

South Cambridgeshire Hall  
Cambourne Business Park  
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Cambridge,  
CB23 6EA  
[www.scambs.gov.uk](http://www.scambs.gov.uk)

Mr & Mrs J Krusel  
71 St Vincents Close  
Girton  
Cambridge  
CB3 0PB

Our ref: S/1482/16/FL  
Your ref:  
31 August 2016

Affordable Homes  
Contact: David Goddard-Gill  
Email: [david.goddard-gill@scambs.gov.uk](mailto:david.goddard-gill@scambs.gov.uk)  
Direct dial: 01954 713277

Dear Mr & Mrs Krusel

**Planning application S/1482/16/FL**

Thank you for your letter received in this office on the 25 August 2016.

I will try and cover all points raised in your letter however they may not appear in the same order, as you have presented them out of sequence.

Original works that were advertised for tender, were for a refurbishment of number 69 St Vincents. As our housing management system "Orchard" notes, previous works to underpin this property meant it was not envisaged that further improvements to the foundations would be necessary.

It was only after the ground floor floors were removed that it became apparent that the previous underpinning was not inline with current regulations. This was confirmed when the flue and associated wall subsided within the property. Emergency works were immediately carried out to stabilise the property. All works were carried out in accordance with our independent Engineer's specifications and with full building control approval. Consideration of your property (adjoining number 69) was taken by the Structural Engineer in producing a schedule of works that would give proper consideration to protecting your property from damage.

At this point you were made aware of the issues as they arose and you were included in discussions between our surveyor and our contractor. Our contractor recorded the condition of the party wall, photographically, with your permission.

The Council has an obligation to manage its Housing Revenue Account efficiently and, as the level of work required and its cost became evident, the Council had to look at the most viable way to proceed. Various financial models were prepared. Confirmation of the need for 1 and 2 bedroom properties in Girton influenced consideration of conversion to flats and the viability of that proposal was confirmed by our finance team.

Subsequently planning permission was discussed but was not immediately applied for as works to stabilise the property were extensive and it was decided that we would lodge a planning application once all stabilising works were completed.

Unfortunately circumstances lead to the application being overlooked until my attention was drawn to the matter.

With reference to land stability, this would normally be a consideration for new developments and especially in areas affected by redundant coal mining or quarrying activities. The reason for the historic movement at Girton is the underlying substrate being clay. Throughout the year ground conditions alternate between wet and dry. When clay is wet it becomes pliable and less supportive of structures built on it. During dryer seasons the clay dries out and heave is experienced as ground and subsequently buildings recover somewhat. Any works to stabilise the property are governed by building regulations and any engineer reports must be robust enough to underwrite the recommendations within the report. As I have already made comment: all works to 69 St Vincents have been carried out in coordination with our Structural Engineer and Building control. I am of the view that full account of land stability has been addressed.

With regard to shared sewage, a full survey will be commissioned to decide on the condition of underground services. Any repair works or improvements identified will be carried out to current building regulations and will take into consideration expected effluent levels to ensure minimal additional strain on the existing services.

I can not comment on the eventual occupants of the property whether as flats or a three bedroom house. The council operates a choice based letting scheme whereby applicants have to bid on properties for which they qualify. Officers do not have discretionary powers to allocate out side of council guidance.

Parking has been addressed by ensuring that sufficient room for off road parking will be provided.

At this point I suggest that you contact your building insurers who may choose to instruct an engineer to investigate your claim further. The council accepts no liability at this stage for instructing a survey on your behalf. As mentioned any consideration to land stability has been fully and properly addressed.

This planning application will be determined at October's planning committee.

Any objections to this planning application should be directed to the website or to the case officer Lydia Pravin at [planning@scambs.gov.uk](mailto:planning@scambs.gov.uk) or by phone on 03450 455 215

Yours Sincerely

**David Goddard-Gill**  
Contract Manager (Response)