

# DEVELOPMENT MANAGEMENT COMMITTEE 17<sup>th</sup> JULY 2023

**Case No:** 21/01100/FUL

**Proposal:** ERECTION OF DWELLING AND ALTERATION OF ACCESS

**Location:** LAND REAR OF FORMER VICARAGE CHURCH LANE  
HARTFORD

**Applicant:** MR ELY DIOCESAN BOARD OF FINANCE

**Grid Ref:** 525442 272544

**Date of Registration:** 11 MAY 21

**Parish:** HUNTINGDON

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## RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) because the Officer recommendation is contrary to the Parish Council recommendation.

### 1. DESCRIPTION OF SITE AND APPLICATION

#### Site and Surroundings

- 1.1 The application site is located along the southern edge of Hartford, close to the River Ouse in Huntingdon. The site currently comprises a 0.21ha area of undeveloped land to the rear of a former vicarage, which itself fronts Longstaff Way. Access to the site is from Church Lane, a single track carriageway. The main features on the site are the existing mature trees which cover the majority of the site. These broadleaf trees are covered by a Tree Preservation Order (ref 012/98).
- 1.2 The application site lies within the Huntingdon Conservation Area and within the settings of All Saints Church (Grade II\* Listed Building) and 4-6 Church Lane (Grade II Listed Building) which are located to the east further down Church Lane. The majority of the application site is located within the Environment Agency's Flood Zone 1 (low probability) and in Flood Zone 1 within the Huntingdonshire SFRA (2017). There is however a small area along the southern boundary of the site which is located within Flood Zone 2 (medium probability).

Proposal

1.3 The application seeks approval for the erection of a dwelling. The main element would be one and a half storeys with accommodation in the roofslope, 13.3m deep with the highest element measuring 7.89 m to ridge. It would have two single storey wings, one 14.8m long, the other 3.8m long. The larger of the two wings would have a pitched roof and would incorporate a car port. The other wing would be flat roofed.

1.4 An application (18/02656/FUL - Erection of dwelling and garage and alteration of access) for a dwelling of a different design was refused under delegated powers on the 29<sup>th</sup> June 2020 for the following reasons:

1. The proposed dwelling fails to respond positively to its surrounding context by virtue of its design, form and scale, resulting in visual prominence along Church Lane and harming the character and appearance of the area. It is considered that the proposals fail to comply with part 12 and paragraph 130 of the National Planning Policy Framework (2019), parts C1, C2, I1, I2 and B2 of the National Design Guide (2019), policies LP2, LP11 and LP12 of the Huntingdonshire Local Plan together with the place making principles set out within chapter 3 of the HDC Design Guide SPD 2017 and Policy BE2 of the Huntingdon Neighbourhood Plan (2019).
2. The development of this site would harm and detract from the significance of the character and appearance of the Hartford Conservation Area. The site is the former land and garden of The Vicarage of Hartford and contributes to the Conservation Area not only for its aesthetic value as an open green space, but also because of its evidential and historic values. The proposed dwelling is not considered to sustain the morphology of the Conservation Area. The proposals also harm the settings of nearby Listed Buildings (All Saints Church and 4-6 Church Lane) and the way they are experienced within the context of Church Lane. The harm to the designated heritage asset would be less than substantial (as set out in the NPPF and therefore the harm has to be weighed against the public benefits) but the limited public benefit of the development such as one market dwelling and the employment associated with its construction, would not outweigh the harm caused. The proposal is considered to be contrary to the requirements of the Planning (Listed Buildings and Conservation Areas) Act and paragraphs 8c, 192, 194 and 196 of the NPPF (2019), which aim to preserve and enhance the conservation area. The proposal is also considered to be contrary to policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) and Policy BE3 of the Huntingdon Neighbourhood Plan (2019).

- 1.5 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.
- 1.6 The application is supported by the following documents;
- Design and Access Statement
  - Heritage Statement
  - Arboricultural Impact Assessment
  - Preliminary Ecological Appraisal
  - Proposed drawings

## **2. NATIONAL GUIDANCE**

- 2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).
- 2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
  - building a strong, competitive economy;
  - achieving well-designed, beautiful and safe places;
  - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

## **3. PLANNING POLICIES**

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
  - LP2: Strategy for Development
  - LP4: Contributing to Infrastructure Delivery
  - LP5: Flood Risk
  - LP7: Spatial Planning Areas
  - LP11: Design Context
  - LP12: Design Implementation
  - LP14: Amenity
  - LP15: Surface Water
  - LP16: Sustainable Travel
  - LP17: Parking Provision and vehicle movement
  - LP22: Local Services and Community Facilities

- LP25: Accessible and adaptable homes
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

### 3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017):
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape Assessment (2007)
- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Tree Guidance Note 3
- Annual Monitoring Report – Part 1 (Housing) 2019/2019 (October 2019)
- Annual Monitoring Report – Part 2 (Non- Housing) 2018/2019 (December 2019)
- RECAP CCC Waste Management Design Guide (CCC SPD) 2012

### 3.4 The National Design Guide (2021)

- \* C1 - Understand and relate well to the site, its local and wider context
- \* I1 - Respond to existing local character and identity
- \* I2 - Well-designed, high quality and attractive
- \* B2 - Appropriate building types and forms
- \*M3 - Well-considered parking, servicing and utilities infrastructure for all users
- \* H1 - Healthy, comfortable and safe internal and external environment

For full details visit the government website [Local policies](#)

Huntingdon Neighbourhood Plan 2018-2026 (September 2019):

- \* Policy NE3 – Setting of Huntingdon
- \* Policy BE1 – Design and Landscaping
- \* Policy BE2 – Local Distinctiveness and Aesthetics
- \* Policy BE3 – Heritage Assets
- \* Policy TT1 – Sustainable Transport

## 4. PLANNING HISTORY

### 4.1

98/00040/OUT – Erection of two dwellings- Refused 23.03.1998.

18/00994/TREE – 749 - Horse chestnut - over extended laterally limbs. Recommend laterally reducing canopy by up to 3.5m. Crown raise to 4m and thin canopy by 20% - Pending.

18/02656/FUL - Erection of dwelling and garage and alteration of access (refused)

19/01184/TREE - Assorted Tree Works – Consent 12.09.2019.

## **5. CONSULTATIONS**

- 5.1 Huntingdon Town Council – Support. Previous application was refused due to lack of archaeological, environmental and traffic surveys. New application shows a smaller house with a car port instead of a garage to minimise visual impact. Access to the site is in the best place and there will be no impact on parking. Most of the trees will be kept so minimal change to street scene
- 5.2 Local Highway Authority – No objections subject to conditions. A previous application was submitted and refused following highways comments for the erection of a single dwelling under application number 18/02656/FUL. It should be noted that the application wasn't refused on highways grounds. Church Lane is a single track carriageway serving a number of dwellings and a carpark. Whilst I would like to recommend that the carriageway should be increased to accommodate two way vehicle flow I cannot justify this for a single further dwelling. Vehicle speeds in this location are unlikely to be high although there is the possibility of encountering occasional cyclists and therefore a visibility should be provided from the access in both directions.
- 5.3 Environment Agency - No objection as the site of the dwelling is in Flood Zone 1.
- 5.4 Historic England - No comments.
- 5.5 Tree Officer (initial comments) - Recommend refusal on the basis of lack on information and potential impacts of new dwelling on the surrounding protected trees.  
  
(to the Arboricultural Impact Assessment) (received 23/09/21) – No objection subject to the use of pre- commencement conditions.
- 5.6 Conservation Team – Object. (Full comments available on the website)

This amended proposal does not address the concerns of the Conservation Officer to the previous proposals under 18/02656/FUL. There remain fundamental concerns with the proposed development of this site and the harm to the character of the Conservation Area and the settings of the listed buildings, as before.

## 6. REPRESENTATIONS

6.1 Six letters received, objecting on the following grounds:

- The application is similar to the previous one and should be refused for the same reasons.
- The state of the site is worthy of conservation.
- The trees present are of a wide range of species, are mature and would be at risk of damage from the proximity of the building.
- The former Vicarage and its garden could be considered as a non-designated heritage asset or a significant element of the Conservation Area.
- The proposal would harm the Conservation Area.
- The dwelling would obstruct the views from the former Vicarage of the river and the flood plain beyond – a historic connection between the house and the river which has endured since the early 19th century;
- **Loss of privacy.**
- Loss of trees.
- Loss of wildlife – the submitted ecology report omits many species.
- This is not a sustainable location for a dwelling.
- The development would have a harmful impact upon the landscape and habitats.
- The application claims that the development would be green by suggesting that the site is near public transport and is close to amenities; yet the proposal details space for four cars.
- Green pockets these are rare in Huntingdon and must be protected.
- Church Lane would not be able to cope with the extra traffic.
- The site is thought to be the site of the Saxon Church which existed before the 1180 Church replaced it. This may be of archaeological importance.

## 7. ASSESSMENT

7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.

- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area”.
- 7.3 In Huntingdonshire the Development Plan consists of:
- Huntingdonshire’s Local Plan to 2036 (2019)
  - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term ‘material considerations’ has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider as part of this application are:
- Principle of Development
  - Design, Visual Amenity and impact on the surrounding area and heritage areas
  - Residential Amenity
  - Trees
  - Parking Provision and Highway safety
  - Flood Risk and Drainage
  - Biodiversity
  - Accessible and Adaptable Dwellings
  - Water Efficiency
  - Developer contributions

## **Principle of Development**

- 7.6 The site is located within Hartford and therefore falls within the Huntingdon Spatial Planning Area.
- 7.7 The site is considered to be within the built up area of Hartford.
- 7.8 Policy LP7 (Spatial Planning Areas) states for Development Proposals on Unallocated Sites:

A proposal for development on a site which is additional to those allocated in this plan will be supported where it fulfils the following requirements and is in accordance with other policies:

#### *Residential Development*

*A proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.*

- 7.9 As the site is located within the built-up area, the proposal is considered to be in accordance with Policy LP7. The principle of development is therefore acceptable, subject to the development being in accordance with other relevant policies.

### **Design, Visual Amenity and impact on the surrounding area and Heritage Assets**

- 7.10 The site is located within the Hartford Conservation Area. The site is also considered to be within the settings of All Saints Church (Grade II\* Listed Building), and 4-6 Church Lane (Grade II Listed Building) which are located to the east further down Church Lane.

#### Relevant legislation, national policy and local policy

- 7.11 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 7.12 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.13 Para. 199 of the NPPF set out 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'. Para. 200 states 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...'The NPPF goes on to state 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 securing its optimum viable use.

- 7.14 Furthermore, paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application - a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.15 Local Plan Policy LP34 aligns with the statutory provisions and NPPF advice.
- 7.16 Policy LP11 of the Local Plan states that proposals will be supported where it is demonstrated that they positively respond to their context and draw inspiration from the key characteristics of their surroundings, including the natural, historic and built environment.
- 7.17 Policy LP12 of the Local Plan states that proposals will be supported where they contribute positively to the area's character and identity and where they successfully integrate with adjoining buildings, topography and landscape.
- 7.18 Section 12 of the NPPF (2021) seeks to achieve well-designed places, noting that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
- 7.19 The National Design Guide (2020) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It covers the following: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. Of particular note to the current proposals is guidance relating to design and how this understands and relates well to the site within its local and wider context, how the history of the place has evolved and that local sense of place and identity are shaped by local history, culture and heritage, how a proposal responds to existing local character and identity, whether proposals are well-designed, high quality and attractive and whether they are of an appropriate building type and form.
- 7.20 The HDC Design Guide 2017 (chapter 4 and sections 3.7 and 3.8) are particularly relevant to the application proposals. The guide states that the size, shape and orientation (the form) of a building can have a significant impact upon its surroundings. The form of new buildings should generally reflect traditional building forms found in Huntingdonshire. The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings, the topography, pattern of heights in the area and views, vistas and landmarks. The guide notes that with regard to building detailing, the district has various architectural styles

and materials which reflects the local vernacular. It is noted that new buildings should be designed in harmony and proportional to each other, complimenting the overall street character of the place. Appropriate spaces between buildings helps to create an interesting streetscape. Detailed guidance is also provided relating to roofs, eaves and ridge lines and chimneys. With regard to materials, these should complement the successful parts of any surrounding developments in order to conserve or enhance the distinctive character of the various parts of the district and to ensure that buildings sit comfortably within the landscape.

### Context

- 7.21 The application site is located along the southern edge of Hartford, close to the River Ouse in Huntingdon. The site currently comprises a 0.21ha area of undeveloped land to the rear of a former vicarage, which itself fronts Longstaff Way. Access to the site is from Church Lane, a single track carriageway. The main features on the site are the existing mature trees which cover the majority of the site which contribute significantly to the character of the surrounding area and Conservation Area.
- 7.22 The Listed cottages (Numbers 4, 5 and 6) date from the 17th and 18th centuries and stand adjacent to the Grade II\* Listed Building, All Saints Church to the west and are relatively small scale with small gardens to the front, and they help to create a peaceful scene which gives the location an appearance similar to a historic rural village. The land to the south of the Churchyard, as well as that across the River and beyond into the distance is flat, open and undeveloped, with grass, reedbeds, bushes and trees seen with and in views of the Church and churchyard, as well as the Listed cottages, and provides a positive element which contributes to the character of the setting of these Listed Buildings.
- 7.23 The character of Church Lane itself also contributes positively to its settings, being a relatively narrow lane within this open undeveloped green space, without highway furniture, white lines or curbs. It has a green and leafy character being edged with continuous grass and trees which gives it the appearance of a rural lane. From the Church and Listed Buildings the lane is seen to stretch into the distance with the green, open riverside land clearly visible to the south, with longer views containing the River and the continuation of the riverside land beyond.
- 7.24 It is considered that the application site contributes to the character of the area as an undeveloped green space on the north side of Church Lane within a wider green area of flat land containing open space, meadows, reedbeds, trees and other vegetation, alongside the river, with long views and public access. A loose and open wooden paling fence marks the boundary of the site along Church Lane and this provides a low-key, unobtrusive

feature of an aged, natural material which blends in with the natural character of the lane.

- 7.25 The character of this part of the Church Lane may be described as rural, green, natural, leafy, informal, and undeveloped. In addition, the application site is the former land and garden of The Vicarage of Hartford, which stands north of this site. The site is considered to be an element which contributes positively not only for its aesthetic value as an open green space, but also because of its evidential and historic values which contribute to those of the Conservation Area and the settings of the Listed Buildings (All Saints Church and 4-6 Church Lane).
- 7.26 There is a transition along Church Lane from more urban modern dwellings to the green, rural, traditional character on the approach to the Church and Listed Buildings from the west. This application site contributes as a pleasant green space with many mature trees, to the character of Church Lane, the Conservation Area and the settings of the Listed Buildings at the east end of Church Lane.

#### Assessment of the proposal

- 7.27 The proposal is for the erection of a dwelling. The main element would be one and a half storeys with accommodation in the roofslope, 13.3m deep with the highest element measuring 7.89 m to ridge. It would have two single storey wings, one 14.8m long, the other 3.8m long. The larger of the two wings would have a pitched roof and would incorporate a car port. The other wing would be flat roofed.
- 7.28 The Conservation Team have objected to the application on grounds that the proposal will result in harm to the heritage assets.
- 7.29 The previously refused application (18/02656/FUL) proposed a simple linear contemporary styled 2 storey building 8.35m to ridge. The current application rearticulates the building so that the 2 storey element is reduced in length and in a NW/SE direction it has been reduced slightly to 7.89m to ridge. The remaining accommodation is now spread over a wider area in the form of a single storey wings but collectively this grouping still forms a substantial structure.
- 7.30 Officers note that in comparison to the previously refused application (18/02656/FUL), the design has been altered and the mass has been reduced but as outlined above, the proposal still represents a development of a size that will be substantial on the site.
- 7.31 The proposed design also incorporates large amounts of glazed panelling and windows, particularly at a high level and across the gables, a large balcony, and an oversized chimney, and with various areas of paving and decking around the perimeter of the

house which would not be in keeping the traditional character of the dwellings to the west.

- 7.32 As outlined above, the trees form an important part of the character of this site. The proposal will also result in the loss of a number of trees in order to create the access, driveway and space to accommodate the proposed dwelling. This will open up views into the site and the dwelling will appear more prominent. The proposal will also result in the introduction of a large amount of hardstanding to provide the required parking and turning space and associated necessary domestic paraphernalia. It is considered that the introduction of a modern style dwelling and built form in this location would appear as a prominent and intrusive modern incongruous feature within the street scene.
- 7.33 Officers note that the Tree Officer has advised that the development will result in minimal tree loss. However, there will still be a fundamental change in the character of the site. Furthermore, there are significant concerns about the proximity of the dwelling to the retained trees, the associated impact upon the internal and external amenity for future occupiers and the pressure this may create to remove further tree cover to improve the amenity for future occupants. This is addressed in the relevant sections below.
- 7.34 The proposal is not considered to sustain the significance of the setting of the nearby Listed Buildings, All Saints Church and 4-6 Church Lane. Although the proposal would not have a direct impact on the immediate area around the Listed Buildings, the introduction of this development would have an impact on their wider setting and the way they are experienced within the context of Church Lane.
- 7.35 Whilst the addition of large modern dwellings has eroded the character of Church Lane to some extent, so far this has been restricted to the western end. At present, there is a clear distinction between the urban character of the modern houses at the west end of Church Lane and the more natural, rural character of the rest of the lane. The introduction of the proposed dwelling, driveway and parking/turning area to the application site would blur this distinction, changing the character of the lane and losing the undeveloped nature of the lane, turning it into a formalised road of predominantly large modern dwellings.
- 7.36 The harm to the designated heritage asset would be less than substantial (as set out in the NPPF and therefore the harm has to be weighed against the public benefits) but the limited public benefit of the development such as one market dwelling and the employment associated with its construction, would not outweigh the harm caused. Given that the proposal seeks permission for the creation of 1 private residential dwelling, Officers do not consider that there are public benefits that would justify or outweigh the

harm the proposed development would cause on the identified heritage assets.

