements.

The proposal seeks to provide a 5 metre wide access for the full length of the driveway. With regards to the latter comment, the Local Highways Authority has clarified that an access of this width would enable vehicles to park on the drive without impeding access for other cars and may result in unnecessary manoeuvring

onto the highway. On this basis, the application is recommended for refusal on highway safety grounds. The access only needs to be 5 metres wide for 5 metres back from the highway boundary, after which it could narrow to a width of 3 metres. It is also recommended that the carport be relocated as close as possible to the turning area, thereby reducing the land available for car parking to within acceptable limits.

If these concerns can be overcome, approval is recommended subject to conditions requiring the following:

- (a) Access to be hard paved for 6m from the highway boundary;
- (b) 2m x 2m visibility splays;
- (c) Manoeuvring area shown on drawings to be provided and thereafter retained;
- (d) Provision of a 5m wide access for 5m back from the highway.

23. **The Environmental Health Officer** expresses concern that problems could arise from noise during the construction period. As such, a condition restricting the hours of use of power operated machinery during the period of demolition and construction should be added to any permission.
24. **The Environmental Health Officer (Contaminated Land)** states that the site is adjacent to an area of industrial use. Therefore, a condition should be added to any consent preventing the commencement of any development until a scheme for the investigation and recording of contamination, together with remediation measures, has been carried out.

Representations

25. The owner of No.35 Edinburgh Avenue, Sawston states that, until recently, the Queen's Head was a thriving social centre within the village. To claim it is unviable economically is wrong, as the last two landlords have been driven out by unreasonable demands from the freeholder. It appears this was deliberately planned so that the building could be redeveloped as a residential property. The building has been used as a pub or coaching house since the 15th century and should not be converted to a residential property. With the demise of the Woolpack and Black Bull, the choice in Sawston is limited and is driving people into Cambridge and Newmarket. A former landlord has enquired about buying the property, in order to run it as a pub, but has been advised it is not for sale.
26. The owner of this property has also submitted a petition, comprising 95 signatures (including the author's), from people who have, and would again, socialise in the Queens Head. The petition objects in principle to the pub being turned into a dwelling, stating it should remain as a public house.

Planning Comments – Key Issues

27. The key issues to consider in the determination of these applications are:

The principle of the development, including the loss of the existing public house;
The impact of the development upon the character and setting of the Grade II* Listed Building;
The impact on the character of the Conservation Area;
Effect upon the amenities of occupiers of adjoining properties;
Impact on trees;
Highway safety;
Density;

Mix;
Affordable housing;
Open space.

Loss of the public house

28. Significant concerns have been raised by the Parish Council and local residents as the proposal would result in the loss of a village pub.
29. Local Development Framework Policy SF/1 states that planning permission will be refused for proposals that would result in the loss of village services, including pubs, where such loss would cause an unacceptable reduction in the level of community or service provision in the locality. In determining the significance of any loss, the policy states that consideration will need to be given to:
 - (a) The established use of the premises and its existing and potential contribution to the social amenity of the local population;
 - (b) The presence of other village services and facilities that provide an alternative with convenient access by good local public transport services, or by cycling or walking;
 - (c) The future economic viability of the use including, in appropriate cases, financial information and the results of any efforts to market the premises for a minimum of 12 months at a realistic price.
30. The Parish Council particularly stresses that the 12 month marketing exercise must be completed so that viability issues can be assessed. The property has not been marketed. However, Policy SF/1 does not require this to be undertaken in all cases and this is only one of the criteria that need to be taken into account in considering the significance of the loss of the pub. Sawston has a very wide range of services and facilities, and the applicant's agent comments in the planning statement that there are 5 other public houses within the centre of the village, all within 0.2 miles of the application site. These pubs are The Black Bull, The Greyhound, The Kings Head, The White Lion and The Woolpack. At the present time, both The Black Bull and The Woolpack are closed, so only three of the pubs referred to in the supporting statement are currently trading. In the absence of any consents to change their use, however, they are still classified as public houses. All of these public houses are within easy walking distance of the site, and it would therefore be difficult to argue that the loss of The Queen's Head would result in an unacceptable reduction in the range of facilities provided in the locality.
31. In view of the fact that there are other pubs within walking/cycling distance, it is not considered necessary in this instance to require the property to be marketed for a minimum 12 month period. As stressed within the policy, this is only necessary 'in appropriate cases' and would normally be insisted upon in the case of any application resulting in the loss of the last/only pub in a village. This is clearly not the case in this instance.
32. The planning statement accompanying the application states that the public house closed in February 2009 as it had suffered from poor trading figures and its continued trading was no longer economically viable. The applicant's agent has completed the CAMRA public house viability test and this demonstrates that the public house has closed as a result of the range of similar facilities provided in the village, and the lack of demand and subsequent impact on takings, rather than due to issues of neglect.

