

FOI Ref
10163

Response sent
07 Jan 2022

(CCC) Planning Application 20/05147/FUL.

Please provide all information (not already provided on the public planning portal) that you hold relating to planning application 20/05147/FUL.

In particular please provide

- 1) All correspondence between the council and applicant (including agents/experts/advisors for the applicant)
- 2) All correspondence between the council and objectors (including agents/experts/advisors for the objectors)
- 3) All correspondence between the council officers (including to/from councillors)
- 4) All reports (including drafts) prepared by council officers
- 5) All minutes of internal council meetings
- 6) All file notes produced by the council officers.

Response

Attached is all correspondence held with regards to above FOI request.

| |
|---|
| Further queries on this matter should be directed to foi@cambridge.gov.uk |
|---|

Aaron Coe

From: [REDACTED]
Sent: 06 December 2021 13:06
To: [REDACTED]
Cc: [REDACTED]
Subject: [REDACTED]

Afternoon [REDACTED]

Please proceed to issue the refusal decision notice.

Kind regards
[REDACTED]

Classification L2 - Business Data

[REDACTED]
Senior Planner

T: [REDACTED] | M: [REDACTED] | carterjonas.co.uk
One Station Square, Cambridge, CB1 2GA

 Please consider the environment. Do you really need to print this email?

From: [REDACTED]
Sent: Thursday, 02 December 2021 16:25
To: [REDACTED]
Cc: [REDACTED]
Subject: [Ext Msg] [REDACTED]

H [REDACTED],

Sorry for the ongoing delays. The report is completed with a recommendation of refusal based on the two reasons listed below:

1. Almoners Avenue is characterised by two storey detached dwellings with long rear gardens. The proposed dwelling would occupy a sizeable footprint within the rear garden of 9 Almoners Avenue, and both the existing and proposed properties would have relatively small garden areas compared to surrounding houses. This impact would be further compounded by the associated vehicular access, parking, cycle parking, bin storage and boundary treatments proposed to delineate each curtilage. The resultant proposed development would therefore fail to respond positively to its context, and would be at odds with the pattern of development, character and appearance of the area, contrary to Cambridge Local Plan 2018 policies 52, 55 and 57.
2. The introduction of a dwelling in the rear garden of No.9 Almoners Avenue would result in an increase in the comings and goings to the site. Occupants and visitors to the proposed dwelling would use the proposed new vehicular access that runs along the side of the host dwelling and neighbour at No.7 Almoners Avenue, which would lead to detrimental noise and disturbance to the occupants of both adjacent dwellings. Additionally, occupants of the proposed dwelling would experience a poor level of amenity by reason of overlooking of the front and rear gardens by the host dwelling and No.66 Netherhall Way respectively. Consequently, the proposed development would fail to provide an acceptable quality living environment and standard of amenity and privacy for future and neighbouring occupiers, contrary to Policies 50, 52, 56 and 57 of the Cambridge Local Plan (2018).

Please can you review the reasons above and confirm you are happy for the refusal decision notice to be issued by Wednesday 8th December?

Many thanks,

[REDACTED]

[REDACTED]



m: [REDACTED]
e: [REDACTED]
<https://www.scambs.gov.uk/planning/>
<https://www.cambridge.gov.uk/planning>

Greater Cambridge Shared Planning: a strategic partnership between Cambridge City and South Cambridgeshire District Councils

From: [REDACTED]

Sent: 11 November 2021 13:18

To: [REDACTED]

Cc: [REDACTED]

Subject: RE [REDACTED]

Hi [REDACTED]

Thanks for the update, could we please have a quick review the draft refusal reasons prior to the determination being issued?

Many thanks

[REDACTED]

Classification L2 - Business Data

[REDACTED]

[REDACTED]

T [REDACTED] | M: [REDACTED] | carterjonas.co.uk

One Station Square, Cambridge, CB1 2GA

🌲 Please consider the environment. Do you really need to print this email?

From: [REDACTED]

Sent: Thursday, 11 November 2021 11:59

To: [REDACTED]

Cc: [REDACTED]

Subject: [Ext Msg] RE: [REDACTED]

Hi [REDACTED],

Sorry for the delays, this is with me. I will get the refusal report and draft decision sent to [REDACTED] for sign off by next Friday 19th November.

Regards,

[REDACTED]

From: [REDACTED]

Sent: 11 November 2021 11:55

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: [REDACTED]

Dear [REDACTED]

Please could you kindly get back to me on the below?

Kind regards

[REDACTED]

[REDACTED]

T: [REDACTED] | M: [REDACTED] | carterjonas.co.uk

One Station Square, Cambridge, CB1 2GA

 Please consider the environment. Do you really need to print this email?

From: [REDACTED]

Sent: Friday, 05 November 2021 09:50

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: [REDACTED]

Morning [REDACTED]

Thanks for your feedback albeit this is disappointing to hear. Could you please let me know when this draft will be ready for us to review? This application has experienced significant delays and despite lodging a formal complaint it has still not really moved forward.