- 7.37 For the reasons identified above, the proposal would not overcome the harm identified in reasons 1 and 2 of the previously refused application (18/02656/FUL).
- 7.38 The proposed dwelling fails to respond positively to its surrounding context by virtue of its design, form and scale, resulting in visual prominence along Church Lane and harming the character and appearance of the area. It is considered that the proposals fail to comply with part 12 of the National Planning Policy Framework (2021), parts C1, C2, I1, I2 and B2 of the National Design Guide (2019), policies LP2, LP11 and LP12 of the Huntingdonshire Local Plan together with the place making principles set out within chapter 3 of the HDC Design Guide SPD 2017 and Policy BE2 of the Huntingdon Neighbourhood Plan.
- 7.39 The development of this site would harm and detract from the significance of the character and appearance of the Hartford Conservation Area. The site is the former land and garden of The Vicarage of Hartford and contributes to the Conservation Area not only for its aesthetic value as an open green space, but also because of its evidential and historic values. The proposed dwelling is not considered to sustain the morphology of the Conservation Area. The proposals also harm the settings of nearby Listed Buildings (All Saints Church and 4-6 Church Lane) and the way they are experienced within the context of Church Lane. The harm to the designated heritage asset would be less than substantial (as set out in the NPPF and therefore the harm has to be weighed against the public benefits) but the limited public benefit of the development such as one market dwelling and the employment associated with its construction, would not outweigh the harm caused. The proposal is considered to be contrary to the requirements of the Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Sections 12 and 16 of the NPPF which aim to preserve and enhance the conservation area. The proposal is also considered to be contrary to policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) and Policy BE3 of the Huntingdon Neighbourhood Plan.

## **Residential Amenity**

### Amenity of neighbouring properties

- 7.38 Policy LP14 states that a proposal will be supported where a high standard of amenity is maintained for all occupiers of neighbouring land and buildings.
- 7.39 Due to considerable distance away from any neighbouring properties, the position of the dwelling within the site and the large

amount of tree cover, the proposal would not have any adverse neighbour amenity impacts in terms of overlooking, overbearing, overshadowing or loss of privacy. The proposal is therefore considered to accord with Policy LP14 of the Local Plan in respect of its impact upon neighbouring properties.

#### Amenity for future occupiers

- 7.40 Policy LP14 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development. A proposal will therefore be required to ensure:
- a. adequate availability of daylight and sunlight for the proposed use, minimising the effects of overshadowing and the need for artificial light;
- 7.41 As outlined above, there are significant concerns about proximity of the proposed dwelling to the retained trees, and the associated impact upon the internal and external amenity for future occupiers.
- 7.42 The proposed external western patio area would mostly be under tree canopy cover and the rear garden area is north facing and is also mostly under tree canopy cover. The area that isn't under tree canopy is directly adjacent to the two storey element of the proposed development. There is a concern regarding potential overshadowing and acceptability/useability of this external amenity area. Given that the majority of the site under tree canopy, there is very limited space for an private external amenity area that isn't overshadowed.
- 7.43 In addition to the above, there are large number of north facing room with single aspect windows. Given the close proximity to the trees and in the absence of a daylight/sunlight assessment for the proposed dwelling, Officers are not convinced the proposed dwelling would receive an acceptable level of daylight/sunlight for the future occupiers.
- 7.44 Both of the above may result in pressure to remove further tree cover to improve the amenity for future occupants. This is discussed below in the Trees' section. Officers note this harm was not identified in the previously refused application (18/02656/FUL). However, this a dwelling of a different design and on review of this different design/scheme, Officers have concluded it is not acceptable.
- 7.45 The majority of the proposed external amenity area would be overshadowed by the existing trees and the proposed dwelling on the site. The proposal therefore fails to demonstrate that high quality future residential external amenity standards for residents will be provided contrary to policies LP12 and LP14 criterion (a) of Huntingdonshire Local Plan to 2036.

- 7.46 Insufficient information has been submitted to demonstrate that the proposed dwelling would have acceptable levels of daylight and sunlight due to the proximity of existing trees. The proposal therefore fails to demonstrate that high quality future residential internal amenity standards for residents will be provided contrary to policies LP12 and LP14 criterion (a) of Huntingdonshire Local Plan to 2036.

## **Trees**

- 7.47 Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.
- 7.48 The application site contains a range of mature broadleaf trees covered by Tree Preservation Order 012/98. The trees form part of the wider garden planting associated with the property and significantly contribute to the green character of the surrounding conservation area. As such, they are considered to have significant public visual amenity group value and their retention and protection is essential.
- 7.49 The application is supported by an Arboricultural Impact Assessment (AIA), Tree Survey (TS) and Tree Protection Plan (TPP). These show the constraints posed by the trees in respect of the proposed development. The submitted documents confirm that over 50 individual trees, three groups of trees and one area of trees have been inspected. The AIA confirms that it is necessary to fell 9 trees which are either category C (low quality) or U (unsuitable for retention) and one category B (moderate quality) tree, in order to accommodate the proposed dwelling and its associated infrastructure.
- 7.50 The Tree Officer has been consulted as part of the application and has advised that the level of tree removal to facilitate the development is minimal. Subject to a number of conditions protecting trees and regarding no dig construction/cellular confinement system, the Tree Officer raises no objection.
- 7.51 However, as outlined in the above residential amenity section, there are significant concerns about proximity of the dwelling to the retained trees, the associated impact upon the internal and external amenity for future occupiers and the pressure this may create to remove further tree cover to improve the amenity for future occupants.
- 7.52 Officers note this harm was not identified in the previously refused application (18/02656/FUL). However, this a dwelling of a different design and on review of this different design/scheme, Officers

have concluded it is not acceptable. As outlined above, the trees on the site are considered to have significant public visual amenity group value and their long-term retention and protection is essential. Any further removals may diminish the overall group amenity value and its contribution to the character of the area.

- 7.53 The proximity of the proposed dwelling to the existing trees on the site and the impact upon the internal and external amenity for future occupiers may create pressure to remove further tree cover to improve the amenity for future occupiers. The trees have significant public visual amenity value, and their retention and protection are essential. Any further removals may diminish the overall group amenity value and its contribution to the character of the area and the Huntingdon Conservation Area. The proposal is therefore contrary to Policy LP11, LP12, LP31 and LP34 of the Local Plan.

### **Parking Provision and Highway Safety**

- 7.54 Policy LP16 (Sustainable Travel) aims to promote sustainable travel modes and supports development where it provides safe physical access from the public highway. Policy LP17 (Parking Provision and Vehicle Movement) states a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

#### Highway Safety

- 7.55 The proposal would create a new vehicular access from Church Lane.
- 7.56 The Local Highway Authority have been consulted as part of the application and raise no objection the proposal as the access would serve 1 dwelling. They have noted that Church Lane is a single-track carriageway serving a number of dwellings and a carpark. Vehicle speeds in this location are unlikely to be high, although there is the possibility of encountering occasional cyclists and therefore visibility should be provided from the access in both directions. Whilst they would like to see the carriageway width increased to accommodate two way vehicle flow, this cannot be justified for a single further dwelling. They have recommended several conditions including visibility splays which would have been recommended if the proposal were to be recommended for approval.
- 7.57 Subject to the inclusion of the recommended conditions, Officers therefore consider the proposal would not have an adverse impact upon highway safety in accordance with Policies LP16 and LP17 of the of the Huntingdonshire Local Plan to 2036.



### Car Parking

- 7.58 The proposal includes 2 off street car parking spaces for the proposal which would be sufficient in number and therefore comply with the aims of Policies LP16 and LP17 in regards to car parking.

### Cycle Parking

- 7.59 There is adequate space on the site secure cycle parking which could be secured by condition if the proposal were to be recommended for approval. Subject to the above-mentioned condition, Officers consider the proposal complies with aims of Policies LP16 and LP17 in regards to cycle parking.

## **Flood Risk and Drainage**

- 7.60 National guidance and Policy LP5 of the Local Plan seek to steer new development to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 159-169 of the NPPF (2021)).
- 7.61 The majority of the application site is located within the Environment Agency's Flood Zone 1 (low probability) and in Flood Zone 1 within the Huntingdonshire SFRA (2017). There is however a small area along the southern boundary of the site which is located within Flood Zone 2 (medium probability). Flood zone 1 areas comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding. The Planning Practice Guidance indicates that all uses of land are appropriate in this zone.
- 7.62 The application is supported by a flood risk assessment which explain that whilst part of the site technically falls within an area of flood risk at its southern western edge, flood risk does not affect the majority of the site and that the proposed dwelling is located outside any area of flood risk.
- 7.63 The submitted plans demonstrate that built development (the proposed new dwelling) is to lie outside the area shown as being within Flood Zone 2. As such the principle of residential development on this site is acceptable in flood risk terms given the location of the proposed dwelling.
- 7.64 It is noted that some local representations have raised matters relating to the issue of flooding in the locality, however, the majority of the site is located within flood zone 1 as noted above and the proposed dwelling is located outside flood zone 2.

7.65 The proposal is considered to be acceptable with regard to its impact on both flood risk and surface water and therefore accords with Policies LP5 of Huntingdonshire's Local Plan to 2036 and Section 14 of the National Planning Policy Framework in this regard.

### **Biodiversity**

7.66 Paragraph 174 of the NPPF (2021) states Planning policies and decisions should contribute to and enhance the natural and local environment Policy LP30 of Huntingdonshire's Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated. Policy LP30 also requires development proposals to ensure no net loss in biodiversity and provide a net gain in biodiversity where possible.

7.67 The application is supported by a Preliminary Ecological Appraisal which confirms that overall the site is considered to be of low ecological value. It is noted that further surveys may be required for bats if a large tree (T039) is removed, but currently this is being retained with the proposed development. Recommendations are provided regarding sensitive timings and supervised clearance of trees regarding bats and birds as well as potential enhancement in the form of the installation of bird and bat boxes within the new development. The report concludes that with the mitigation measures in place the development is considered to have a negligible impact.

