

FOI Ref

**8754**

Response sent

**16 April 2021**

**(CCC) Pre-application planning submissions**

Please could I have information on any pre-application planning submissions, including documents and architects drawings, and the planning officers to response on the property and land at the below address:

Cambridge Electroplating  
21-25 Union Lane  
Chesterton  
Cambridge  
CB4 1PR

**Response:**

Please find attached information on pre-application submissions as requested.

Further queries on this matter should be directed to <a href="mailto:foi@cambridge.gov.uk">foi@cambridge.gov.uk</a>
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I have visited the site with the Conservation Officer. I have discussed your proposal with planning colleagues and the Conservation Team.

#### Proposed development

Demolition of existing buildings to rear of Union Lane and erection of buildings for B2 (general industrial) purposes and associated development.

#### Site constraints

I note that the site falls within the Chesterton and Ferry Lane Conservation Area. There is a Tree Preservation Order covering trees on land adjacent to the proposed application site at Cambanks which adjoins to the north west and south west boundaries of the site.

#### Planning History

The relevant planning history for the site is as follows:

C/02/0421	Erection of 7no3 bedroom houses on existing workshop site and conversion of part of existing site office to residential use with the remainder to be demolished. Refused
C/00/1053	Erection of 9 two bedroom houses and 2 one bedroom houses on existing workshop site and conversion of part of existing site office to residential use (remainder of office to be demolished). Refused. Appeal dismissed
C/63/0245	Change of use from residential to offices and first aid department.
C/65/0526	Continued use of the premises as offices
C/72/0118	Erection of workshop store and offices. Workshop for the repair and servicing of motor and ancillary purposes.
C/65/0522	Retention of (a) rectifier shed and store and (b) light assembly and store building.
C/65/0521	Continued use of premises as offices and first aid depot
C/65/ 0526	Continued use of the premises as offices
C/70/0792	Continued use as offices and first aid depot

C/70/0016	Retention of rectifier shed and store and light assembly and store shed
C/70/0015	Continued use as offices and first aid depot
C/68/0724	Erection of a rectifier shed and store and light assembly and store building
C/68/0722 and C/68/0723	Continued use as offices and first aid depot
C/67/0705	Change of use to offices and first aid depot
C/67/0694	Retention of rectifier shed and store and light assembly and store shed,
C/64/0298 and C/64/0299	Change of use to offices and first aid depot
C/66/0635 and C/66/0636	Change of use to offices and first aid depot
C/66/0634	Retention of rectifier shed and store and light assembly and store shed,
C/64/0555	Store and rectifier shed and light assembly and store building

#### Cambridge Local Plan 2018 and planning guidance

The key local plan policies and planning guidance are:

Cambridge Local Plan 2018	Policy 1:	The presumption in favour of sustainable development
	Policy 2:	Spatial strategy for the location of employment development
	Policy 28:	Carbon reduction, community energy networks, sustainable design and construction, and water use
	Policy 29:	Renewable and low carbon energy generation
	Policy 31:	Integrated water management and the water cycle
	Policy 32:	Flood risk
	Policy 33:	Contaminated land
	Policy 34:	Light pollution control
	Policy 35:	Protection of human health from noise and vibration
	Policy 36:	Air quality, odour and dust
	Policy 40:	Development and expansion of business space
	Policy 55:	Responding to context
	Policy 56:	Creating successful places
	Policy 57:	Designing new buildings
	Policy 59:	Designing landscape and the public realm

	<p>Policy 61: Conservation and enhancement of Cambridge's historic environment</p> <p>Policy 70: Protection of priority species and habitats</p> <p>Policy 71: Trees</p> <p>Policy 81: Mitigating the transport impact of development</p> <p>Policy 82: Parking management</p>
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Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	<p>National Planning Policy Framework 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p>
Previous Supplementary Planning Documents (These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)	<p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Greater Cambridge Planning Sustainable Design and Construction (2020)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Arboricultural Strategy (2004)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Draft Air Quality Action Plan 2018-2023</p> <p>Cambridge City Council Waste and Recycling</p>

	<p>Guide: For Developers.</p> <p>Cambridgeshire and Peterborough Biodiversity Action Plan - priority species</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Contaminated Land in Cambridge - Developers Guide (2009)</p>
	<p><u>Area Guidelines</u></p> <p>Chesterton and Ferry Lane Conservation Area Appraisal (2009)</p>

### Pre-application Planning advice

I have assessed your pre-application proposal against these policies, the site history and from my understanding of the site constraints and its opportunities. I summarise the key issues in the table below:

Issue	Risk
Principle	Green
Context, design and external spaces	Amber
Residential amenity: overshadowing and sunlight/daylight impacts	Amber
Residential amenity: enclosure/overbearing	
Residential amenity: overlooking/loss of privacy	
Residential amenity: noise and disturbance	
Environmental impacts (noise/flooding)	Amber
Renewable energy and sustainability	Amber
Disabled access	Amber
Refuse	Amber
Highway safety	Red/amber
Car and cycle parking	Amber
Trees covered by TPO/in conservation area	Amber

**Green:** Acceptable

**Amber:** Requires amendment, further information and/or site visit

**Red:** Unacceptable in principle, requires redesigning from scratch, or lacks essential information to make an assessment.

### Principle of development

The principle of the development is acceptable given the extant use. The proposed development would result in an increase in floorspace with two floors of accommodation. It is understood from the site meeting that first floor accommodation would be for ancillary offices rather than B2 use.

### Context of site, design and external spaces

The site has been an established plating works for many years and there are one or two very minor remnants of older buildings [and part of a boundary wall] that may remain from a former use as a garden behind the terraced house to the front of the site – now an office for the business. The rest of the terrace remains in residential use and has a decent garden [with mature trees] stretching back for approx. the same length as the pre-app. site. The remnants of older buildings consist of a red brick outbuilding [now the works toilets] of two storeys roofed with clay pantiles. From its form – now much altered – it might have been a coach house or the like. The only other older remnant is built into later single storey buildings of the works but looks as if it might have been a garden building for this site or maybe accessed from the next door garden but appears totally subsumed.

### Impact on heritage assets – demolition within a conservation area

A Heritage Statement will need to be commissioned to assess the history of the site and the significance of the remnant buildings. Justification should be given for their demolition. The house at the front, at back of footway, which is now the office, will need to be assessed and enhanced as part of any proposed scheme. The ‘modern’ steel-framed windows should be replaced to fit better with the remainder of the terrace and a general scheme of repair and reinstatement instituted – as this is a prominent terrace within the conservation area.