Kind regards

[REDACTED]

Classification L2 - Business Data

From: [REDACTED]

Sent: Thursday, 04 November 2021 14:49

To: [REDACTED]

Cc: [REDACTED]

Subject: [Ext Msg] RE: [REDACTED]

Dear [REDACTED]

I can confirm we are still minded to refuse the application. [REDACTED] is the case officer and will need to draft the report and reasons for refusal and send it through to me for review and sign off, so I'll ask if he can come back to you to advise on timescales. Once I've received and reviewed the draft, I can share this with you.

Kind regards

[REDACTED]

From: [REDACTED]

Sent: 03 November 2021 18:52

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: [REDACTED]

Good evening [REDACTED]

Could you please kindly come back to me in response to my below email from 22nd October?

Many thanks

[REDACTED]

Classification L2 - Business Data

[REDACTED]

T: [REDACTED] | M: [REDACTED] | carterjonas.co.uk

One Station Square, Cambridge, CB1 2GA

 Please consider the environment. Do you really need to print this email?

From: [REDACTED]

Sent: Friday, 22 October 2021 10:47

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: [REDACTED]

Dear [REDACTED]

Thanks for your email. For the avoidance of doubt, do I take it from your email that you will be looking to refuse the application? If so, could we please just review the draft refusal reasons prior to issuing the determination?

Kind regards

[REDACTED]

Classification L2 - Business Data

From: [REDACTED]

Sent: Thursday, 21 October 2021 13:44

To: [REDACTED]

Cc: [REDACTED]

Subject: [Ext Msg] RE: [REDACTED]

Dear [REDACTED]

I've had an opportunity to review the examples referred to in your email. however, in my view none of these have established a comparable example of this form of backland development in the area. The approved schemes at 39 and 38-40 are at the head of the cul-de-sac and therefore the immediate context has a different character. I haven't

been able to track down plans for 1a, 2a and 2b. However, as far as I can establish these dwellings, whilst to the rear of the originals, have a road frontage and therefore don't detract from the predominantly linear form.

The changes you've suggested, by bringing parking to the front, would I feel address some of the noise and disturbance concerns we've raised. However, this wouldn't alter our view that the principle of a dwelling in the proposed location is unacceptable.

Kind regards

[REDACTED]

[REDACTED]



GREATER CAMBRIDGE
SHARED PLANNING

m: [REDACTED]

e [REDACTED]

<https://www.scambs.gov.uk/planning/>

<https://www.cambridge.gov.uk/planning>

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From: [REDACTED]

Sent: 19 October 2021 10:32

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: [REDACTED]

Morning [REDACTED]

Many thanks we look forward to hearing from you on Thursday.

Kind regards

[REDACTED]

Classification L2 - Business Data

[REDACTED]

T: [REDACTED] | M: [REDACTED] | carterjonas.co.uk

One Station Square, Cambridge, CB1 2GA

From: [REDACTED]
Sent: Monday, 18 October 2021 09:25
To: [REDACTED]
Cc: [REDACTED]
Subject: [Ext Msg] [REDACTED]

Dear [REDACTED]

Thank you for your email and I'm sorry I haven't responded to date.

I was on 3 weeks' leave in September and due to the volume of work I needed to clear before I went, I didn't get an opportunity to review your response to our feedback. I'm still catching up on emails and phone messages since I returned from leave 2 weeks ago and need to completely block out the next 2 days for checking Committee reports, but I'll aim to come back to you with a response by Thursday at the latest.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 15 October 2021 10:33
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: [REDACTED]

Good morning [REDACTED]

Over two months have passed since my last correspondence on the above planning application and I am still awaiting a response, hence this has now gone beyond urgent.

Please could you review my email and get back with your comments on the proposed amended plans and taking into account my comments as a matter of urgency? We did lodge a formal complaint several months ago which does not seem to have been actioned and this will need elevating.

Kind regards

[REDACTED]

Classification L2 - Business Data

T: [REDACTED] | M: [REDACTED] | carterjonas.co.uk
One Station Square, Cambridge, CB1 2GA

From: [REDACTED]
Sent: Wednesday, 04 August 2021 12:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: [REDACTED]

Dear [REDACTED]

Thanks for your feedback below. To be honest this is certainly disappointing particularly given the delay by the applicant to obtaining any feedback.

Please could we have a discussion on this before you take any further action as we believe we are able to take proactive measures to address some of your main concerns by submitting a revised layout and I would like to discuss through your points?

Point 1

Regarding point 1 in your email below, the development of a large outbuilding of the same proportions to the proposed dwelling should not appear unexpected because it can be done by permitted development and in fact is smaller than the maximum permissible building under class E permitted development rights by quite a significant margin. There is a genuine 'fallback' and the certificate of lawfulness establishes a building of this scale can be erected so the pattern of development argument falls away. Indeed, there are other such examples of large outbuildings in the local area, such as at no.5 Almoners Avenue nos. 64 and 50 Netherhall Way. The photograph at figure 1 within the Planning Statement shows the relatively large footprint of the outbuildings at no.5 Almoners, which cumulatively are comparable in scale to the proposed dwelling and this is only two houses along from the application site. Similarly, there have been cases of subdivided gardens to provide dwellings, notably numbers 1a, 2a, 2b, 38, 39a and 40 Almoners Avenue. Therefore, there is already an established back-land pattern and the proposed development would not be out of keeping with this pattern of development. The retained garden for no.9 is also of a similar length to those along Netherhall Rd, adjacent to the site.