7.68 There is considered to be scope for biodiversity net gain to be achieved and this would be secured with the implementation of a planning condition on any planning permission granted. Furthermore, conditions would be imposed on any planning permission granted to secure specific details of hard and soft landscaping proposals.

7.69 Overall, subject to the imposition of conditions, the proposal is considered to broadly accord with the objectives of Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework in this regard.

### **Accessible and Adaptable Dwellings**

7.70 Policy LP25 of the Local Plan states that proposals for new housing will be supported where they meet the optional Building Regulation requirement M4(2) 'accessible and adaptable homes' unless it can be demonstrated that site specific factors make this impractical or unviable. While confirmation of compliance from the Applicant/Agent has not been sought given the concerns raised with regards to aspects of the application, a condition could be

attached to any approval decision to ensure compliance with the above.

## **Water Efficiency**

- 7.71 Policy LP12 (j) of the Local Plan to 2036 states that new dwellings must comply with the optional Building Regulation requirement for water efficiency set out in Approved Document G of the Building Regulations. A condition will be attached to any consent to ensure compliance with the above, in accordance with Policy LP12 (j) of Huntingdonshire's Local Plan to 2036.

## **Developer Contributions**

### Bins

- 7.72 Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development. A Unilateral Undertaking Form in respect of wheeled bins has been received by the Local Planning Authority. However, this would need to be updated given the increase in costs of refuse bins if the proposal were to be recommended for approval. The proposed development is therefore considered to accord with Policy LP4 of Huntingdonshire's Local Plan to 2036 and the Developers Contributions SPD (2011).

### Community Infrastructure Levy (CIL)

- 7.73 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education

## **Conclusion**

- 7.74 For the reasons identified above, the proposal would not overcome the harm identified in reasons 1 and 2 of the previously refused application (18/02656/FUL).
- 7.75 The proposed dwelling fails to respond positively to its surrounding context by virtue of its design, form and scale, resulting in visual prominence along Church Lane and harming the character and appearance of the area.
- 7.76 The development of this site would harm and detract from the significance of the character and appearance of the Hartford Conservation Area Officers. The proposals also harm the settings of nearby Listed Buildings (All Saints Church and 4-6 Church Lane). Officers do not consider the proposal would result in public benefits that would justify or outweigh the harm the proposed development would cause on the heritage assets.

- 7.77 There are significant concerns about proximity of the dwelling to the retained trees, the associated impact upon the internal and external amenity for future occupiers and the pressure this may create to remove further tree cover to improve the amenity for future occupants.
- 7.78 Having regard to all relevant material considerations, it is concluded that the proposal would not accord with local and national planning policy. Therefore, it is recommended that planning permission be refused.

**8. RECOMMENDATION - REFUSAL for the following reasons:**

1. The proposed dwelling fails to respond positively to its surrounding context by virtue of its design, form and scale, resulting in visual prominence along Church Lane and harming the character and appearance of the area. It is considered that the proposals fail to comply with part 12 of the National Planning Policy Framework (2021), parts C1, C2, I1, I2 and B2 of the National Design Guide (2019), policies LP2, LP11 and LP12 of the Huntingdonshire Local Plan together with the place making principles set out within chapter 3 of the HDC Design Guide SPD 2017 and Policy BE2 of the Huntingdon Neighbourhood Plan.
2. The development of this site would harm and detract from the significance of the character and appearance of the Hartford Conservation Area. The site is the former land and garden of The Vicarage of Hartford and contributes to the Conservation Area not only for its aesthetic value as an open green space, but also because of its evidential and historic values. The proposed dwelling is not considered to sustain the morphology of the Conservation Area. The proposals also harm the settings of nearby Listed Buildings (All Saints Church and 4-6 Church Lane) and the way they are experienced within the context of Church Lane. The harm to the designated heritage asset would be less than substantial (as set out in the NPPF and therefore the harm has to be weighed against the public benefits) but the limited public benefit of the development such as one market dwelling and the employment associated with its construction, would not outweigh the harm caused. The proposal is considered to be contrary to the requirements of the Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Sections 12 and 16 of the NPPF which aim to preserve and enhance the conservation area. The proposal is also considered to be contrary to policies LP2 and LP34 of Huntingdonshire's Local Plan to 2036 (2019) and Policy BE3 of the Huntingdon Neighbourhood Plan.
3. The majority of the proposed external amenity area would be overshadowed by the existing trees and the proposed dwelling on

the site. The proposal therefore fails to demonstrate that high quality future residential external amenity standards for residents will be provided contrary to policies LP12 and LP14 criterion (a) of Huntingdonshire Local Plan to 2036.

4. Insufficient information has been submitted to demonstrate that the proposed dwelling would have acceptable levels of daylight and sunlight due to the proximity of existing trees. The proposal therefore fails to demonstrate that high quality future residential internal amenity standards for residents will be provided contrary to policies LP12 and LP14 criterion (a) of Huntingdonshire Local Plan to 2036.
  
5. The proximity of the proposed dwelling to the existing trees on the site and the impact upon the internal and external amenity for future occupiers may create pressure to remove further tree cover to improve the amenity for future occupiers. The trees have significant public visual amenity value, and their retention and protection are essential. Any further removals may diminish the overall group amenity value and its contribution to the character of the area and the Huntingdon Conservation Area. The proposal is therefore contrary to Policy LP11, LP12, LP31 and LP34 of the Local Plan.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs

**CONTACT OFFICER:**

Enquiries about this report to **Lewis Tomlinson Senior Development Management Officer** – [lewis.tomlinson@huntingdonshire.gov.uk](mailto:lewis.tomlinson@huntingdonshire.gov.uk)

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 25<sup>th</sup> June 2021

20/00881/FUL

Erection of a mixed use development comprising Class A1 (retail) and Class B2 (including autocentre with vehicle repair, MOT testing, servicing and associated operations) and/or B8 with ancillary trade counter, together with associated access, servicing and car parking.

36 St Peters Road, Huntingdon

**Recommend APPROVE. The application would be supported by Neighbourhood Plan E1 Employment Opportunities and appears to be sited in/near to an established employment area in Huntingdon as per Local Plan LP18.**

Amended plans received

Amended plans received

Amended plans received 24/06/2021

**Recommend APPROVE**

**Recommend APPROVE but couldn't see updated information as of 17th May 2021 so comments stand as of information previously received**

21/01078/FUL

Barchester Healthcare Ltd 1 c/o Agent Mr Thomas Edmunds Walsingham Planning  
Bourne House Cores End Road Bourne End SL8 5AR

Demolition of existing vacant nursing home and redevelopment with 53 bedroom Class C2

care home with associated car parking and landscaping

Ringshill Residence Sallowbush Road Huntingdon PE29 7AE

**Recommend APPROVE to bring the site up to date and ensure that it is being used. Car parking on site so there won't be any additional impact on parking in the surrounding area.**

**Recommend APPROVE but couldn't see updated information as of 24th June 2021 so comments stand as of information previously received**

21/01100/FUL

Ely Diocesan Board of Finance. c/o agent: Howard Sharp & Partners LLP

Erection of dwelling and alteration of access

Land Rear Of Former Vicarage Church Lane Hartford

**Recommend APPROVE. Previous application was refused due to lack of archaeological, environmental and traffic surveys. New application shows a smaller house with a car port instead of a garage to minimise visual impact. Access to the site is in the best place and there will be no impact on parking.**

HUNTINGDON TOWN COUNCILPLANNING COMMENTS : 25<sup>th</sup> June 2021

**Most of the trees will be kept so minimal change to street scene.**

21/01156/HHFUL

Mr Navarro & Mrs Phaophan, 22 Lark Crescent, PE29 1YN

Removal of existing first-floor dormer and extension over garage with new first-floor extension and dormers to front and rear and re-roof of rear extension with new lean pitched

tilled roof and roof lights.

22 Lark Crescent Hartford Huntingdon PE29 1YN

**Recommend APPROVE in keeping with existing street scene and other properties that have been extended. Site has sufficient space for extension.**

21/00993/FUL

David Bridgens, Redwood Conversions, PE27 5BY

The conversion of existing offices to 2no. 2 bed, self contained flats and the renovation to an

existing 2 bed flat

38 High Street Huntingdon PE29 3AQ

**Recommend APPROVE office space to be kept. No alterations to the outside of the building so in keeping with existing street scene.**

21/00994/LBC

David Bridgens, Redwood Conversions, PE27 5BY

The conversion of existing offices to 2no. 2 bed, self contained flats and the renovation to an

existing 2 bed flat

38 High Street Huntingdon PE29 3AQ

**Recommend APPROVE office space to be kept. No alterations to the outside of the building so in keeping with existing street scene.**

21/01319/TREE

Emma Hayward 14 Nightingale Mews, Primrose Lane Huntingdon PE29 1WH

3 x Lime trees :reduce to previous pollard points at 5m, carry out the same pruning work up

to three more times within the next 10 years

14 Nightingale Mews Primrose Lane Huntingdon PE29 1WH

**HUNTINGDON TOWN COUNCIL****PLANNING COMMENTS : 25<sup>th</sup> June 2021****Recommend APPROVE trees being cut back to previous pollard point**

21/01254/HHFUL

Mr P Quinlan 10, Priory Road Huntingdon PE29 1JN

Re-introduction of original bay window to frontage, new windows and rooflights to rear, new

rooftiles and flashing to existing roof

10 Priory Road Huntingdon PE29 1JN

**Recommend APPROVE the property will be in keeping with the street scene. The changes will take it back to the original look**

21/01218/FUL

Shane Taylor 14, Derwent Close Huntingdon PE29 6UU

To use an out building in the rear garden as a dog grooming business plus an lean-to structure

14 Ennerdale Close Huntingdon PE29 6UU

**Recommend APPROVE no alteration to the existing street scene. Some concerns about the amount of traffic that the proposed business will create in a residential area.**

21/01442/TREE

Mrs Telford, 12 The Hollow, Hartford, PE29 1YF

Cedar - reduce overall spread by up to 2.5m by target pruning longest branches on all side in

lower, middle and upper crown in order to reduce risk of further structural failures

following

multiple limb and branch losses.