### Scale and massing and design

The ‘design for discussion’ presented by the agent as a replacement for the current collection of somewhat ramshackle buildings is a fairly standard two-storey commercial-type unit. The suggestion is that it will remain in the same use with more-or-less the same functions, personnel, vehicular coming-and-goings, etc. The plating works would occupy the ground floor and the graphic/admin. type operation would occupy the first floor. Retaining a mix of uses in the conservation area should be seen as retaining something of its historic character, so there is no design objection to having this type of unit here – if well-designed and of suitable materials – other things being equal.

The design of the building doesn’t need to disguise the fact that it is an industrial unit but the architecture should take its cues from the nearby context; that is to say, use of buff brick [at least for the lower parts – to give a sense of solidity], openings [windows, in particular, should avoid a ribbon or strip effect] having a vertical emphasis and roofing of a darker colour. This could be slate or zinc sheet but other things could be possible. Because of the process [metal plating] to take place within the building, there may need to be mechanical ventilation which would give the opportunity for some sort of vertical feature such as a brick flue or the like. The site is somewhat non-rectilinear and the building will need to have a maintenance access strip around the boundary, so this gives an opportunity for a less bulky and cubical form and could utilise single-storey and two-storey elements to avoid it looking too “industrial estate” big shed-like. Working with the hard and soft landscaping, parking/turning, chemical storage enclosures and so on should

lead to having the main pedestrian entrance as the prime architectural focus and vehicle loading/unloading doors/bays as secondary visual focus.

Apart from one length of old red brick walling [to the rear of the site] the boundaries look to be relatively recent but the visual impact on the street of proper boundary design and entrance piers [or whatever] will be important. As part of any scheme for this site, it would be expected that the terraced house [now office] at the entrance to the site would be enhanced for the benefit of the conservation area by having the poor window alterations restored to something closer to historical correctness [and to give a more consistent look to the streetscape & front elevation]. There could also be other improvements to this frontage building to present a better 'point of arrival' to the whole site. Also, consideration should be given to an improved landscaping design [hard & soft] and boundaries.

Necessary services, plant, recycling, cycle and other storage should be integrated into the design.

The scale and massing of the proposed building should be broken up and articulated into sections of varying heights etc

#### Landscape and trees

There are a number of mature trees along the north western and south western boundaries which are covered by a TPO, as well as trees in close proximity in adjoining gardens and a landscaped strip alongside the boundary with the car park serving The Maltings.

These existing landscape features contribute positively to the appearance of the conservation area and the surrounding area and should be integrated into the new design, given space and respected by the development and protected during the construction period.

The replacement building would be in roughly the same position as existing but would be taller so it is assumed some canopy reduction might be required. The tree in the rear corner of the site looks significant from the site photos and google maps and is probably important in providing a visual buffer to the apartment blocks to the rear as well as contributing to the character and appearance of the conservation area.

It will be necessary to undertake a tree survey and Arboricultural Impact Assessment which would inform the scale and massing of the building and where the height of the building needs to be reduced to respect canopies or the footprint altered to respect root protection zones.

#### Environmental impacts

Given the lengthy use of the land for metal plating, this is very likely to be a contaminated site and warrants a proper survey the results of which should be submitted with the planning application.

If you require further detailed advice regarding contaminated land and noise/air quality I can arrange for this to be provided. There may be a charge for pre-application advice from these officers which will be organised by me in relevant cases.

#### Renewable energy and sustainability (for major development)

Policy 28 of the Cambridge Local Plan (2018) requires all major developments to provide at least 10% of the development's total predicted energy requirements from on-site renewable energy sources. The Greater Cambridge Sustainable Design and Construction SPD 2020 sets out how you should approach the wider sustainability credentials of a proposal. You will also need to prepare a Sustainability Statement to support your application.

If you require further detailed advice regarding renewable energy and sustainability you should contact the Senior Sustainability Officer:

Emma Davies (01223 457170)

There may be a charge for pre-application advice from the Senior Sustainability Officer which will be organised by me in relevant cases.

#### Disabled access

The proposal should address issues of disabled access and parking.

#### Movement and Access/ Highway safety

The access to the site is narrow and awkward but has presumably been used as it stands for some years. It appears that the terrace may have been longer historically and some of the original length demolished to provide vehicular access. The very visible remaining gable end doesn't look ideal and might be judiciously enhanced as part of any revised access arrangement.

If there is an increase in B2 floor space, this will have the potential to lead to increased vehicle movements. A transport statement detailing the type, number, timing etc of vehicle movements would be needed. Potential implications of increased movements are:

- Possible highway safety concerns as the access is narrow and visibility constrained by the position of the existing building hard along the footpath
- Residential amenity – the site is surrounded by apartments so potential harm to amenities of adjacent residents.

It is advised that the specific advice of Cambridgeshire County Council Highways Authority should be sought prior to making a formal application. The relevant Highways Officer is Jon Finney. You should note that the County Council separately charge for pre-application advice.



### Car and cycle parking

The Council has standards for car parking and cycle parking provision set out within appendix F to the Cambridge Local Plan (2018).

### Refuse arrangements

The refuse arrangements must comply with the RECAP Waste Management and Design Guide 2012.

### Residential amenity

#### *Overshadowing and Sunlight/Daylight impacts*

In order to adequately assess the impact on residential amenity, any planning application should be accompanied by a shadow study comparing existing shadow cast across the site and shadow that would be cast by the proposal at 2 or 3 hourly intervals throughout the 20 March (spring equinox) or a daylight and/or sunlight study in accordance with the BRE good practice guide 'Site Layout Planning for Daylight and Sunlight'

#### *Enclosure and/or Overbearing impacts*

Given the existing situation, the proposed development is unlikely to have an adverse impact in terms of enclosure or overbearing impacts.

#### *Overlooking and/or Loss of Privacy impacts*

The proposed building would have high level windows at first floor which are proposed on the south eastern elevation which faces the adjacent car parking area to residential properties at The Maltings

Given windows would be high level, the proposed development is unlikely to have an adverse impact in terms of overlooking or loss of privacy.

#### *Noise and Disturbance*

The proposed development should demonstrate that it would not have an adverse impact in terms of noise and disturbance.

A new purpose-built building is likely to have much better sound attenuation than the existing structures and this can be incorporated into the structure. If commercial/B2 uses are to be introduced at first floor level, these would have the potential to lead to greater noise breakout/harm to residents than existing. This should be picked up as part of the noise assessment.

As neighbouring properties have not been formally consulted, I am unable to fully assess the impact on residential amenity. As part of a formal planning application, if a neighbour were to object, I would assess the objection as part of my site visit and, if necessary, from the objector's house/garden. The absence of an objection would

not remove the need for an assessment on residential amenity or mean that you could assume officers were satisfied with the impact. I therefore reserve my position on this issue subject to a formal site visit and my assessment of any objections that may be raised. I strongly advise that you discuss the proposal with adjacent neighbours in order to resolve any issues that they may have prior to an application being made. This is good practice and can avoid unnecessary delay in processing a formal application.