Point 2

Regarding point 2, the proposed development should not be refused based on the fear of setting a precedent, because any future planning applications of a similar nature would have to be determined on their own merits. Furthermore, there are very few properties on Almoners Avenue which have possible access and sufficient garden sizes which may be capable of accommodating a similar development.

The access drive proposed as part of this scheme is discretely positioned and can likely be delivered by permitted development rights under Part 1, class F of the GPDO. Nevertheless, if this is considered to be harmful to the character of the area, we would be happy to put forward an amended site plan, which provides the car parking to serve the new dwelling at the front of no.9. There is sufficient space at the front of no.9 to provide the parking for both dwellings along with soft landscaping enhancements and we can then remove the access drive entirely. The garage would still be demolished to enable access by foot, however in its place would then be additional front garden space to serve the new dwelling, with soft landscaping for visual enhancements and a footpath to connect the parking area to the new dwelling (see the rough sketch-up below, which can be tweaked but gives you an idea of what we have in mind).

Point 3

Regarding point 3, the amendments proposed above would remove the access to the rear entirely, restricting vehicle movements to the existing parking area just off the Highway. Whilst there would be some additional parking at the

front of no.9, the proposals are only for a single small dwelling and therefore the extent of additional comings and goings would be minimal – about one or two cars a day, assuming that the occupants choose not to cycle or walk and that they don't work from home. The number of vehicles using the site would also be comparable to no.9 being occupied by a large family or a small HMO. The impacts should also be considered in comparison to the applicant's 'fallback' option, which is to erect the proposed building under permitted development rights and to in due course use this for ancillary accommodation to the host dwelling and potentially as a HMO.

On the point of privacy, there should be no unacceptable overlooking impacts from no.66 Netherhall Way due to the sufficient separation distances. There are no windows on the proposed dwelling which could be overlooked due to their positions and angles. Furthermore, whilst there is a rear garden proposed to serve the new dwelling, this is still separated by approximately 16m from the rear of no.66 and it must be remembered that the existing site is already in use as a rear garden serving no.9 Almoners and has served this purpose for many years without any adverse privacy impacts. If necessary, (albeit this would not be the applicant's preference), we could also mitigate this further by flipping the layout of the proposed dwelling so that the external patio moves to the northern side of the garden to provide further separation:

Regarding the relationship of the proposed dwelling to no.9 Almoners (the 'host dwelling'), the proposed dwelling has been deliberately set far back into the plot, providing an ample separation distance of 23.5m to the rear elevation of the host dwelling. The proposed dwelling is only single storey, so there are only ground floor level windows on the proposed dwelling, and a close boarded timber fence is provided at the boundary as a privacy screen. The private amenity space is also located on the far side of the dwelling (eastern end of the plot) where it can't be overlooked. Whilst we think these factors should be considered enough on their own, there may also be an option to revise the window design if needed to provide further mitigation.

Please could we have a discussion on this to work towards a solution? We are happy to prepare an amended site plan for your review and consideration.

Kind regards

[Redacted]

Classification L2 - Business Data

From: [Redacted]

Sent: 27 July 2021 08:36

To: [Redacted]

Cc: [Redacted]

Subject: [Ext Msg] RE [Redacted]

Dear [Redacted]

We did meet on Thursday afternoon but I was off on Friday and didn't get an opportunity to update you beforehand.

We've considered the points set out in your email and within the planning statement, but our view is that the application should be refused for the following reasons. The relevant policies would need to be added to each reason for the decision.

1. The prevailing character of the area is formed by an established layout and pattern of houses set back behind modest front gardens with longer rear gardens. Whilst it is acknowledged that a certificate of lawfulness exists for the construction of a sizeable outbuilding in the rear garden, the introduction of a self-contained dwelling in the rear garden (and associated requirements for vehicular access, parking, cycle parking, bin storage and boundary treatments to delineate each curtilage) would introduce a form of development that would be an unexpected feature in this location, and would be out of keeping with the established pattern of development and character of the area.
2. There are many other examples in the immediate vicinity where, by demolishing the side garages to provide access to the rear garden, this form of development could be repeated, and any permission for a separate dwelling on the site would be likely to undermine the Council's position in resisting similar such developments in the vicinity, thereby compounding the harm identified in reason 1 to the character of the area.
3. The proposal would introduce a vehicular access and thereby additional vehicle movements and also increased activity into the rear garden of a quiet suburban environment, which would give rise to unacceptable noise and disturbance to surrounding residential occupiers. Additionally, occupants of the dwelling would experience a poor level of amenity by reason of overlooking by the host dwelling & No.66? [check address] Netherhall Way.

Kind regards

From: [REDACTED]

Sent: 26 July 2021 16:15

To: [REDACTED]

Cc: [REDACTED]

Subject: FW: [REDACTED]

Dear [REDACTED]

Could you please provide an update following your discussion with Aaron on Thursday last week? Have you had chance to review the planning statement and given consideration to the planning case?

Kind regards

Classification L2 - Business Data

T: [REDACTED] | M: [REDACTED] | carterjonas.co.uk

One Station Square, Cambridge, CB1 2GA

 Please consider the environment. Do you really need to print this email?