12 The Hollow Hartford Huntingdon PE29 1YF

**Recommend APPROVE in order to make the tree safe and reduce the risk of falling branches**

21/01373/TELDET

CK Hutchison Networks (UK) Ltd Great Brighams Mead Vastern Road Reading RG1 8DJ

Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated



HUNTINGDON TOWN COUNCIL

PLANNING COMMENTS : 25<sup>th</sup> June 2021

ancillary works

**Recommend APPROVE. The height at 15m is preferred.**

# Development Management Committee



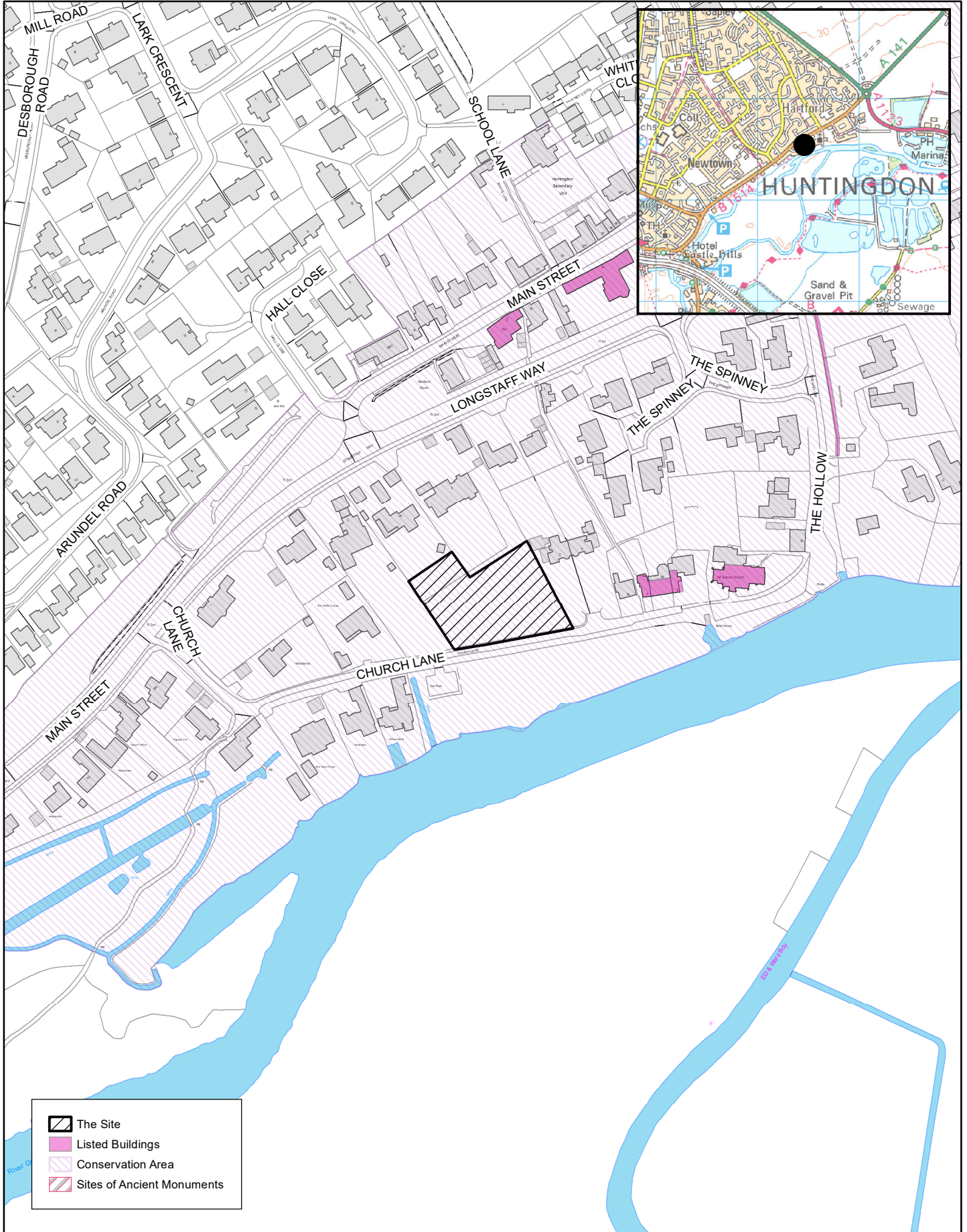
Scale = 1:2,500

Application Ref:21/01100/FUL

Date Created: 05/07/2023

Location:Huntingdon

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Ordnance Survey HDC 100022322



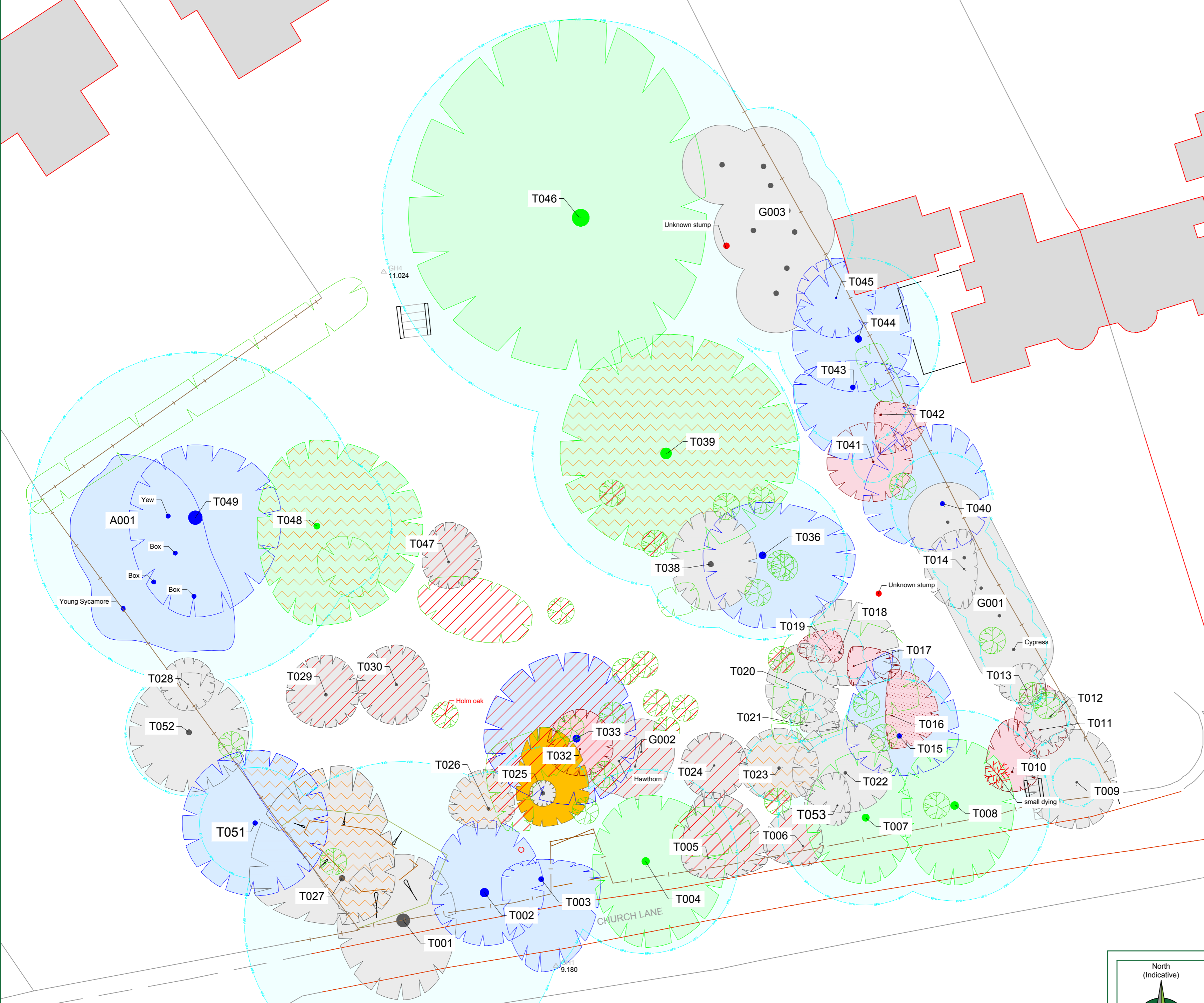


Site Location Plan (1 : 1250)