Impact on the listed building and character of the area

33. The proposal seeks to convert the Grade II* Listed Building to a dwelling. Prior to the submission of the application, the applicants met Planning and Conservation Officers from this Council, as well as English Heritage, on site in order to establish the potential for converting the building. The finalised application has sought to address concerns raised by Officers during the pre-application discussion process.
34. The listed building has a number of modern, unsympathetic flat and pitched roof single storey additions to the rear. The proposal seeks to demolish these elements and to replace them with a more sensitively designed pitched roof wing towards the southern end of the building with a flat roof link between the existing and proposed wings. The replacement extensions to the rear of the building would have a much lesser footprint than the existing additions, and are considered by the Conservation Manager to enhance the character and setting of the Listed Building.
35. Works to the building itself are minimal and comprise alterations to the fenestration within the modern rear extension, the insertion of a bathroom at first floor level in the historic part of the building and the formation of a w.c on the ground floor within the rear extension. These alterations are all minor, do not detract from the special character and appearance of the building, and are supported by the Conservation Manager.
36. With regards to the impact of the development upon the setting of the Grade II* Listed Building, and upon the character and appearance of the Conservation Area, the application proposes to erect a new dwelling along the Common Lane frontage of the site, a cartshed towards the northern boundary, a bin/bike store to the rear of the new dwelling, and new walls along the High Street frontage and around the curtilages of the proposed dwellings. The Conservation Manager has raised no objections to the cartshed or bin/bike store, both of which are considered to be modest in scale and form, and appropriate to the setting of the listed building.
37. Some concerns have been expressed by the Conservation Manager regarding the design of the new dwelling, with a preference indicated for a detached building without a covered way. As stated above, the application has been submitted following a site meeting and extensive pre-application discussions with Planning and Conservation Officers. During these discussions, no objections were raised to the principle of erecting a dwelling in this position nor to the general design of this property relating to and blending in with the appearance of the pair of properties fronting Common Lane. Discussions had centred around the forward projecting wing and whether this should be sited on the western end of the dwelling, resulting in a symmetrical form across the three properties, or whether its appearance should replicate that of the end property. The latter approach was considered to be more appropriate and the proposed dwelling has been designed on this basis. Whilst a detached building may also have some merits, it is considered that the design proposed achieves a coherence with the adjoining two properties fronting Common Lane and the Conservation Manager therefore considers, on balance, its design to be acceptable and to avoid undue harm to the character of the area.
38. Strong concerns have been raised by the Conservation Manager in respect of the proposed 1.8 metre high brick walls. The existing boundary along the High Street consists of a fence and trellis and is considered to be more appropriate to the setting of the listed building and street scene. In addition, fences are considered more appropriate along the boundaries to Common Lane and enclosing the rear garden areas. At the time these comments were made, no details of the walls had been

submitted. Full details of the walls and gates have since been provided and further comments in respect of these details will be reported verbally at the Committee meeting. The applicant's agent has stressed that the principle of erecting walls in the locations proposed, as well as the height and design of the walls, were discussed and agreed at the pre-application stage. If, however, the view is taken that the proposed walls would be inappropriate, a condition requiring the agreement of all boundary treatment details would be accepted.

Neighbour amenity

39. The proposed new dwelling would be sited with its rear elevation level with the rear wall of the adjacent property. As such, it would not harm the outlook or result in a loss of light to this dwelling. With regards to the existing public house, this is already in residential use at first floor level so the proposal would not result in any additional overlooking of neighbouring dwellings/garden areas.
40. The application also proposes to erect a single storey carport adjacent to the northern boundary of the site. The property beyond this boundary is used as a restaurant and the only openings to the rear/west side serve a w.c and kitchen area. This structure would not therefore result in undue harm to the adjoining property.