### Conclusion

In summary, officers are unlikely to be able to support your proposal without amendments/further information. This would consist of:

1. Reduction in the scale and massing of the proposed building and its design informed by its context in the conservation area and leaving space for mature trees.

This pre-application advice is given for purposes relating to the Town and Country Planning Acts and for no other Council function and is given without reference to statutory or other consultees, except where stated. The Local Planning Authority will not be responsible for any errors resulting from inaccuracies in that information. The advice relates to the policy framework at the time the advice is given which may subsequently be affected by external factors (e.g. new government guidance, local appeal decisions, policy review). The Local Planning Authority seeks to provide the best advice possible on any enquiry received, however, the advice is without prejudice and does not bind the authority to any particular decision on any planning application that may subsequently be submitted which will be the subject of publicity and consultation.

### Further advice

Planning application validation requirements for Cambridge City Council

- Planning Statement
- Design and Access Statement
- Statement of Community Engagement
- Surface Water Drainage Strategy
- Flood Risk Assessment
- Landscaping Details
- Tree survey, AIA and TPP, Tree Management Plan
- Biodiversity Survey and Report
- Construction Management Plan
- Energy/Carbon Reduction Statement
- Sustainability Statement
- Lighting Assessment
- Heritage Statement (including historical, archaeological features and Scheduled Ancient Monuments)
- Noise / vibration Assessment
- Contaminated Land Assessment

- Transport Statement
- Travel Plan
- Daylight / Sunlight Assessment

Further explanation is available at:

<https://www.cambridge.gov.uk/media/8073/draft-local-validation-checklist.pdf>

If you require further advice please contact me. The pre-application charging scheme allows for additional advice and advice from specialist officers within the City Council to be provided on an hourly rate basis. We would normally expect you to provide a written commitment to meet these costs in advance and then invoice you for the necessary payment after any subsequent advice is given.

Should you need any further help, including clarification on any of the advice contained within this letter, please find my contact details above.

[REDACTED]

**Sent:** 12 December 2019 11:10  
**To:** Support Officers  
**Subject:** FW: Land at 21-25 Union Lane, CB4 1PR: Request for pre-application enquiry  
**Attachments:** 191212-SCH-Land at Union Lane-Pre-application enquiry pack.pdf

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**From:** [REDACTED]  
[REDACTED]  
**Subject:** Land at 21-25 Union Lane, CB4 1PR: Request for pre-application enquiry

Dear Sir/Madam,

Please find attached a request for a pre-application enquiry, which pertains to 21-25 Union Lane, Cambridge. All the requisite documents are included in the attached document. The site is a 'B3' and 'B5' development and payment will be made over the 'phone separately. Upon payment, we'd be grateful if the application could be validated at your earliest convenience. Please let me know if you have any questions or would like to discuss matters further.

Many thanks,

[REDACTED]

[REDACTED] BA(Hons), MTPI, MRTPI  
Associate



Merry Christmas and Happy New Year from everyone at Cheffins.

Our opening hours over the Christmas period are as follows:

Closed from 5.30pm on Monday 23rd December and we will re-open on Thursday 2nd January 2020.

T [REDACTED] [REDACTED]

[cheffins.co.uk](http://cheffins.co.uk)

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Cheffins Planning  
Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA

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Postal address:

[Redacted]

Customer enquiries:

[Redacted]



## Request for Pre-Application Planning Advice - Developers (PREAPP)

If you are seeking householder advice please use the Householder form (PREAPH)

If you are seeking listed building advice only please use the Listed Building form (PREAPL)

Please complete using block capitals and black ink.

Please complete the form accurately, as incorrect completion/no fee will delay the processing of your request.

### 1. Applicant Details

Name:

Address:

Postcode:

Tel. (day):

E-mail:

[Redacted]

### 2. Agent/Developer Details (if applicable)

Please note that if an Agent is used, all correspondence will be sent to them.

Name:

Address:

Postcode:

Tel. (day):

E-mail:

[Redacted]

If you provide us with your email address any correspondence we send you will be sent by this way.

### 3. Interest in Property/Land

State your interest in the property or land, e.g. owner, occupier, developer, prospective purchaser etc

OWNER

### 4. Location of Proposed Development

If there is **no** postal address, please give a clear and accurate description of the site location

### 5. Viewing the Site

Please indicate if the whole site can be seen from the road or other public land and there is no need for an officer to enter the site

Yes (can be seen) ☐

No (cannot be seen) ☒

### 6. Description of Proposal

Please provide an accurate, detailed description of the proposed development, include number and sizes of housing units (beds)

Demolition of existing buildings to rear of Union Lane and erection of buildings for 82 (general industrial) purposes and associated development.

## 7. Plans and Supporting Information

Below is a minimum list of information that should accompany a request for advice. However, what you can provide will vary depending upon the nature of the proposal and how advanced your scheme is.

☒ Site Location Plan (e.g. scale 1:2500 with the site outlined in red)

Comments

☒ Background to the proposal and occupancy of the site

☒ Sketch Drawings

☒ Photographs of the site

☒ Draft Design & Access Statement (if required for the type of application)

☐ Details of Consultations already undertaken (e.g. Highways Authority)

☒ Land Ownership Details

Have you had any preliminary discussions with a Planning Officer, if yes, please provide name of officer

See DAS

Not applicable

No.

## 8. Advice Requested and Payment arrangements

Please refer to the pre-application planning charging schedule and guidance sheet

Development Type (e.g. A1, Residential 100 or more units)	Advice Required (tick as appropriate)	Fee Payable (see charging schedule)
B3 + B5	<input type="checkbox"/> Written <input checked="" type="checkbox"/> Written & Meeting	£684 plus VAT

☒ Additional Fee included if Development is in a Conservation Area

Payment upfront is required before any advice is provided. Please ensure that your payment is for the correct amount, as anomalies will delay us being able to process your application. All charges include VAT @20%.

Payment can be made by debit/credit card by telephoning 01223 457200 or by sending a cheque with your completed form payable to 'Cambridge City Council' at the address overleaf.

## 9. Freedom of Information Act/Environmental Information Regulations

Disclosure of the information you have provided may be requested by a third party under the Freedom of Information Act (FOI) or Environmental Information Regulations (EIR). In respect of FOI requests, the Council is obliged to determine whether it would be appropriate to release it, or whether it should be withheld under one of the exemptions under the Act. In relation to EIR requests, although there are various exceptions within the legislation that might prevent disclosure of an enquiry, these have to be seen against the "public interest" test. This means that the Council may refuse to disclose information only if in all the circumstances of the case, the public interest in maintaining the exception outweighs the public interest in disclosing the information. In all cases, the Council reserves the right to determine whether the information should be withheld or released. To assist the Council in this exercise could you please provide answers to the following questions.