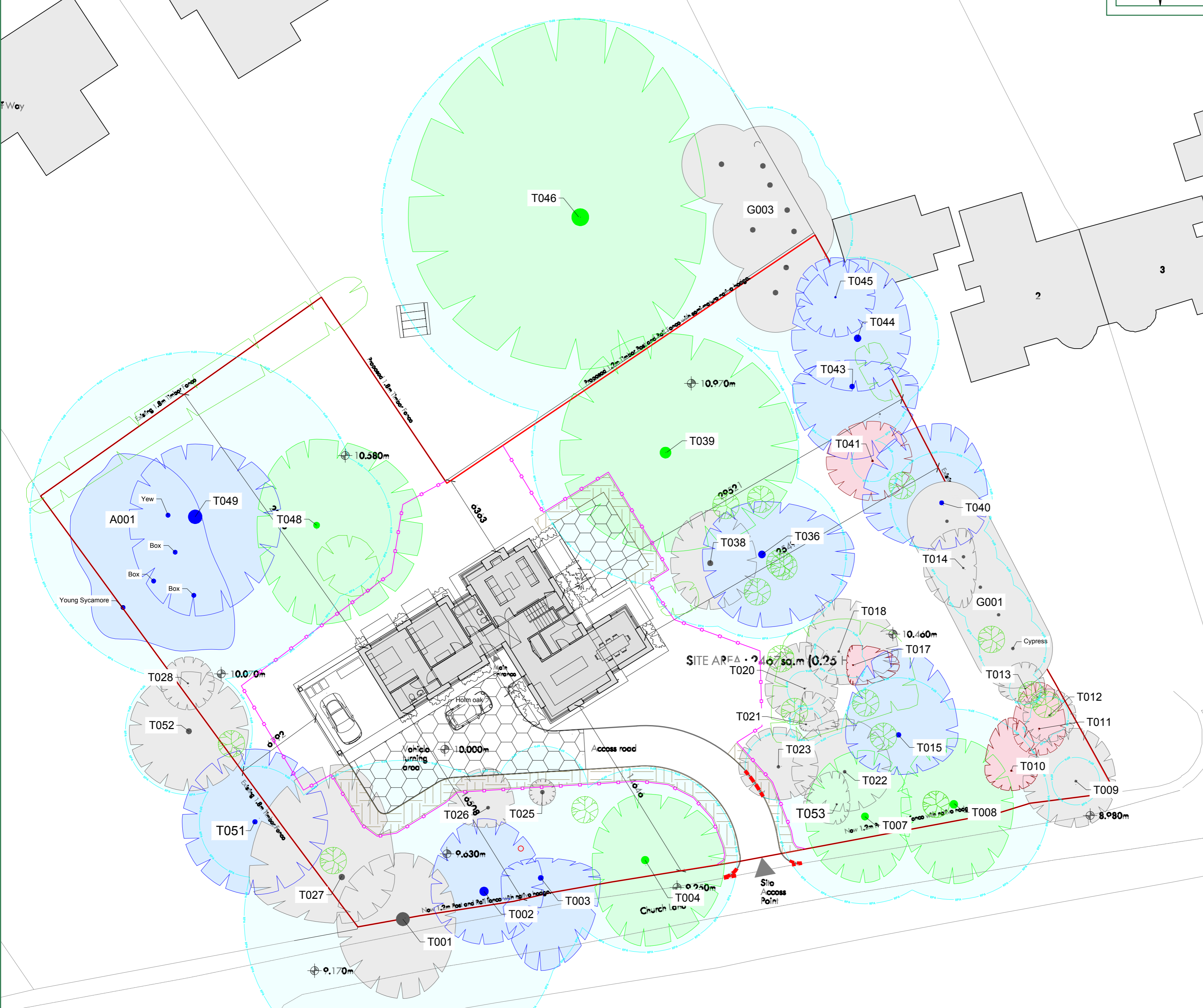
Site Block Plan (1 : 200)

<p>Issue History</p> <p>By: Ckx</p>	<p>By: Ckx</p> <p>Notes</p> <ol style="list-style-type: none"> <li>1. Niche Architects are not responsible for the accuracy of topographical survey information produced by third parties</li> <li>2. All areas are approximate gross internal</li> <li>3. This drawing is not for construction or Building Control submission.</li> <li>4. Unless indicated, this drawing is for information only.</li> <li>5. All dimensions to be checked on site</li> </ol>	<p>Keys &amp; Legends</p>	<p><b>NICHE ARCHITECTS LLP</b>          79 Great Peter Street          Westminster          London SW1P 2EZ          Tel: 020 7222 3232          Email: mail@nichearchitects.co.uk</p>	<p>Project  <b>Church Lane</b>          DIOCESE OF ELY</p> <p>Drawing Title          Site Location Plan and Block Plan</p>	<p>Project No. 0197</p> <p>Drawing Number          0197_ PLN_ 001</p> <p>Revision          \</p> <p>Scale @ A1          as noted</p> <p>Revision Date          201210</p> <p>YY MM DD          YY MM DD</p>
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Existing Site Plan



Proposed Site Plan

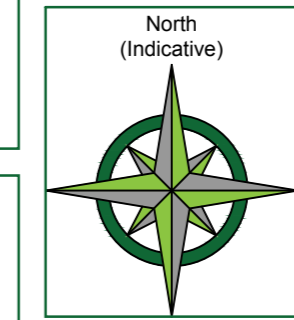


CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

LEGEND

	Existing Tree/Feature BS 5837:2012 Category A
	Existing Tree/Hedge to be crown lifted to allow for development
	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category B
	Existing Tree/Hedge to be crown lifted to allow for development
	Existing Tree/Feature BS 5837:2012 Category C
	Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category C
	Existing Tree/Hedge to be coppiced BS 5837:2012 Category C
	Existing Tree/Hedge to be crown lifted to allow for development
	Existing Tree/Feature BS 5837:2012 Category U
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Existing Tree/Feature to be Removed BS 5837:2012 categorisation to be removed for development
	Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference
	Additional feature which doesn't meet BS 5837:2012 categorisation to be removed for development
	Dead or Dying Tree
	Line of proposed Root Pruning
	Area of temporary Ground Protection
	Proposed development within & close to the RPA to be constructed following the No Dig Specification
	Line of proposed temporary protective barrier



NOTE:

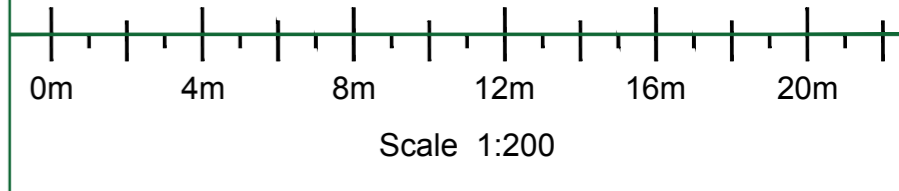
Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

09.02.21 NT Based on Greenhatch Group Topographical Survey Drawing: 30139.0 & Niche Architects LLP Site Location and Block Plan drg no. 0197\_PLN\_001

Rev: Date: By: Revision:

The position, condition, and dimensions of the trees are based on a site survey undertaken on 21/01/2021

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



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 5 Moseleys Farm Business Centre  
 Fornham All Saints,  
 Bury St Edmunds  
 Suffolk IP28 6JY  
 Head Office: 01284 765391  
 Southern Office: 01722 657423  
 Email: info@treesurveys.co.uk  
 www.treesurveys.co.uk

Client: Howard Sharp & Partners LLP Drawing Title: Prelim AIA

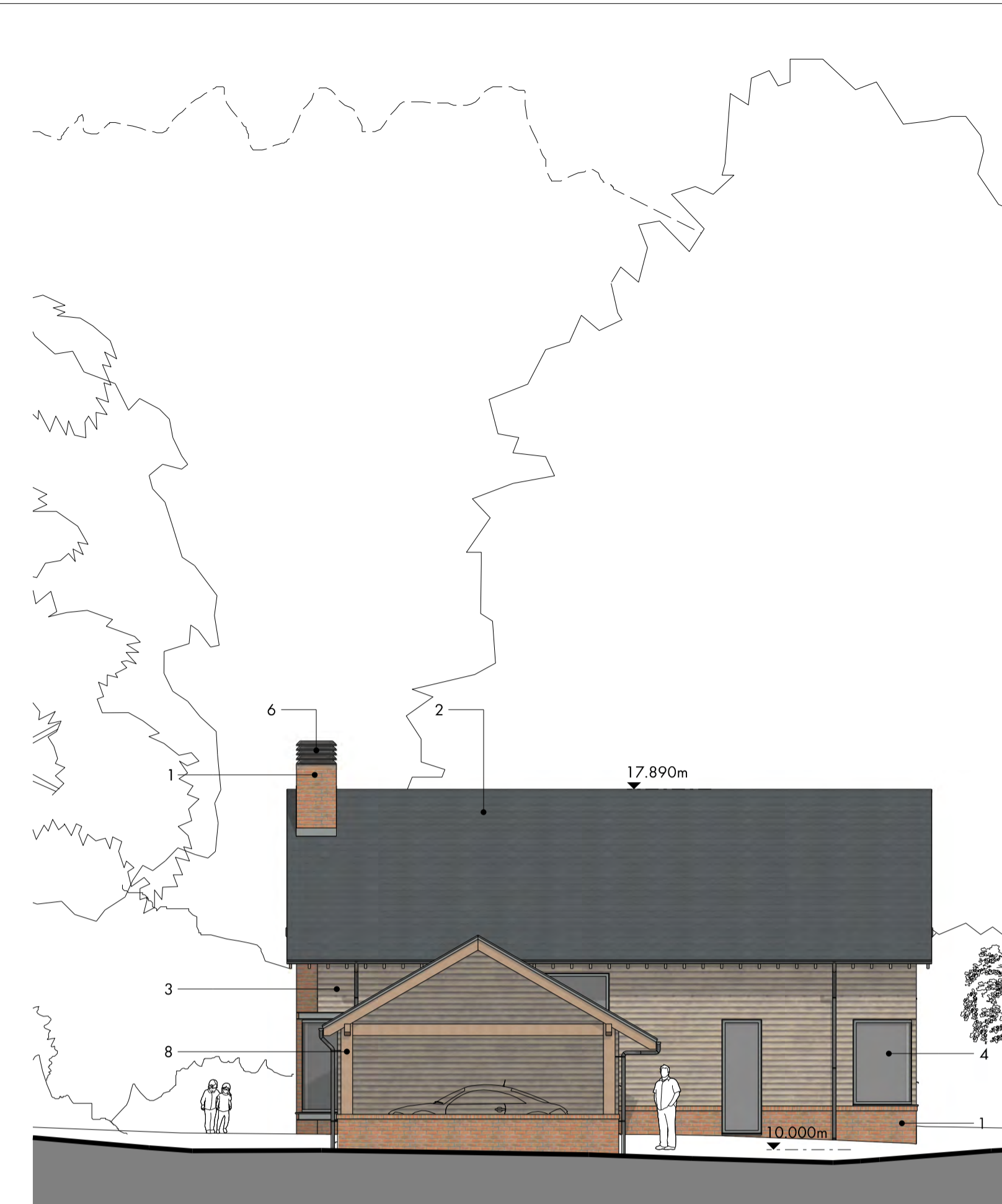
Site: Hartford Glebe, Land at Church Lane Land at Church Lane, Hartford