From: [REDACTED]

Sent: 19 July 2021 15:56

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: [REDACTED]

Good afternoon [REDACTED]

Thanks for your response on this and for pushing things forward.

I'll put a note in the diary to discuss this with you after your planned meeting on Thursday.

By way of some context, the application site has an approved certificate of lawfulness confirming that an outbuilding can be erected under class E permitted development rights of an equivalent scale and footprint. This establishes a material 'fallback' for the applicant.

The impact of developing the dwelling would be equivalent upon the character of the local area to erecting the outbuilding. Furthermore, as explained in further detail in the Planning Statement, once developed, the outbuilding could in due course be used for ancillary occupation. Although this would need to be linked to the host dwelling, the building could nevertheless be occupied by the same number of occupants as the proposed dwelling (for example by a single large household or potentially a HMO). The impacts of this in terms of the comings and goings of residents and the nature of the use would be similar in nature to that of a new dwelling. A new dwelling however would result in the additional benefit of contributing to housing supply.

Taking all of this into consideration we are of the view that a fallback exists and the proposals for a new dwelling should be supported. We would be happy to talk through the plans and if there are any amendments you think need to be made.

Kind regards
[REDACTED]

Classification L2 - Business Data

From: [REDACTED]
Sent: 14 July 2021 11:33
To: [REDACTED]
Cc: [REDACTED]
Subject: [Ext Msg] RE [REDACTED]
[REDACTED]

Dear [REDACTED]

[REDACTED] visited the site last week and advised me that he felt the application was a clear refusal. However, we didn't have an opportunity to meet to review the proposal.

I'm afraid I don't have any capacity this week to review the application in [REDACTED] absence. We have a 1-2-1 scheduled for next Thursday after he returns from leave and I'd therefore suggest that I review the application (including planning statement and planning history) with him at that meeting and then discuss with you afterwards.

Kind regards
[REDACTED]

From: [REDACTED]
Sent: 13 July 2021 19:29
To: [REDACTED]
Cc: [REDACTED]
Subject: [REDACTED]

Hi [REDACTED]

Many thanks for this.

I wondered if you could please provide some feedback on the application? I would please ask that you have a review of the planning statement on this one as this sets out the justification – the planning history and case is unique / specific on this one and I think the application has the potential to be misunderstood without reviewing this.

I'll put a note in the diary to give you a call tomorrow.

Kind regards

[REDACTED]

Classification L2 - Business Data

[REDACTED]
[REDACTED]

T: [REDACTED] | M: [REDACTED] | carterjonas.co.uk
One Station Square, Cambridge, CB1 2GA



Please consider the environment. Do you really need to print this email?

From: [REDACTED]
Sent: 06 July 2021 09:57
To: [REDACTED]
Subject: [Ext Msg] RE: [CaseRef:CAM147666] CaseRef: CAM147666

Dear [REDACTED]

Thank you for your email. I've been assigned to deal with your complaint so please don't hesitate to come directly through me regarding this.

I've contacted [REDACTED] regarding the Almoners Avenue application and will come back to you with an update on the progress and estimated timescale for issuing a decision as soon as possible.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 02 July 2021 16:32
To: [REDACTED]
Cc: [REDACTED]
Subject: [CaseRef:CAM147666] CaseRef: CAM147666

Dear [REDACTED]

I wondered if you could please provide an update on the progress of this complaint in relation to the 9 Almoners Avenue planning application reference 20/05147/FUL? I'm afraid I still seem to have had no from the Local Planning Authority on the progress of this application since the date of lodging this complaint.

Kind regards

[REDACTED]

Classification L2 - Business Data

[REDACTED]
[REDACTED]

T: [REDACTED] | M: [REDACTED] | carterjonas.co.uk

One Station Square, Cambridge, CB1 2GA



Please consider the environment. Do you really need to print this email?

From: [REDACTED]
Sent: 07 June 2021 17:07
To: [REDACTED]
Subject: Re: [Ext Msg] [CaseRef:CAM147666] CaseRef: CAM147666

Dear [REDACTED]

Thanks for this.

Just as an update, the Planning team have now just approved the 12-14 Holbrook Rd application. As such, these aspect can be considered dealt with and my complaint is now limited to the 9 Almoners Avenue planning application only.

Kind regards

[REDACTED]

On 7 Jun 2021, at 12:41, [REDACTED] wrote:

Dear [REDACTED]

I am sorry to learn that you have been dissatisfied with the service you have received from the Greater Cambridgeshire Shared Planning Service (GCSPS).

Thank you for outlining your concerns. We are currently investigating the circumstances surrounding your complaint and aim to have a response to you by the 17 June.

I would like to thank you for taking the time to raise the concerns you have with our service and for your patience while we explore this matter further. Your feedback is important to us and any findings from your complaint will be used to make the necessary improvements to our service.

Kind Regards

[REDACTED]

[REDACTED]

▪

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Carter Jonas LLP
Place of Registration: England and Wales
Registration Number: OC304417
Address of Registered Office: One Chapel Place, London, W1G 0BG.