1. Would disclosure of any of the information harm someone's commercial interests? If so, which information and what would that harm entail?  
*Yes - It is an established business.*
2. Do you consider that you are giving the information in confidence? If so, what is it about the information that has the necessary quality of confidence (i.e. how is it sensitive)?  
*Yes - It is an established business.*

Signed:		Date:	12 December 2019.
Name (in BLOCK CAPITALS):		On behalf of:	CAMBRIDGE ELECTROPATROL

LIMITED.



Cambridge Planning, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA

T [REDACTED] [REDACTED] [REDACTED]  
cheffins.co.uk

Date: 12 December 2019

Reference: 019 75

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Sir/Madam,

## LAND AT 21-25 UNION LANE: PRE-APPLICATION ENQUIRY

This Statement accompanies a pre application enquiry associated with the proposed redevelopment of land at 21 25 Union Lane for B2 (General industrial) purposes. The proposed development would comprise the removal of the existing commercial buildings at the site and the erection of a new building for the same use. The former dwellings fronting Union Lane itself would be retained. This enquiry is supported by the following drawings:

- Site location plan and existing site layout plan;
- Indicative site layout plan and north eastern elevation to proposed building.

### Site context

The site is subject to the following planning and environmental designations:

- The site is located in the Chesterton Conservation Area;
- The site is located in Flood Zone 1 (land at the lowest risk of flooding);
- There are a number of trees on the rear boundary. These would be protected by virtue of their location in a conservation area;
- There are no Tree Preservation Orders at or adjacent to the site.

The land is not subject to a formal allocation for employment/commercial uses. There are no listed buildings at or adjacent to the proposed development site.

### Background

The buildings are occupied by an electroplating and printing facility, which has been located at the site for many years. Having consulted the Land Use Gazetteer it is considered that the site comprises a B2 use, which includes the site office (housed in the former dwellings fronting Union Lane) which is ancillary to the primary use of the site. This pre application enquiry is predicated on the existing and continued use of the site for B2 uses.

The site does not have a formal planning permission for a B2 use. The use may well have commenced before the 1948 Town and Country Planning Act was enacted. Several planning permissions have been granted at the site in the intervening time. These are for minor development associated with the current use of the site, including minor extensions and the erection of plant/machinery. In 2002, a planning application was submitted for the erection of dwellings at the site. This application was refused.

#### Partners:

J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell King Ltd, S J Bush Ltd



## Planning policy

We have reviewed relevant national and local planning policies below.

### *National Planning Policy Framework*

Paragraph 193 of the National Planning Policy Framework (NPPF) requires that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 requires that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 196 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

### *Local Plan*

Policy 1 (The presumption in favour of sustainable development) requires that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It will always work proactively with applicants to jointly find solutions, so that proposals can be approved wherever possible, and to secure development that improves the economic success and quality of life and place in Cambridge. Planning applications that accord with the policies in this local plan will be approved without delay, unless material considerations indicate otherwise.

Policy 2 (Spatial strategy for the location of employment development) requires that the strategy will be to support Cambridge's economy, offering a wide range of employment opportunities, with particular emphasis on growth of the Cambridge Cluster of knowledge based industries and institutions and other existing clusters in the city, building on existing strengths in 'knowledge based' activities. Employment development will be focused on the urban area. The Council's aim is to ensure sufficient land is available to allow the forecast of 22,100 new jobs in Cambridge by 2031, including some 8,800 in B use class (offices and industry).

Policy 40 (Development and expansion of business space) requires that new offices, research and development and research facilities are encouraged to come forward within the following locations:

1. In the city centre/Eastern Gateway;

#### Partners:

J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell King Ltd, S J Bush Ltd

2. In the areas around the two stations
3. Cambridge Biomedical Campus and West Cambridge site.

Proposals for the development of these uses elsewhere in the city will be considered on their merits.

Policy 41 (Protection of business space) states that there will be a presumption against the loss of any employment uses outside protected industrial sites.

### Principle of development

The site has been in B2 use for many years and this is its lawful use. As such, the principle of development for B2 purposes at the site, is considered to be acceptable. The erection of the buildings and associated engineering operations should be determined on their individual merits and assessed against relevant planning policies.

### Heritage asset

The proposed development site is located in the Chesterton Conservation Area which comprises a "Designated Heritage Asset". The site also comprises a "Heritage Asset" as it is a site which a degree of significance meriting consideration in planning decisions, because of its heritage interest.<sup>1</sup> In order to understand the heritage significance of the site and wider area, we have consulted the Chesterton and Ferry Lane Conservation Areas Appraisal.<sup>2</sup>

The Appraisal makes an assessment of the types of buildings within the conservation area. Of these, the buildings at the site are considered to fall into the 'Modern' category. This category is defined as being of mid 20<sup>th</sup> century in date of which buildings are often to no particular plan and are of functional design. The Appraisal confirms that such buildings are of neutral and sometimes negative quality and that no buildings subject to this category are Listed. The Appraisal also confirms that the site is not subject to a building of local Interest, Negative/Positive View/Vista or Positive Minor Feature.<sup>3</sup>

The Appraisal identifies the former industrial uses in Chesterton as being a feature of the conservation area. It identifies the general character of the area and remnants of former 'industrial' uses which are evident, including the workshops off Union Lane. The Appraisal makes specific reference to the proposed development site.

*"Behind the cottages, accessed through a metal gate, the workshop range is a jumble of industrial buildings of significantly differing scales and forms. The oldest ranges are simple single storey brick buildings with corrugated pantile or slate roofs and are aligned along the northern and southern boundaries of the site. Although of variable quality, they relate well to the industrial quality of the frontage buildings and are a valuable survival of local industry."*

The Appraisal notes that where a building is considered to contribute positively to the character and appearance of the conservation area, any development proposals would need to fully justify the loss of such building(s) and demonstrate how the scheme respects the key characteristics. Development proposals should assess and implement the following design principles:

- The scale, form, massing and detailed design of new buildings should respect and harmonise with the key characteristics of the area;

<sup>1</sup> The definition for both terms may be found in the Glossary to the NPPF

<sup>2</sup> Published by Cambridge City Council in June 2009

<sup>3</sup> These terms are defined in the Appraisal

#### Partners:

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- New buildings must respect the character, constraints and opportunities of the site and surrounding area;
- The City Council will encourage innovative designs in appropriate locations;
- Any new build associated with trees should allow such existing mature trees that warrant retention, sufficient space so that they continue to be recognised for their intrinsic qualities;
- The building should be placed in such a way that the trees assimilate the new construction into the existing environment;
- If new building does occur, it is important that the key elements of the landscape that create the character of the Conservation Area are designed into the new development;
- The City Council will identify opportunities for landscaping improvements, including tree and shrub planting, which will benefit the residents and character of the conservation area;
- The demolition of buildings and structures that contribute to the character of the conservation area will be resisted;
- Changes to significant building lines and buildings of positive townscape value will be resisted.

