

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 July 2010

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

S/0551/10/F - DUXFORD

**Alterations and extensions, The Red Lion Hotel, Station Road East
For Ms Sophie Gregorios-Pippas**

Recommendation: Delegated approval/refusal

Date for Determination: 25 June 2010

S/0552/10/LB - DUXFORD

Part demolition, alteration and refurbishment; demolish single-storey extensions to rear/eastern elevation; resite fire escape, remodel internal spaces; construct new kitchen, dining and function rooms: The Red Lion Hotel, Station Road East

Recommendation: Delegated approval/refusal

Further Information received after publication of the agenda report.

Agenda report paragraph number 3 – Site and Proposal

Amended plans have been received date-stamped 1 Jul 2010. The changes show a revision to the east elevation, where a door has been placed in the new flint wall, and a proposal to enlarge an existing window to a door has been omitted. A new door has been included in the north elevation of this section. In the south elevation the gable over the rear entrance door has been enlarged.

Agenda report paragraph number 40 – Agent's Statement

The agent has submitted a comprehensive response to the comments of the Council's Conservation Officer (reported at paragraphs 23 – 34). In summary, the agent states that:

- 1) The proposal is not just to provide additional dining area to support the new hotel. The development will enable the historic building retain its multiple uses.
- 2) The area adjacent to the bar is needed as a facility for meetings and using laptops.
- 3) This is the minimum floorspace necessary to support the required functions and ensure flexibility of space. It represents a 45% increase in the footprint area.
- 4) The amendments suggested by the Conservation Officer have been rejected by the Applicant as they would have an adverse impact on how the hotel would function.
- 5) The fire route suggested by the Conservation Officer is unacceptable as it creates a far longer route than that existing and will require a number of physical alterations. The proposed option is a far more simple option, subject to no significant loss of historic fabric being found to be required.

- 6) The scale and form of the extension are lower than the existing historic building. The historic fabric will remain the visually prominent and important element on the site.
- 7) The timber framing and inglenook fireplace will be revealed in the coffee snug.
- 8) The development will remove the existing poor quality extensions at the rear.
- 9) A contrast between old and new will be created, which will assist in the enjoyment of the listed building.
- 10) The development will enhance the setting of the Chapel. This is a major positive contribution, as acknowledged by English Heritage.
- 11) Opening up works to inspect historic fabric can be the subject of a condition.
- 12) The potential heritage benefits will outweigh the concerns of the Conservation Officer.

A copy of the letter is attached as Appendix 1.

Members should note that discussions are continuing with the agent and a further verbal update will be presented at the meeting.

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