

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th January 2005
AUTHOR/S: Director of Development Services

**S/2181/04/F - Melbourn
Erection of Bedroom Annexe for Hotel
(Renewal of Time-Limited Permission S/0071/99/F)
Sheene Mill, Station Road**

**Recommendation: Approval
Date for Determination: 20th December 2004**

Site and Proposal

1. This full application registered on 25th October 2004 seeks renewal of consent for the erection of a bedroom annexe in the grounds of Sheene Mill, Station Road, Melbourn, a Grade II Listed Building.
2. The proposed building is detached from, and to the south east of the main building, to the rear of the existing car parking area. The proposed building, which comprises four 1-bedroom suites, is 25 metres in length and varies in depth between 6 and 9 metres. The building is mainly single storey with a ridge height 6 metres however there is a higher central section, with a ridge height of 7 metres, that provides a first floor sitting room for one of the suites. The building would replace an existing range of small outbuildings on the site.
3. To the south east the site adjoins the rear gardens of properties in Dolphin Lane.

Planning History

4. Planning consent was originally granted for the bedroom annexe in October 1999 (Ref S/0071/99/F).
5. In November of this year planning and listed consent was refused for an extension to the main building to provide eight guest bedrooms (Ref S/1888/04/LB & S/1889/04/F) on the grounds that the scale, form massing and appearance of the building was considered to detract from the character and appearance of the Listed Building, and that the extension could not be justified as being necessary to secure the continued viable use of the historic building.

Planning Policy

6. **Policy P7/6** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires Local Authorities to protect and enhance the quality and distinctiveness of the historic built environment.
7. **Policy RT12** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") states that the District Council will support proposals for the construction, extension or conversion to hotels, motels and guesthouses within village frameworks having regard to other policies in the Plan.

8. **Policy EN28** of the Local Plan states that the District Council will resist and refuse applications which would dominate a Listed Building or its curtilage buildings in scale, form, massing or appearance; would damage the setting, well-being or attractiveness of a Listed Building; would harm the visual relationship between the building and its formal or natural landscape surroundings or; would damage archaeological remains of importance.

Consultations

9. **Melbourn Parish Council** recommends refusal. “ Refusal recommended in view of SDCDC refusal of Listed Building Consent letter of 4th Nov 04. (S/1888/04/LB).”
10. The **Conservation Manager** has no objection and considers that there has been no change in the legislation or guidance.
11. The comments of **Meldreth Parish Council** will be reported verbally.

Representations

12. 4 letters have been received from the occupiers of Nos. 39, 41, 45 and 47 Dolphin Lane, objecting on the following grounds:
13. Inappropriate development for this site of a listed building. It is understood that whilst planning permission was granted a few years ago for the building it is alleged that no application was granted for demolition of the existing buildings.
14. The building would have a large impact on neighbouring properties. The building is sited too close to the boundary fence with properties on Dolphin Lane bearing in mind that the Dolphin Lane properties are bungalows and the proposal is for a two-storey building. In addition there would be overlooking leading to loss of privacy.
15. The proposed increase to the hotel would add to existing problems experienced with traffic and car parking. There is already a shortage of car parking spaces at the site and customers are using Station Road. The proposed extension would encroach on some of the parking area. The Highways Authority should consider this matter.
16. Overcrowding in a Conservation Area.

Planning Comments - Key Issues

17. The key issues to be considered with this application are the effect on the setting of the Listed Building, highway safety, the amenity of local residents, and whether there has been any material change in circumstances since the earlier consent. The site is not in the Conservation Area.
18. The proposed building is sited a minimum 9 metres from the boundary of properties on Dolphin Lane and is 6 metres high at this point. There are two windows in the south east elevation of the proposed building at ground floor level. Issues concerning the impact of the building on adjacent properties were considered in 1999 and deemed acceptable, that position has not changed.
19. The Conservation Manager has raised no objection in respect of the impact of the proposal on the setting of the Listed Building stating that there has been no change in legislation or guidance since the earlier consent. The scheme recently refused

planning and listed building consent related to a larger scale building which was to be physically attached to the Listed Building. Listed Building Consent was granted in 1999 for the demolition of existing outbuildings. That consent has been part implemented.

20. Although there is concern about car parking provision that issue was considered in 1999, when it was deemed that adequate parking was provided within the site. Since that time the Council's car parking standards have not changed in terms of number of spaces required although that figure is now a maximum rather than a minimum provision.

Recommendation

21. That consent be granted subject to the following conditions:
 1. Standard Condition A - Time limited permission (Reason A);
 2. Sc5a - Details of materials for external walls and roofs (Rc5a(ii));
 3. Sc51 - Landscaping (Rc51);
 4. Sc52 - Implementation of landscaping (Rc52);
 5. Sc60 - Details of boundary treatment - south west and south east - (Rc60);
 6. Notwithstanding the details shown on Drawing 9909:02A the precise details of the fenestration including finishes of the building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out and maintained in accordance with the approved details. (Reason - To ensure appropriate details of the building within the curtilage of a listed building);
 7. The building hereby permitted shall not be occupied other than by staff or guests of Sheene Mill (Reason - To prevent the building being used as separate units of accommodation);
 8. No first floor windows shall be inserted into the south east elevation of the building hereby permitted without the prior written consent of the Local Planning Authority. (Reason - To protect the amenities of adjacent residential properties).

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: P7/6** (Historic Built Environment);
 - **South Cambridgeshire Local Plan 2004: RT12** (Holiday accommodation within frameworks) and **EN28** (Development within the Curtilage of a Listed Building)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity including noise disturbance and overlooking issues
 - Highway safety
 - Impact upon setting of a Listed Building

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 file Ref. S/2181/04/F: S/1888/04/LB; S/1889/04/F: S/0071/99/F & S/0070/99/LB

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