These design principles have been assessed in the Design and Heritage Statement, below.

#### Design and Heritage Statement

We have undertaken an assessment of the heritage value of the site and wider area, using the following key headings.

##### *What heritage assets and settings will be affected by the proposals?*

The Chesterton Conservation Area and its setting has the potential to be affected by the proposed development.

##### *What is the significance of the assets and settings affected?*

The significance or importance of the asset is considered to be limited. Whilst the site preserves the historic pattern of industrial uses off Union Lane, the Appraisal is clear that the architectural merit of the buildings at the site are of varying quality and architectural merit. The Appraisal confirms that none of the buildings are Listed and that buildings of such an age in the conservation area are of neutral and sometimes negative quality. Likewise, the site is not subject to a Building of local Interest, Negative/Positive View/Vista or a Positive/Minor Feature. This limited significance is the same across the site, although the heritage significance of the buildings fronting Union Lane may be given a slightly elevated status.

The setting of the site is characterised by modern development which has no particular architectural character or merit. The boundary of the conservation area encircles the site, which is on the very limit of the designation. Given this peripheral location, it is not considered that the setting of the heritage asset is particularly significant.

##### *How has the scheme taken account of the level and nature of the significance of heritage assets and their setting?*

The proposed development comprises removal of the commercial buildings to the rear of the site and replacement with a modern, fit for purpose building for the same use. The heritage significance of the buildings to be removed is very limited and given this low level of significance, its removal is justified.

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The proposed development takes into account the historic 'backland' pattern of industrial development off Union Lane. In addition, it seeks to preserve the setting of the conservation area, which is the key issue to be considered, in this instance. The proposed building will be of a similar height and massing to the existing. This will ensure that there is no impact on the conservation area or its setting.

*What will be the impact of the proposal on the significance of the heritage assets and settings affected?*

The impact on the character and setting of the conservation area will be limited. Indeed, a well conceived development will seek to preserve and enhance the heritage asset. The Appraisal gives little weight to the heritage value of the site itself and the removal of the building itself is justified in heritage terms.

#### Access and parking

The site is accessed off Union Lane and parking is currently provided to the rear of the buildings at the site frontage. This arrangement will remain, although the parking arrangement itself will differ. The visibility at the site entrance is sufficient to allow cars and larger vehicles to safely access the highway

The access has satisfactorily been used for this purpose for many years.

The car parking standards in Appendix L of the Local Plan require that, outside the Controlled Parking Zone, B2 uses should allow one car parking space per 40 square metres of gross floor area. This includes disabled car parking. Based on a total floor area of 1,320 square metres, the proposed development would require 33 car parking spaces (1,320/40).

It should be noted that the stated standards are maximum levels only. Paragraph L.1 of the Local Plan states that the Council will permit define the car parking standards for various types of development in different areas of the city. These levels should not be exceeded but may be reduced where lower car use can reasonably be expected. The exception is parking for disabled people, which is a minimum standard.

The site is located in a sustainable location which is accessible by a range of transport modes. It is therefore reasonable to expect that staff would arrive at site by modes other than the private car and that the reduction in the maximum levels of car parking is acceptable in this instance.

Bicycle parking would be provided on site in covered accommodation.

#### Character and amenity

The site is located in a residential area and has the potential to impact on the character and amenity of neighbours. In this instance any application may need to consider matters such as noise, and ventilation/extraction. The proposed development has the potential to improve the existing situation in respect of these matters by the use of up to date plant/machinery and to agree a management plan, if deemed necessary.

The proposed building would be of a similar height and massing to the existing buildings, at their highest point. Windows would be limited in the north west and south east elevations so as to limit overlooking of neighbours. The main openings would be at ground floor level and in the north east elevation which faces into the site itself. It may be seen from the indicative elevation that the height of the proposed building is similar to 25 The Maltings. This building is at some distance from the site with a car park in the intervening space. It is not considered that the proposed building would have an impact on the amenity of residents of this building.

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### Items for consideration

In the Council's written response, we would be grateful for a view on the following matters:

- Accordance of the proposed development with relevant national and local planning policies;
- Whether the proposed development would be supported by the Council;
- What we need to submit to the Council for it to validate and determine any planning application;
- A view from the Council's Tree Officer and Conservation Officer on the acceptability of the proposed development;
- Any refinements to the proposed design solution that are considered necessary;
- The design principles set down in this statement, particularly:
  - Access to/from the site;
  - Potential impact on the amenity and character of the site and wider area;
  - Potential impact on the conservation area;
  - Potential impact on neighbours;
  - Layout of the proposed development;
  - Height and scale of the proposed development.
  - Other relevant environmental opportunities and challenges and how they may be addressed.

### Conclusion

The proposed development will safeguard the future economic use of the site and will allow the current occupiers of the site to occupy a modern, fit for purpose building. It is therefore important in safeguarding local employment opportunities and wider economic development in the city. We consider that the layout of the proposed development has limited impact on the character and amenity of the conservation area and its setting and the amenity of neighbouring uses. We therefore commend this scheme to the Council.

Please do not hesitate to contact us if you have any questions or would like to discuss this enquiry further.

Yours faithfully,

[Redacted signature block]

#### Partners:

J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell King Ltd, S J Bush Ltd

# Flood map for planning

Your reference  
**Union Lane**

Location (easting/northing)  
**546143/259872**

Created  
**25 Nov 2019 10:26**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