Date: 09.02.21 Drawn By: NT Cad File Ref: CIVPro\8591-D-AIA Hartford Glebe, Hartford

Scale: 1:200 (A1) Checked By: BF Drawing No: 8591-D-AIA Rev: -



South Elevation



West Elevation



North Elevation



East Elevation

Issue History	By	Chk

By	Chk	Notes

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**Keys & Legends**

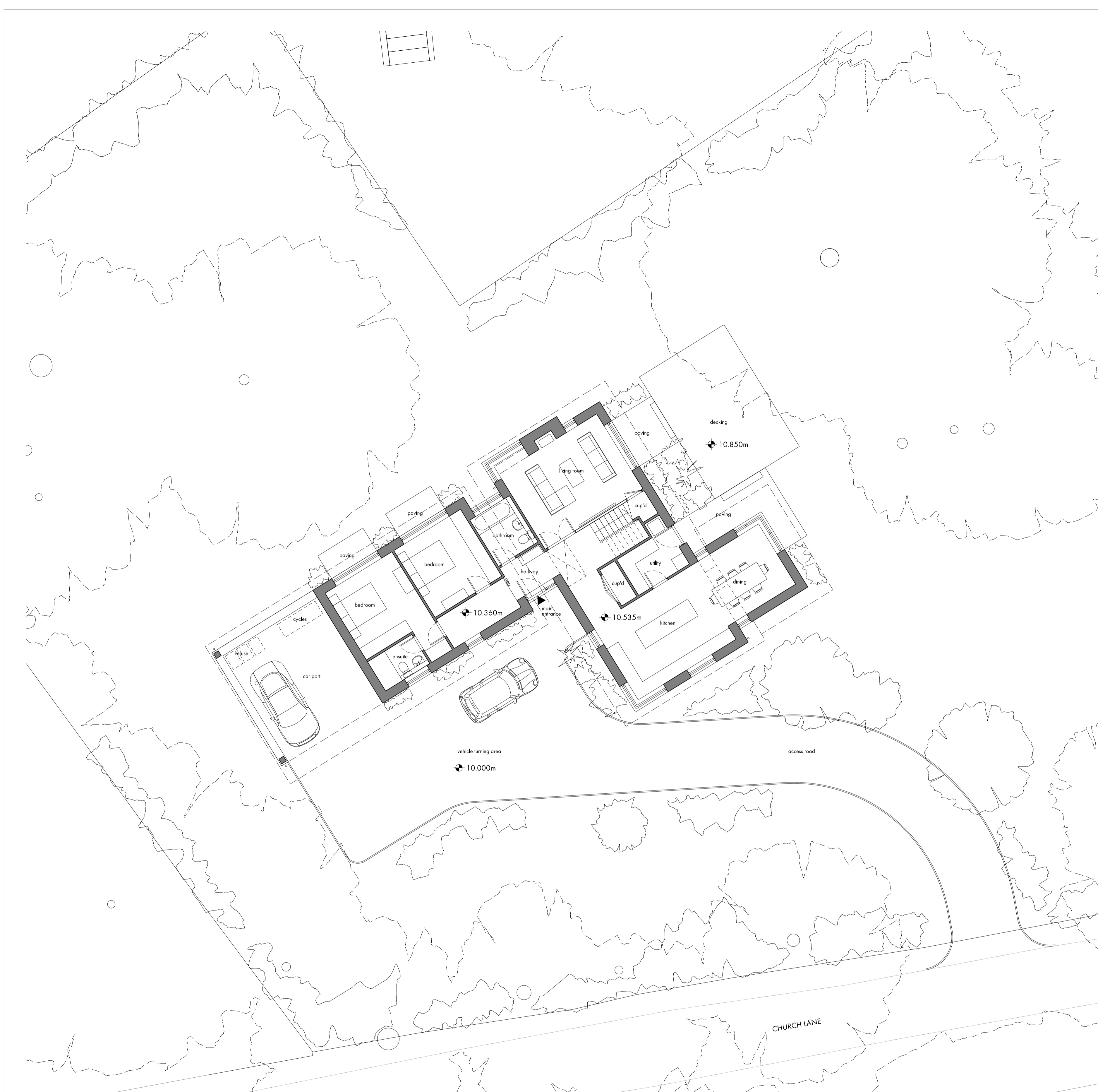
1. Orange/Red brick with lime coloured mortar (to match local brick types)
2. Natural blue/black riven faced slate (to match local slate types)
3. Natural Oak weatherboarding cladding
4. Dark grey powder coated aluminium/timber composite windows and cills (Velfac type)
5. Pre-weathered zinc standing seam roof/wall cladding
6. Pre-weathered Zinc Anthra rainwater gutters and downpipes/chimney cowl/verge trim
7. Dark grey powder coated steel canopy/oak boarded soffit
8. Natural Oak timber frame.
9. Natural Oak exposed roof rafters.
10. Sedum green roof

Scale [m]

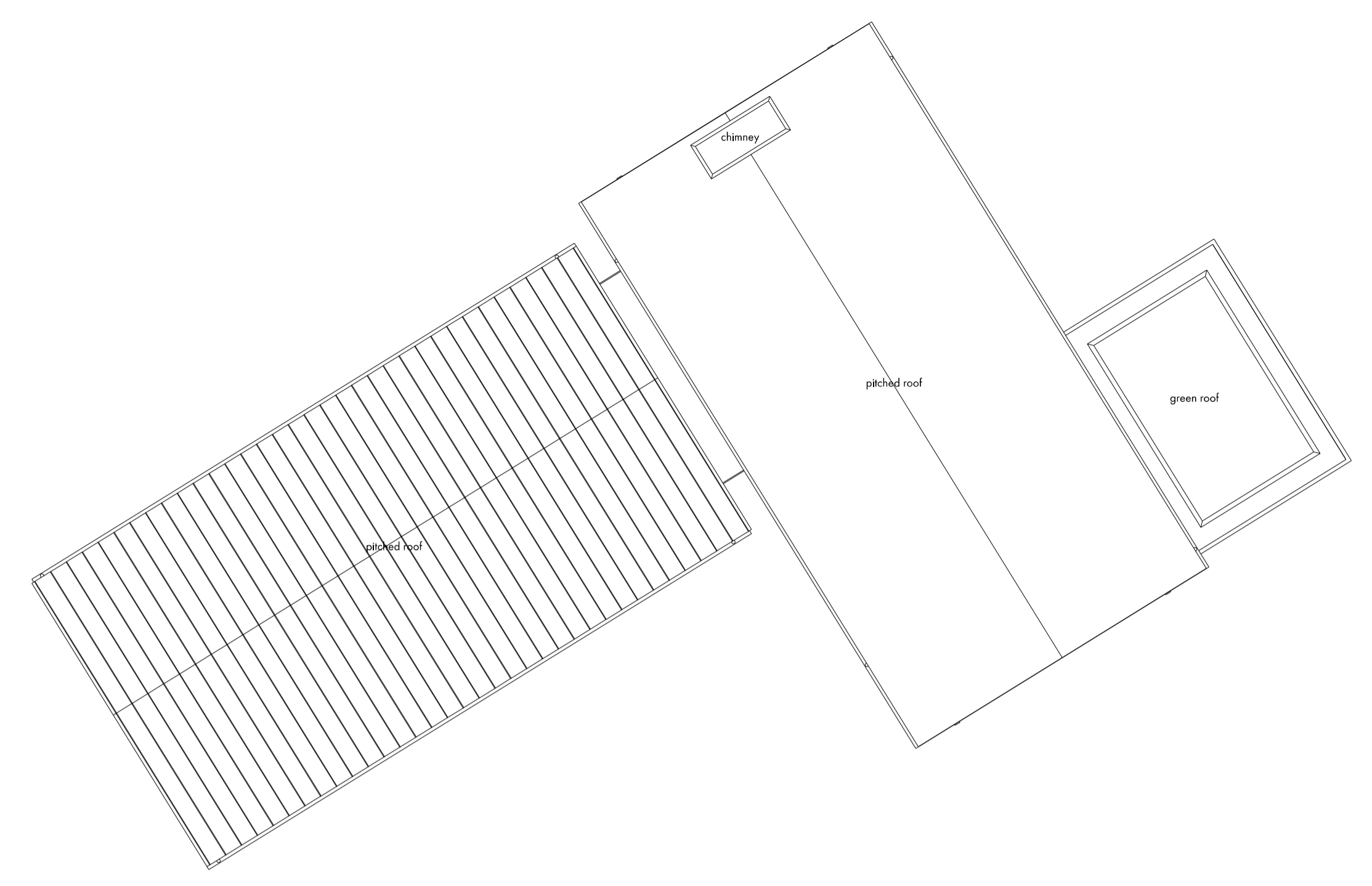
**NICHE ARCHITECTS LLP**  
 79 Great Peter Street  
 Westminster  
 London SW1P 2EZ  
 Tel: 020 7222 3232  
 Email: mail@nichearchitects.co.uk