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This email has been scanned for viruses and malware, and may have been automatically archived

From: [REDACTED]
Sent: 04 August 2021 12:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: [REDACTED]

Dear [REDACTED]

Thanks for your feedback below. To be honest this is certainly disappointing particularly given the delay by the applicant to obtaining any feedback.

Please could we have a discussion on this before you take any further action as we believe we are able to take proactive measures to address some of your main concerns by submitting a revised layout and I would like to discuss through your points?

Point 1

Regarding point 1 in your email below, the development of a large outbuilding of the same proportions to the proposed dwelling should not appear unexpected because it can be done by permitted development and in fact is smaller than the maximum permissible building under class E permitted development rights by quite a significant margin. There is a genuine 'fallback' and the certificate of lawfulness establishes a building of this scale can be erected so the pattern of development argument falls away. Indeed, there are other such examples of large outbuildings in the local area, such as at no.5 Almoners Avenue nos. 64 and 50 Netherhall Way. The photograph at figure 1 within the Planning Statement shows the relatively large footprint of the outbuildings at no.5 Almoners, which cumulatively are comparable in scale to the proposed dwelling and this is only two houses along from the application site. Similarly, there have been cases of subdivided gardens to provide dwellings, notably numbers 1a, 2a, 2b, 38, 39a and 40 Almoners Avenue. Therefore, there is already an established back-land pattern and the proposed development would not be out of keeping with this pattern of development. The retained garden for no.9 is also of a similar length to those along Netherhall Rd, adjacent to the site.

Point 2

Regarding point 2, the proposed development should not be refused based on the fear of setting a precedent, because any future planning applications of a similar nature would have to be determined on their own merits. Furthermore, there are very few properties on Almoners Avenue which have possible access and sufficient garden sizes which may be capable of accommodating a similar development.

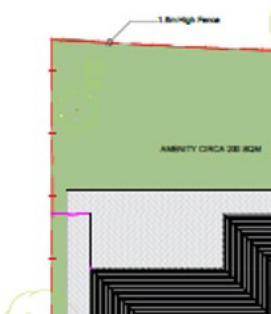
The access drive proposed as part of this scheme is discretely positioned and can likely be delivered by permitted development rights under Part 1, class F of the GPDO. Nevertheless, if this is considered to be harmful to the character of the area, we would be happy to put forward an amended site plan, which provides the car parking to serve the new dwelling at the front of no.9. There is sufficient space at the front of no.9 to provide the parking for both dwellings along with soft landscaping enhancements and we can then remove the access drive entirely. The garage would still be demolished to enable access by foot, however in its place would then be additional front garden space to serve the new dwelling, with soft landscaping for visual enhancements and a footpath to connect the parking area to the new dwelling (see the rough sketch-up below, which can be tweaked but gives you an idea of what we have in mind).



Point 3

Regarding point 3, the amendments proposed above would remove the access to the rear entirely, restricting vehicle movements to the existing parking area just off the Highway. Whilst there would be some additional parking at the front of no.9, the proposals are only for a single small dwelling and therefore the extent of additional comings and goings would be minimal – about one or two cars a day, assuming that the occupants choose not to cycle or walk and that they don't work from home. The number of vehicles using the site would also be comparable to no.9 being occupied by a large family or a small HMO. The impacts should also be considered in comparison to the applicant's 'fallback' option, which is to erect the proposed building under permitted development rights and to in due course use this for ancillary accommodation to the host dwelling and potentially as a HMO.

On the point of privacy, there should be no unacceptable overlooking impacts from no.66 Netherhall Way due to the sufficient separation distances. There are no windows on the proposed dwelling which could be overlooked due to their positions and angles. Furthermore, whilst there is a rear garden proposed to serve the new dwelling, this is still separated by approximately 16m from the rear of no.66 and it must be remembered that the existing site is already in use as a rear garden serving no.9 Almoners and has served this purpose for many years without any adverse privacy impacts. If necessary, (albeit this would not be the applicant's preference), we could also mitigate this further by flipping the layout of the proposed dwelling so that the external patio moves to the northern side of the garden to provide further separation:



Regarding the relationship of the proposed dwelling to no.9 Almoners (the 'host dwelling'), the proposed dwelling has been deliberately set far back into the plot, providing an ample separation distance of 23.5m to the rear elevation of the host dwelling. The proposed dwelling is only single storey, so there are only ground floor level windows on the proposed dwelling, and a close boarded timber fence is provided at the boundary as a privacy screen. The private amenity space is also located on the far side of the dwelling (eastern end of the plot) where it can't be overlooked. Whilst we think these factors should be considered enough on their own, there may also be an option to revise the window design if needed to provide further mitigation.

Please could we have a discussion on this to work towards a solution? We are happy to prepare an amended site plan for your review and consideration.

Kind regards

■

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One Station Square, Cambridge, CB1 2GA

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From: [REDACTED]
Sent: 27 July 2021 08:36

To: [REDACTED]
Cc: [REDACTED]

Subject: [Ext Msg] RE [REDACTED]

Dear [REDACTED]

We did meet on Thursday afternoon but I was off on Friday and didn't get an opportunity to update you beforehand.

We've considered the points set out in your email and within the planning statement, but our view is that the application should be refused for the following reasons. The relevant policies would need to be added to each reason for the decision.