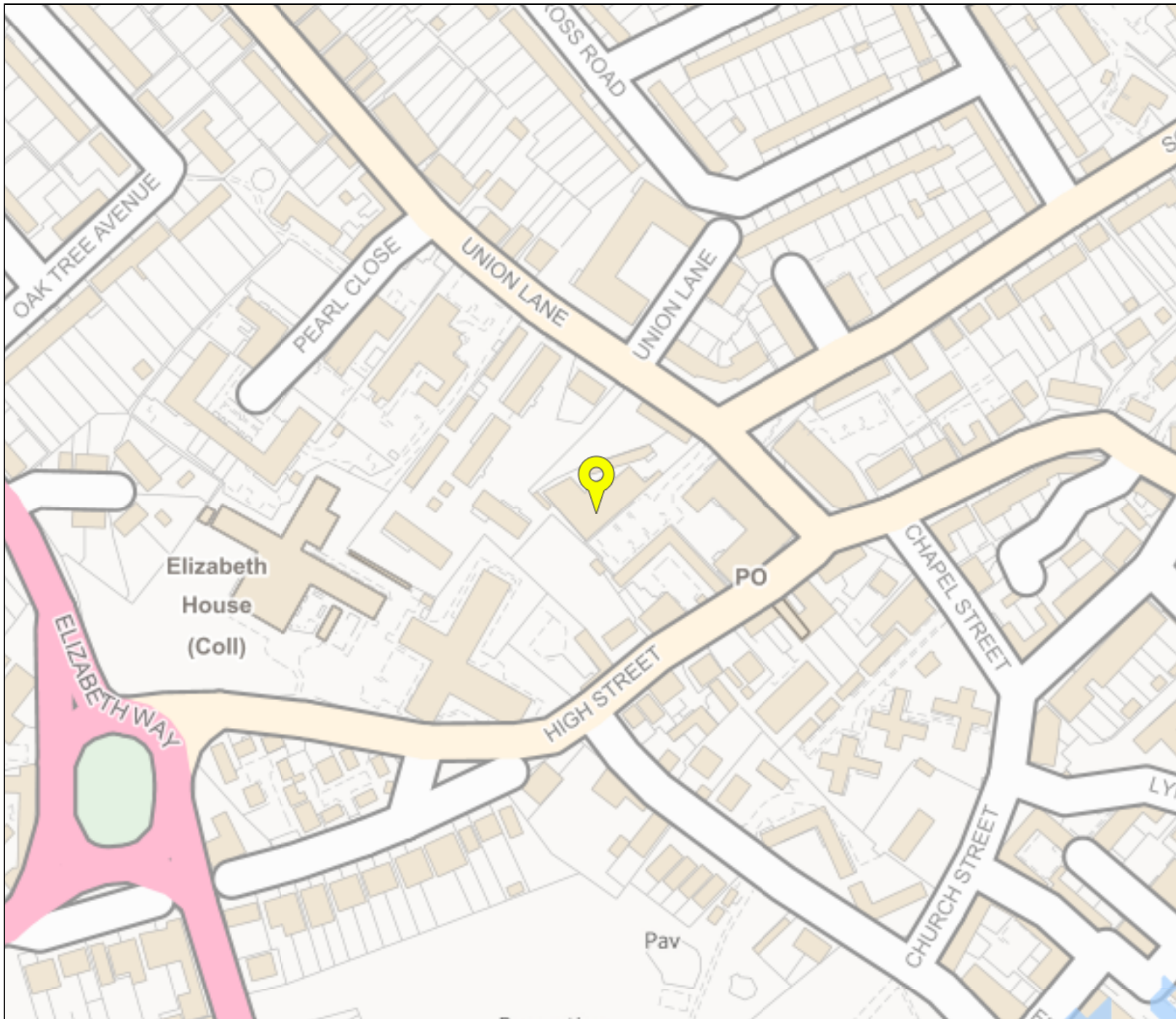
## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>





## Flood map for planning

Your reference

**Union Lane**

Location (easting/northing)









**546143/259872**

Scale

**1:2500**

Created

**25 Nov 2019 10:26**

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m



















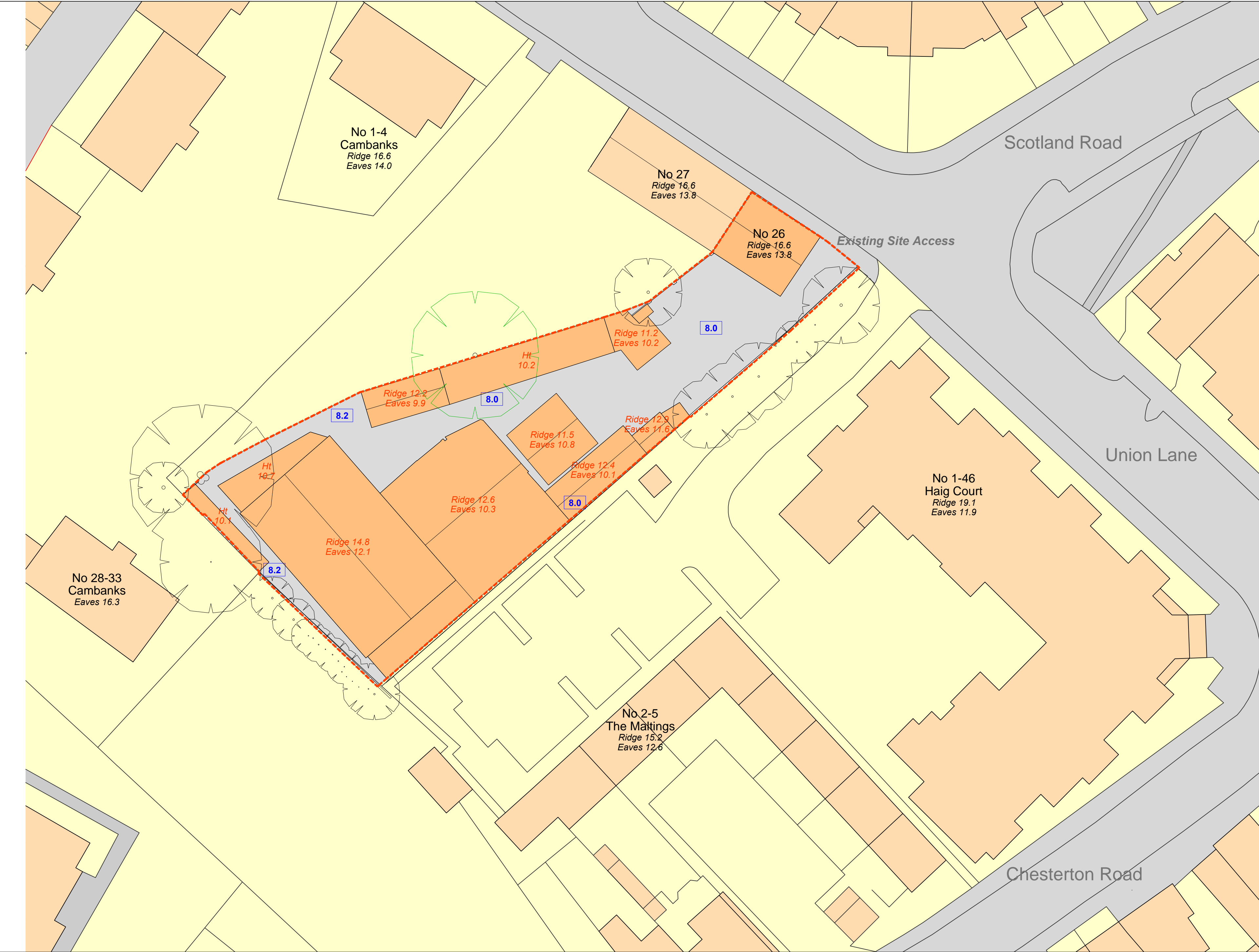












This scheme is subject to Town Planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site, do not scale. This drawing is to be read in conjunction with all relevant consultants' and/or specialists' drawings/documents and any discrepancies or variations are to be notified to the architects before the affected work commences. All queries relating to design of foundations, floor slabs and any structural elements are to be referred to the structural engineering consultant for resolution. All feasibility studies are subject to full site survey. The workmanship of all relevant trades and building operations shall comply with the recommendations of British Standard (BS) 8000:1989 parts 1-15 inclusive.