Impact on trees

41. The Conservation Manager has expressed concern about the impact of the proposed wall along the High Street frontage of the site upon trees within the garden area. However, the Trees Officer has raised no objections to the application and considers the proposal to be acceptable in this respect.

Highway safety

42. The Local Highways Authority (LHA) has objected to the application on the basis that an access of the width proposed would have the potential to facilitate future development to the rear of the site. It is requested that the access either be redesigned to accommodate potential future use or the proposal redesigned to physically prevent the use of additional vehicle movements.
43. The land to the north-west of the site is allocated within the 2004 Local Plan as a residential development site. The land is presently accessed via Portobello Lane but the supporting text to the policy states that any proposal should seek to access the site via Common Lane. However, Officers can only consider the merits of the application itself rather than concerns about the potential future use of the access. If an application is submitted in the future for housing on the adjoining land, and the application proposes to use the Queen's Head access, the highway safety implications of the proposal would then need to be taken into account.
44. The proposal to provide two dwellings on the site would result in fewer traffic movements than the previous use of the premises as a public house. In terms of traffic movements, therefore, no concerns have been raised in respect of the highway safety implications of the development. The Local Highways Authority does, however, still consider the access to be over designed and car dominated, and has requested that it be reduced in width (after the first 5 metres) in order to discourage parking along its entire length. The applicant's agent has agreed, in principle, to amending the access width. This does raise some issues, however, with the alterations required to the boundaries either side of the access, and the possible impact on the setting of the Listed Building of any staggered boundary treatment required on this site. Members

will be updated verbally at the Committee meeting regarding the outcome of any discussions on this issue. With regards to the request to reposition the carport, this raises strong concerns about the impact on the setting of the listed building as the carport would be located much closer to the building. In addition, moving this structure closer to the gated access would result in the loss of on-site turning presently shown for the 5-bedroom dwelling between the gated entrance and carport. Such a scenario is therefore more likely to result in occupants of this property reversing down the access and, in the event the parking space at the rear of Plot 1 is occupied, onto the public highway. In the interests of highway safety and the setting of the listed building, Officers therefore recommend that the carport remain in its originally proposed position.

Density

45. The density of the development, at 22 dwellings per hectare, is lower than the minimum 40/hectare ratio required by Policy HG/1 of the Local Development Framework. During pre-application discussions, the applicant initially sought Officer's views on a scheme of five dwellings, including the conversion of the public house to two flats. The site meeting involving English Heritage sought to establish the maximum number of units that could be provided on the site without resulting in harm to the character or setting of the Listed Building. After inspecting the building, Conservation Officers and English Heritage stressed that converting the building to more than one unit would entail too much interior alteration, thereby seriously harming its character. Initial drawings also sought to establish the potential for a two storey dwelling on the land to the north of the listed building. This, however, was considered to harm the setting of the Grade II* building, as well as that of the Grade II Listed Building to the north, and to harm the character of the Conservation Area. Support was only given to the erection of a single storey traditionally designed outbuilding in this location.
46. In this instance, it is considered there are exceptional local circumstances to justify a lower density of development on this site than required by planning policy.

Mix

47. Policy HG/2 of the Local Development Framework requires a minimum of 40% of new dwellings to be 1 or 2 bedroom properties. Initially, the application proposed to erect a 3-bedroom dwelling on the Common Lane frontage of the site and sought to justify non-compliance with this policy on viability grounds. The supporting planning statement explains that the application seeks to secure a future viable use for the listed building, and that the works required to convert the building to a dwelling would require significant investment, with the funding of these works being generated by the new development.
48. Officers raised concerns about this approach as the proposal was not considered to pass the tests of enabling development. The building is not considered to be at risk and the application does not prove that a residential conversion is the only way to secure a viable use for the building. In addition, Policy HG/2 only permits a different mix if the local circumstances of the settlement suggest a different mix would better meet local needs. The justification put forward related to the site specific circumstances rather than those relating to the settlement as a whole. As such, Officers considered there to be insufficient justification for waiving the requirements of Policy HG/2. The application has since been amended to alter the new dwelling from a 3-bedroom to a 2-bedroom property.