1. The prevailing character of the area is formed by an established layout and pattern of houses set back behind modest front gardens with longer rear gardens. Whilst it is acknowledged that a certificate of lawfulness exists for the construction of a sizeable outbuilding in the rear garden, the introduction of a self-contained dwelling in the rear garden (and associated requirements for vehicular access, parking, cycle parking, bin storage and boundary treatments to delineate each curtilage) would introduce a form of development that would be an unexpected feature in this location, and would be out of keeping with the established pattern of development and character of the area.
2. There are many other examples in the immediate vicinity where, by demolishing the side garages to provide access to the rear garden, this form of development could be repeated, and any permission for a separate dwelling on the site would be likely to undermine the Council's position in resisting similar such developments in the vicinity, thereby compounding the harm identified in reason 1 to the character of the area.
3. The proposal would introduce a vehicular access and thereby additional vehicle movements and also increased activity into the rear garden of a quiet suburban environment, which would give rise to unacceptable noise and disturbance to surrounding residential occupiers. Additionally, occupants of the dwelling would experience a poor level of amenity by reason of overlooking by the host dwelling & No.66? [check address] Netherhall Way.

Kind regards

From: [REDACTED]
Sent: 26 July 2021 16:15

To: [REDACTED]
Cc: [REDACTED]
Subject: FW: [REDACTED]

Dear [REDACTED]

Could you please provide an update following your discussion with [REDACTED] on Thursday last week? Have you had chance to review the planning statement and given consideration to the planning case?

Kind regards
[REDACTED]

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One Station Square, Cambridge, CB1 2GA

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From: [REDACTED]
Sent: 19 July 2021 15:56
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: [REDACTED]

Good afternoon [REDACTED]

Thanks for your response on this and for pushing things forward.

I'll put a note in the diary to discuss this with you after your planned meeting on Thursday.

By way of some context, the application site has an approved certificate of lawfulness confirming that an outbuilding can be erected under class E permitted development rights of an equivalent scale and footprint. This establishes a material 'fallback' for the applicant.

The impact of developing the dwelling would be equivalent upon the character of the local area to erecting the outbuilding. Furthermore, as explained in further detail in the Planning Statement, once developed, the outbuilding could in due course be used for ancillary occupation. Although this would need to be linked to the host dwelling, the building could nevertheless be occupied by the same number of occupants as the proposed dwelling (for example by a single large household or potentially a HMO). The impacts of this in terms of the comings and goings of residents and the nature of the use would be similar in nature to that of a new dwelling. A new dwelling however would result in the additional benefit of contributing to housing supply.

Taking all of this into consideration we are of the view that a fallback exists and the proposals for a new dwelling should be supported. We would be happy to talk through the plans and if there are any amendments you think need to be made.

Kind regards
[REDACTED]

Classification L2 - Business Data

From: [REDACTED]
Sent: 14 July 2021 11:33
To: [REDACTED]
Cc: [REDACTED]

Subject: [Ext Msg] RE: [REDACTED]
[REDACTED]

Dear [REDACTED]

Aaron visited the site last week and advised me that he felt the application was a clear refusal. However, we didn't have an opportunity to meet to review the proposal.

I'm afraid I don't have any capacity this week to review the application in [REDACTED]. We have a 1-2-1 scheduled for next Thursday after he returns from leave and I'd therefore suggest that I review the application (including planning statement and planning history) with him at that meeting and then discuss with you afterwards.

Kind regards
[REDACTED]

From: [REDACTED]
Sent: 13 July 2021 19:29
To: [REDACTED]
Cc: [REDACTED]
Subject: [REDACTED]

Hi [REDACTED]

Many thanks for this.

I wondered if you could please provide some feedback on the application? I would please ask that you have a review of the planning statement on this one as this sets out the justification – the planning history and case is unique / specific on this one and I think the application has the potential to be misunderstood without reviewing this.

I'll put a note in the diary to give you a call tomorrow.

Kind regards
[REDACTED]

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[REDACTED]
[REDACTED]
T: [REDACTED] | M: [REDACTED] | carterjonas.co.uk
One Station Square, Cambridge, CB1 2GA

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From: [REDACTED]
Sent: 06 July 2021 09:57
To: [REDACTED]
Subject: [Ext Msg] RE: [CaseRef:CAM147666] CaseRef: CAM147666

Dear [REDACTED]

Thank you for your email. I've been assigned to deal with your complaint so please don't hesitate to come directly through me regarding this.

I've contacted Aaron regarding the Almoners Avenue application and will come back to you with an update on the progress and estimated timescale for issuing a decision as soon as possible.

Kind regards

[REDACTED]

From: [REDACTED]

Sent: 02 July 2021 16:32

To: [REDACTED]

Cc: [REDACTED]

Subject: [CaseRef:CAM147666] CaseRef: CAM147666

Dear [REDACTED]

I wondered if you could please provide an update on the progress of this complaint in relation to the 9 Almoners Avenue planning application reference 20/05147/FUL? I'm afraid I still seem to have had no from the Local Planning Authority on the progress of this application since the date of lodging this complaint.

Kind regards

[REDACTED]

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[REDACTED]

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From: [REDACTED]

Sent: 07 June 2021 17:07

To: [REDACTED]

Subject: Re: [Ext Msg] [CaseRef:CAM147666] CaseRef: CAM147666

Dear [REDACTED]

Thanks for this.