All design and construction is to be in accordance with the Construction, Design and Management Regulations 2015.

Existing

Revisions			
project	Potential New Building		
address	26 Union Lane Cambridge		
drawing	Site Plan EXISTING		
dwg no.	Pre App 001	rev.	
date	Dec 19	scale	NTS A2



**Camal**

Architects & Designers

www.camalarch.com

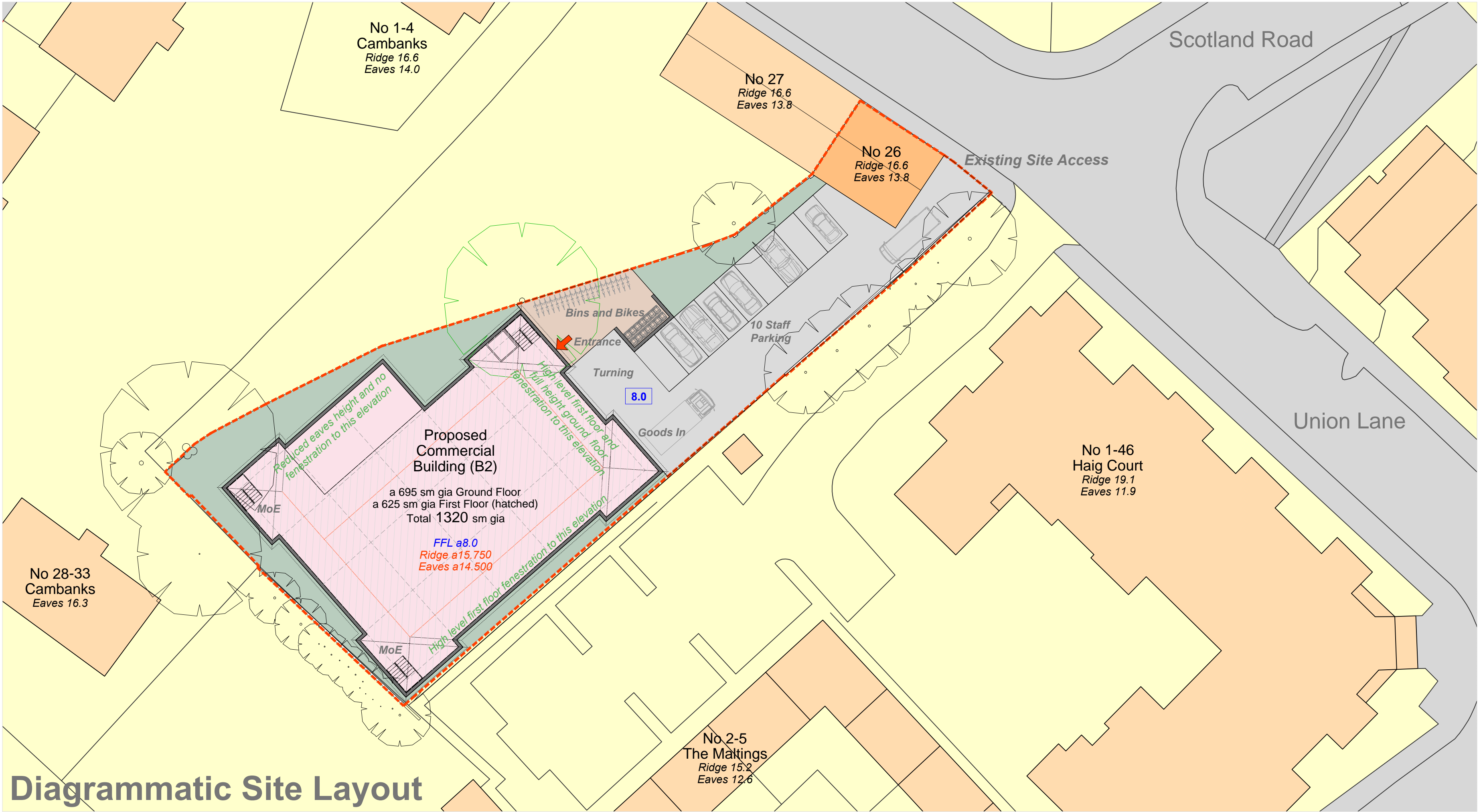
T: 01223 728000  
F: 01223 505169  
E: mail@camalarch.com

32 Newnham Road, Cambridge, CB3 9EY

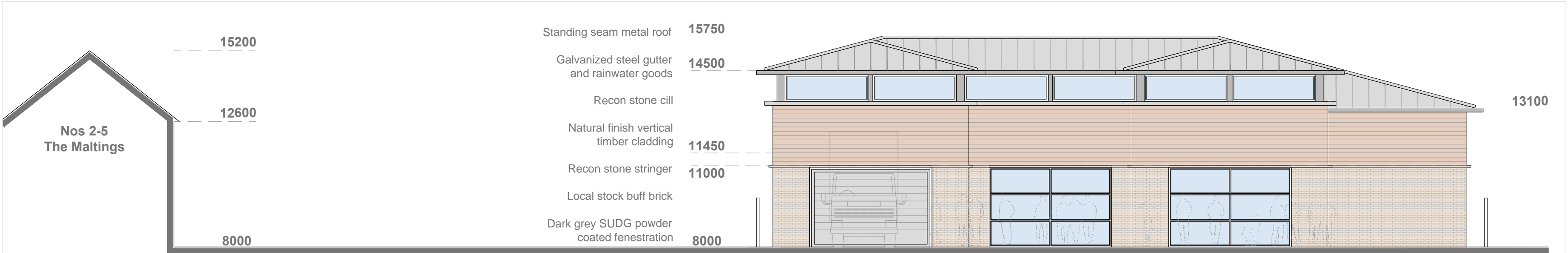


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All design and construction is to be in accordance with the Construction, Design and Management Regulations 2015.



Diagrammatic Site Layout



Diagrammatic Elevation

## Proposed

### Revisions

project Potential New Building

address 26 Union Lane  
Cambridge

drawing Site Plan  
PROPOSED

dwg no. Pre App 002 rev.

date Dec 19 scale NTS A2



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32 Newnham Road, Cambridge, CB3 9EY



Enquiries to:



Date: 14 January 2020

Reference:	19/5245/PREAPP
Application:	Demolition of existing buildings to rear of Union Lane and erection of buildings for B2 (general industrial) purposes and associated development. Cambridge Electro-Plating 21 - 25 Union Lane Cambridge Cambridgeshire CB4 1PR

Dear Sir/Madam

### **Request for pre-application advice**

Thank you for your request received 7 January 2020 for pre-application planning advice with accompanying fee in the sum of £820.80. I have been assigned as Case Officer for your enquiry.