Affordable Housing

49. Policy HG/3 requires a minimum of 40% of new dwellings to be affordable housing. In this instance, there is an existing residential unit on the site, this being a 5-bedroom flat above the public house. Due to the size of the existing accommodation (rather than it being a small manager's flat occupying part of the first floor), the existing residential use is substantial enough that the proposal only results in a net gain of one dwelling. As such, there would be no requirement for affordable housing in this instance.

Open space

50. Policy SF/10 requires new residential development to contribute towards the provision and maintenance of public open space. The application originally sought to waive this requirement for the same viability reasons as argued in respect of the mix policy. The applicant's agent has since confirmed that his clients would be willing to accept such a contribution. The value is based upon the net gain in the number of properties, in this case a 2-bedroom dwelling, which equates to £2244.90, as calculated at today's date.

Recommendations

(a) S/0854/09/F

51. Approval, as amended by design and access/heritage statement date stamped 15th July 2009, drawing number 105 Rev G date stamped 15th July 2009, and drawing numbers 220-102 Rev G, 106 Rev H, 108 Rev G, and 115 date stamped 23rd July 2009, subject to the following conditions:
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. (Reason – To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development which have not been acted upon.)
 2. No development shall take place until samples of all materials to be used for the external walls and roofs of the extension to the existing property, the new dwelling and the carport, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details (Reason – To ensure the development does not detract from the character and appearance of the Conservation Area and from the character and setting of the Grade II* Listed Building, in accordance with Policy ENV6 of the East of England Plan 2008, Policies DP/3, CH/3, CH/4 and CH/5 of the adopted Local Development Framework 2007 and the Development Affecting Conservation Areas, and Listed Buildings, Supplementary Planning Documents 2009.)
 3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment for each dwelling shall be completed before that dwelling is occupied in accordance with the approved details and shall thereafter be retained (Reason – To ensure the development does not detract from the character and appearance of the Conservation Area and from the character and setting of the Grade II* Listed Building, in accordance with Policy ENV6 of the East of England Plan 2008, Policies DP/3, CH/3, CH/4 and CH/5 of the adopted Local Development Framework 2007 and the Development Affecting Conservation Areas, and Listed Buildings, Supplementary Planning Documents 2009.)

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
6. No development shall begin until details of a scheme for the provision of recreational infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/10 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details (Reason - To ensure that the development contributes towards recreational infrastructure in accordance with the above-mentioned Policy SF/10 and Policy DP/4 of the adopted Local Development Framework 2007 and to the Supplementary Planning Document, Open Space in New Developments, adopted January 2009.)
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development within all classes of Part 1, and within Class A of Part 2, of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason – To ensure that development that would not otherwise require planning permission is not carried out with consequent potential harm to the character of the Conservation Area, and to the character and setting of the Grade II* Listed Building, in accordance with Policies DP/3, CH/3, CH/4 and CH/5 of the adopted Local Development Framework 2007.)
8. Before either dwelling, hereby permitted, is occupied, the access road shall be constructed in accordance with drawing number 220-102 Rev G. and thereafter retained as such (Reason – In the interests of highway safety, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
9. The area to be provided for the turning/manoeuvring of vehicles shall be provided in accordance with drawing number 220-102 Rev G before the occupation of either of the dwellings, hereby permitted, and maintained free of obstruction

thereafter (Reason – In the interests of highway safety, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

10. Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary (Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
11. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
12. No development approved by this permission shall be commenced until:
 - (a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
 - (b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
 - (c) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
 - (d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority
(Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

(b) **S/0855/09/LB**

52. Approval, subject to the following conditions:

1. The works to which this consent relates shall be started not later than the expiration of three years beginning with the date of this decision notice (Reason - To ensure that consideration of any future application for works will not be prejudiced by listed building consents, which have not been acted upon.)
2. The proposed works shall be carried out strictly in accordance with the approved plans and specification of works noted thereon, except where modified by the

conditions of this consent (Reason - To ensure compliance with the approved plans.)