Just as an update, the Planning team have now just approved the 12-14 Holbrook Rd application. As such, these aspect can be considered dealt with and my complaint is now limited to the 9 Almoners Avenue planning application only.

Kind regards

[REDACTED]

On 7 Jun 2021, at 12:41, [REDACTED] wrote:

Dear [REDACTED]

I am sorry to learn that you have been dissatisfied with the service you have received from the Greater Cambridgeshire Shared Planning Service (GCSPS).

Thank you for outlining your concerns. We are currently investigating the circumstances surrounding your complaint and aim to have a response to you by the 17 June.

I would like to thank you for taking the time to raise the concerns you have with our service and for your patience while we explore this matter further. Your feedback is important to us and any findings from your complaint will be used to make the necessary improvements to our service.

Kind Regards

[REDACTED]

[REDACTED]

■

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[REDACTED]

From: [REDACTED]
Sent: 25 February 2021 18:02
To: [REDACTED]
Subject: RE: EOT- Gibson House- 20/03912/FUL [CJ-WORKSITE.FID593279]

Hi [REDACTED]

Many thanks for this and completely understood.

I will be on leave Monday – Wednesday but I think my latest emails on both 9 Almoners Avenue and 12-14 Holbrook Rd set out more or less everything I need to say so if you could please respond to these in writing and we can always catch up on the phone if we need to upon my return from leave on Thursday.

Of these 12-14 Holbrook Rd is the more urgent given the amount of time that has passed and I believe from our last discussions it should be close to a positive determination. [REDACTED] can answer any questions on this job if you need when I'm away early next week.

Thanks
[REDACTED]

[REDACTED]
[REDACTED]

T: [REDACTED] | M: [REDACTED] | carterjonas.co.uk
One Station Square, Cambridge, CB1 2GA

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From: [REDACTED]
Sent: 25 February 2021 17:46
To: [REDACTED]
Subject: Re: EOT- Gibson House- 20/03912/FUL

Hi [REDACTED],
No problem.

I've got a few things outstanding with both [REDACTED] and [REDACTED].
(Sorry both for the delays getting back to you)

I'm busy with committee report writing and meetings tomorrow but will get in touch with both of you with updates early to mid next week.

Thanks,
[REDACTED]

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From: [REDACTED]
Sent: Thursday, February 25, 2021 5:31:28 PM
To: [REDACTED]
Subject: RE: EOT- Gibson House- 20/03912/FUL

Hi [REDACTED],

Good to speak earlier and thanks for arranging for permission to be granted, it is appreciated.

Could you possibly give my colleague [REDACTED] a quick call, there are a few things he would like to talk to you about?

Thanks

[REDACTED]

[REDACTED]
[REDACTED]

T: [REDACTED] | [REDACTED] | carterjonas.co.uk
One Station Square, Cambridge, CB1 2GA

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From: [REDACTED]
Sent: 23 February 2021 18:00
To: [REDACTED]
Subject: RE: EOT- Gibson House- 20/03912/FUL

CAUTION: This email originated from outside of Carter Jonas. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED],

Apologies, I've only just got round to uploading the pre commencement condition agreement and sending over the report and draft decision notice for sign off.

Please can you agree to a final extension of time until Thursday 25th Feb to give management sufficient time to review my recommendation?

Apologies again for the further delays.

Kind regards,

[REDACTED]

[REDACTED]



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m: [REDACTED]
e: [REDACTED]
<https://www.scambs.gov.uk/planning/>
<https://www.cambridge.gov.uk/planning>

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From: [REDACTED]
Sent: 23 February 2021 11:28
To: [REDACTED]
Subject: RE: EOT- Gibson House- 20/03912/FUL

Hi [REDACTED],

Thanks for your email, I can confirm that we are happy with the suggested conditions. Are you hoping to issue today?

Kind regards

[REDACTED]

[REDACTED]

[REDACTED] | M: [REDACTED] | carterjonas.co.uk
One Station Square, Cambridge, CB1 2GA

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From: [REDACTED]
Sent: 22 February 2021 21:22
To: [REDACTED]
Subject: RE: EOT- Gibson House- 20/03912/FUL

CAUTION: This email originated from outside of Carter Jonas. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [REDACTED],

Please find attached the recommended pre commencement conditions for application reference 20/03912/FUL. Sorry they're being sent over later than expected.

Please can you confirm you agree to these?

Kind regards,

[REDACTED]

[REDACTED]



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e: [REDACTED]
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<https://www.cambridge.gov.uk/planning>

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From: [REDACTED]
Sent: 22 February 2021 12:10
To: [REDACTED]
Subject: RE: EOT- Gibson House- 20/03912/FUL

Hi [REDACTED],

Thanks for your email. Hope all well? You have clearly been working hard!

If you could send draft Conditions over today that would be great. I take it we are on track for the issuing of the Decision Notice tomorrow?

Regards

[REDACTED]

[REDACTED]

[REDACTED]

T: [REDACTED] | M: [REDACTED] | carterjonas.co.uk
One Station Square, Cambridge, CB1 2GA



Please consider the environment. Do you really need to print this email?