I will endeavour to provide your advice within 28 days of receipt of this letter if you are seeking a written response only.

If a meeting has been requested, I will contact you shortly to arrange this and discuss the necessary attendees. If there is an additional charge to meet the cost of additional attendees I will notify you what this is so that you can make the necessary payment before we meet (Strategic Development only).

I would be grateful for receipt of any additional plans that I may request or additional information that you are intending to submit to support the proposal at least 5 working days prior to the arranged meeting. I will provide a reply within 21 days of our meeting.

If it is necessary to agree an alternative timescale for my response, for example, to allow additional consultation with other organisations or individuals, I will contact you as soon as possible.

### **Data Protection – How we handle your Personal Data**

Pre-planning application details will not be released to the public unless we receive a request from a third party under the Freedom of Information Act (FOI)



or Environmental Information Regulations (EIR). In respect of FOI requests, the Council is obliged to determine whether it would be appropriate to release the information, or whether it should be withheld under one of the exemptions under the Act. In relation to EIR requests, although there are various exceptions within the legislation that might prevent disclosure of an enquiry, these have to be seen against the "public interest" test. This means that the Council may refuse to disclose information only if in all the circumstances of the case, the public interest in maintaining the exception outweighs the public interest in disclosing the information. In all cases, the Council reserves the right to determine whether the information should be withheld or released.

If your application is released, any sensitive personal data, including personal telephone numbers, personal email addresses or signatures will be removed before it is published.

You can view our Privacy Notices at [www.cambridge.gov.uk/planning-privacy-notice](http://www.cambridge.gov.uk/planning-privacy-notice) which provide information on how we collect, store and process your data within the different functions of the Planning Service. If you require a hard copy please contact us using the details provided at the top of this letter.

If you think we've got something wrong or are concerned with the way we are handling your data please contact us, noting the application reference and document details and we will do our best to resolve the matter.

Should you need any further help please find my contact details above.

Yours faithfully

[Redacted Signature]

Planning Officer

#### Payment

Payment required	£820.80
Payment received	£820.80
Net Amount Received	£684.00
VAT Amount Received:	£136.80
<b>Balance outstanding</b>	<b>£0.00</b>

#### Payment(s) details

Receipt No:5488	Receipt	7 Jan 2020	£100.80	Card Payment
No:20746		24 Dec 2019	£720.00	Cheque

V.A.T Number: 214 428193



# CAMBRIDGE CITY COUNCIL MEMO

**To:** [REDACTED] **Dept:** Planning  
**Building:** Guildhall **Room:** Third Floor

---

**From:** [REDACTED] **Dept:** Planning  
**Phone:** ([REDACTED]) **Room:** Guildhall

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**Date:** 21 February 2020

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**Subject:** **Chrome Plating works, Union Lane, Chesterton - redevelopment**

---

CAR 040

**My Ref:**

**Your Ref:** 19/5245/PREAPP

**Copies:** [REDACTED], Landscape

*Pre-app. site meeting with Cheffins [REDACTED]*

This site has been the subject of more than one previous pre-app. and at least one application for residential. See C/02/0421/FP, etc..

The site has been an established plating works for many years and there are one or two very minor remnants of older buildings [and part of a boundary wall] that may remain from a former use as a garden behind the terraced house to the front of the site – now an office for the business. The rest of the terrace remains in residential use and has a decent garden [with mature trees] stretching back for approx. the same length as the pre-app. site. The remnants of older buildings consist of a red brick outbuilding [now the works toilets] of two storeys roofed with clay pantiles. From its form – now much altered – it might have been a coach house or the like. The only other older remnant is built into later single storey buildings of the works but looks as if it might have been a garden building for this site or maybe accessed from the next door garden but appears totally subsumed.

Given the previous planning history, there may be a Heritage Statement extant but, if there is not, one will need to be commissioned to assess the history of the site and the significance of the remnant buildings. The house at the front, at back of footway, which is now the office, will need to be assessed and enhanced as part of any proposed scheme. The 'modern' steel-framed windows should be replaced to fit better with the remainder of the terrace and a general scheme of repair and reinstatement instituted – as this is a prominent terrace within the CA. It will also be necessary to undertake a tree survey as the root protection zone of some of the large trees may extend onto the pre-app. site. Given the lengthy use of the land for metal plating, this may be a contaminated site and warrants a proper survey.

The access to the site is narrow and awkward [County Highways will, no doubt, have a view on its appropriateness] but has presumably been used as it stands for some years. It appears that the terrace may have been longer historically and some of the original length demolished to provide vehicular access. The very visible remaining

gable end doesn't look ideal and might be judiciously enhanced as part of any revised access arrangement.

The 'design for discussion' presented by the agent as replacement for the current collection of somewhat ramshackle buildings is a fairly standard two-storey commercial-type unit. The suggestion is that it will remain in the same use with more-or-less the same functions, personnel, vehicular coming-and-goings, etc.. The plating works would occupy the GF and the graphic/admin. type operation would occupy the FF. Retaining a mix of uses in the CA should be seen as retaining something of its historic character, so there is no design objection to having this type of unit here – if well-designed and of suitable materials – other things being equal.

The design of the building doesn't need to disguise the fact that it is an industrial unit but the architecture should take its cues from the nearby context; that is to say, use of buff brick [at least for the lower parts – to give a sense of solidity], openings [windows, in particular, should avoid a ribbon or strip effect] having a vertical emphasis and roofing of a darker colour. This could be slate or zinc sheet but other things could be possible. Because of the process [metal plating] to take place within the building, there may need to be mechanical ventilation which would give the opportunity for some sort of vertical feature such as a brick flue or the like. The site is somewhat non-rectilinear and the building will need to have a maintenance access strip around the boundary, so this gives an opportunity for a less bulky & cubical form and could utilise single-storey and two-storey elements to avoid it looking too "industrial estate" big shed-like. Working with the hard & soft landscaping, parking/turning, chemical storage enclosures and so on should lead to having the main pedestrian entrance as the prime architectural focus and vehicle loading/unloading doors/bays as secondary visual focus.

Apart from one length of old red brick walling [to the rear of the site] the boundaries look to be relatively recent but the visual impact on the street of proper boundary design and entrance piers [or whatever] will be important. As part of any scheme for this site, it would be expected that the terraced house [now office] at the entrance to the site would be enhanced for the benefit of the CA by having the poor window alterations restored to something closer to historical correctness [and to give a more consistent look to the streetscape & front elevation]. There could also be other improvements to this frontage building to present a better 'point of arrival' to the whole site. Also consideration should be given to an improved landscaping design [hard & soft] and boundaries.