3. Before work commences, arrangements shall be made by the applicant to enable the Local Planning Authority (normally the Council's Conservation Officer) to meet the owner or agent and the contractor on site to discuss the conditions of this Consent and the manner of works (Reason - For the avoidance of doubt and to ensure the proper control of works.)
4. The building shall be properly protected and shored prior to the demolition of the rear extensions and details of how the building is to be properly protected and supported shall be previously submitted to and approved by the Local Planning Authority (Reason - To ensure that the fabric of this listed building is properly protected during works.)
5. Any works of repair and replacement, which are agreed on site with the Local Planning Authority, shall precisely match the original to the Local Authority's satisfaction. (Reason - To ensure that such works are in keeping with the character and appearance of this listed building.)
6. Precise details of the proposed windows and doors to a scale of 1:5 shall be submitted for the prior, written approval of the Local Planning Authority. The proposed windows shall be single glazed, puttied without beading, of timber construction with narrow moulded glazing bars (of a design to be submitted for the prior agreement of the Local Planning Authority), traditionally painted and without trickle vents (Reason - To ensure fenestration appropriate to this listed building.)
7. The proposed ground floor windows shall have layboard detailing above rather than bellmouth render (Reason - To ensure detailing appropriate to this listed building.)
8. Before work begins, details of the materials proposed for the hard surfaced areas within the site, including roads, paths drives and car parking areas, shall be submitted to the Local Planning Authority for prior, written approval (Reason - To protect the setting of the listed building.)
9. Notwithstanding the approved drawing 220-102 Rev G, the proposed new boundary walls shall be specifically omitted from this consent, and shall be the subject of further discussions with revised proposals submitted to and agreed in writing by the Local Planning Authority before work commences on site; the work shall be carried out in accordance with the approved drawings (Reason - To protect the setting of this listed building.)
10. All new and matching materials shall be provided on site for the approval in writing by the Local Planning Authority (Reason - To ensure the use of matching materials.)
11. A sample panel of brickwork shall be constructed on site to enable the Local Planning Authority to agree in writing the type of brick, the bond, the joint detail and the mortar mix (Reason - To ensure detailing and materials appropriate to this listed building.)
12. Before work commences on site, precise details of the following items shall be submitted for the prior, written approval of the Local Planning Authority:

- (a) The position and details of soil vent pipes and mechanical extract vents.
 - (b) Details of the section of new timber framed wall including the infill and finish.
 - (c) Details of the proposed floor finishes
 - (d) Details of the eaves and verge to the proposed extension
(Reason - To ensure detailing appropriate to this listed building.)
13. All mortars, plasters and render shall be lime rich to specifications submitted to and agreed in writing by the Local Planning Authority (Reason - To ensure the use of the appropriate mix of traditional lime plasters and mortars.)
14. Existing internal plaster on walls and ceilings shall be retained and protected during works and no internal plaster shall be removed without the written consent of the Local Planning Authority (Reason - To protect the historic fabric of this listed building.)
15. Details of replacement and new gutters and drainpipes shall be submitted for the prior written approval of the Local Planning Authority (Reason – To ensure detailing and material appropriate to this listed building.)
16. The roof shall be covered with clay plain tiles a sample of which shall be provided on site for the prior written approval of the Local Planning Authority (Reason - To ensure the use of roofing material appropriate to this listed building.)
17. The approved tiles shall be laid without the use of tile and a half at the verges.
(Reason - To protect the appearance of the listed building and to ensure traditional detailing.)
18. Internal timberwork, including doors and window surrounds, shall not be sandblasted and details of how paintwork is to be stripped shall be submitted for the prior written approval of the Local Planning Authority (Reason – To protect the fabric of this listed building.)
19. The existing sign on the south elevation shall be retained (Reason – To ensure evidence for the previous use of this listed building.)

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

- East of England Plan 2008;
- South Cambridgeshire Local Development Framework (LDF) 2007;
- Supplementary Planning Documents - Development Affecting Conservation Areas; Trees and Development Sites; Open Space and New Developments; Listed Buildings – Adopted July 2009
- Planning application references S/0854/09/F; S0855/09/LB; S/0887/06/F; S/1965/98/F; S/0588/93/F; S/0589/93/LB; S/1762/86/F; S/1750/86/LB; S/0343/84/F; and S/0342/84/LB.

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