From: [REDACTED]
Sent: 21 February 2021 17:31
[REDACTED]
Subject: [Ext Msg] RE: EOT- Gibson House- 20/03912/FUL

Hi [REDACTED],

All good thanks, hope you are too.

Been working on this today and will finalise then send over the draft conditions to you tomorrow.

Regards,

[REDACTED]

[REDACTED]



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m: [REDACTED]
e: [REDACTED]
<https://www.scambs.gov.uk/planning/>
<https://www.cambridge.gov.uk/planning>

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From: [REDACTED]
Sent: 19 February 2021 12:06

To: [REDACTED]

Subject: RE: EOT- Gibson House- 20/03912/FUL

Hi [REDACTED],

Hope all well?

How are things progressing with your report?

Happy to discuss further.

Regards

[REDACTED]

[REDACTED]

Carter Jonas

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From: [REDACTED]

Sent: 12 February 2021 12:18

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: EOT- Gibson House- 20/03912/FUL

Hi [REDACTED],

Good to speak to you. I can confirm that I am happy to agree to an EOT until Tuesday 23rd February to enable you to issue the Decision Notice.

Have a good weekend.

Thanks

[REDACTED]

From: [REDACTED]

Sent: 12 February 2021 12:11

To: [REDACTED]
Subject: [Ext Msg] EOT- Gibson House- 20/03912/FUL

Hi [REDACTED],

Thanks for your time on the phone. As discussed please can you agree to an extension of time until Tuesday 23rd February for application reference 20/03912/FUL.

Many thanks,
[REDACTED]

[REDACTED]



m: [REDACTED]
e: [REDACTED]
<https://www.scambs.gov.uk/planning/>
<https://www.cambridge.gov.uk/planning>

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[REDACTED]

From: [REDACTED]
Sent: 09 February 2021 13:36
To: [REDACTED]
Subject: Objection from 68 Netherhall Way to application 20/05147/FUL
Attachments: 215048.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

Dear [REDACTED]
We attach objection to the planning application by 9 Almoners Avenue ref 20/05147/FUL. We could not lodge this on the portal as there are annexes.
Please can you acknowledge safe receipt.
Kind regards
[REDACTED]

Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: 10 February 2021 15:39
To: [REDACTED]
Subject: RE: 20/05147/FUL - planning application

Hi [REDACTED],

I can confirm receipt. The document/ comments submitted are in the process of being uploaded to the system.

Regards,
[REDACTED]

[REDACTED]



m: [REDACTED]
e: [REDACTED]
<https://www.scambs.gov.uk/planning/>
<https://www.cambridge.gov.uk/planning>

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From: [REDACTED]
Sent: 07 February 2021 11:06
To: [REDACTED]
Subject: Re: 20/05147/FUL - planning application

Hi [REDACTED],

Looking to confirm receipt of this email and that it will be taken into consideration as part of the application process?

Best

[REDACTED]

On Mon, 1 Feb 2021 at 15:48, adam scott [REDACTED] wrote:

Hello,

Attached is a letter regarding proposed property development on 9 Almoners Avenue, courtesy of Janet & Robert Scott

Kind regards,



[REDACTED]

From: [REDACTED] <aandsaylward@hotmail.co.uk>
Sent: 10 February 2021 16:44
To: [REDACTED]
Subject: Re: Objection from 68 Netherhall Way to application 20/05147/FUL

Thank you [REDACTED]. Could you please also confirm that [REDACTED] letter (7 Almoners) has been received (sent by email and hard copy) as we were entrusted with lodging this for her?
many thanks
[REDACTED]

Sent from my iPad

On 10 Feb 2021, at 15:58, [REDACTED] wrote:

Dear [REDACTED],

I can confirm receipt of the objection and can confirm they are in the process of being uploaded.

Regards,
[REDACTED]

[REDACTED]

<image001.jpg>

m:

e:

<https://www.scambs.gov.uk/planning/>
<https://www.cambridge.gov.uk/planning>

Greater Cambridge Shared Planning: a strategic partnership between Cambridge City and South Cambridgeshire District Councils

From: [REDACTED]
Sent: 09 February 2021 13:36
To: [REDACTED]
Subject: Objection from 68 Netherhall Way to application 20/05147/FUL

Dear [REDACTED]
We attach objection to the planning application by 9 Almoners Avenue ref 20/05147/FUL. We could not lodge this on the portal as there are annexes.
Please can you acknowledge safe receipt.
Kind regards
[REDACTED]

Sent from my iPad

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[REDACTED]

From: [REDACTED]
Sent: 23 August 2021 16:18
To: [REDACTED]
Cc: [REDACTED]
Subject: 20/05147/FUL Dwelling to r/o 9 Almoners Avenue, Cambridge.

Dear [REDACTED].

As you know, there is much local concern over the effects of the above proposed development upon the neighbourhood and, in particular, loss of amenity to properties adjoining the application site.

The website shows that the application remains undetermined, and that no new documents have been added since 23rd February.

We are aware that the current proposal does not address all of the Officer's objections to the original application, and shall therefore be grateful if you can offer any information as to why the application has not been either withdrawn or refused.

Thank you.

Sincerely,

[REDACTED]

tel [REDACTED]