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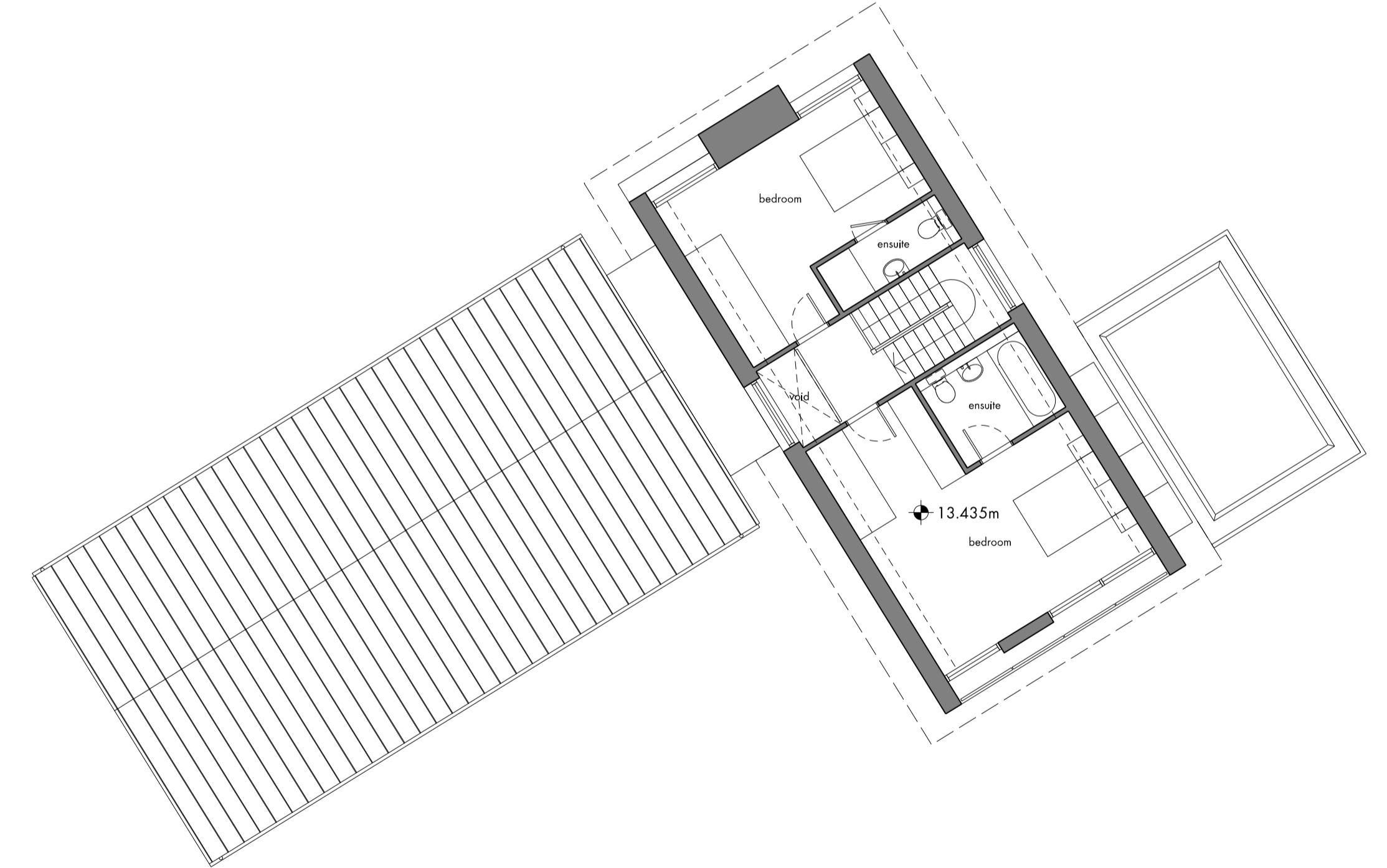
Project	Church Lane	Project No.	0197
Drawing Title	Proposed Elevations	Drawing Number	0197_ PLN_003
Revision		Revision Date	201210
Scale @ A1	1 : 100	Revision	YY MM DD



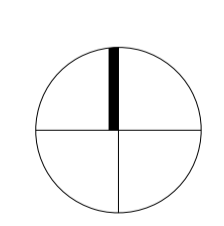
GROUND FLOOR PLAN



ROOF PLAN

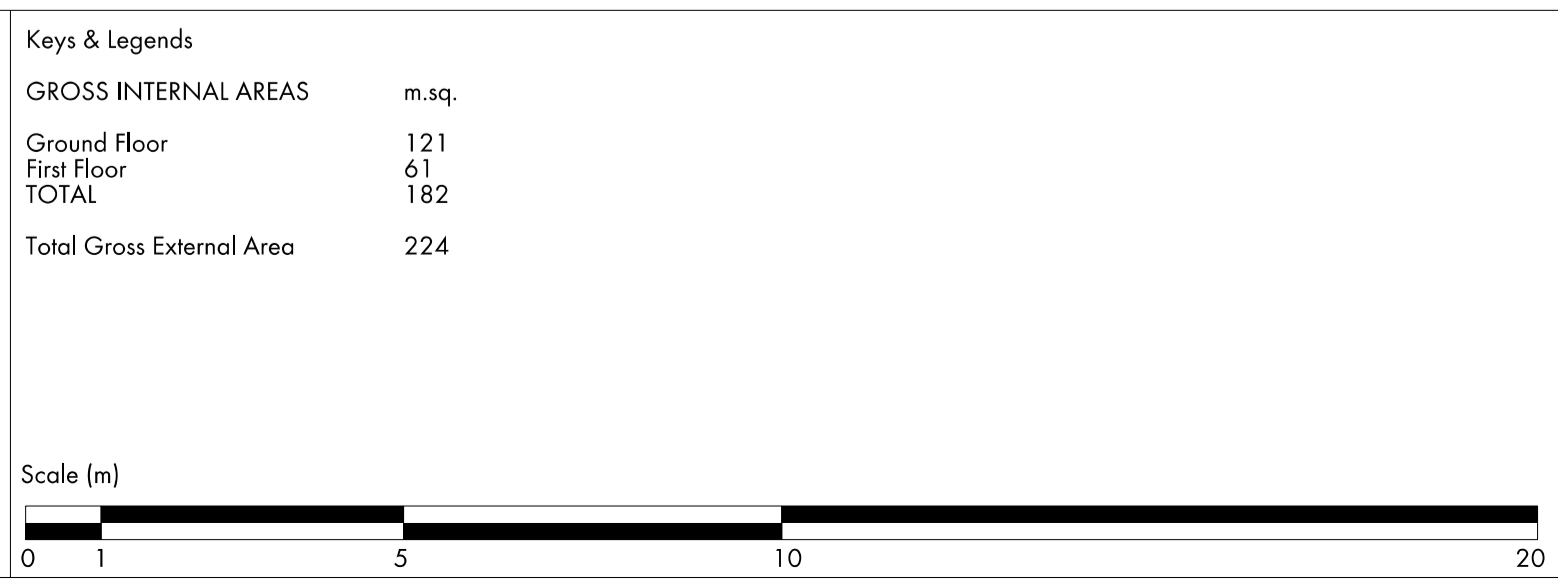


FIRST FLOOR PLAN



Issue History	By	Chk	Notes
			<ol style="list-style-type: none"> <li>1. Niche Architects are not responsible for the accuracy of topographical survey information produced by third parties</li> <li>2. All areas are approximate gross internal</li> <li>3. This drawing is not for construction or Building Control submission.</li> <li>4. Unless indicated, this drawing is for information only.</li> <li>5. All dimensions to be checked on site</li> </ol>

Keys & Legends	
GROSS INTERNAL AREAS	m.sq.
Ground Floor	121
First Floor	61
TOTAL	182
Total Gross External Area	224



**NICHE ARCHITECTS LLP**  
 79 Great Peter Street  
 Westminster  
 London SW1P 2EZ  
 Tel: 020 7222 3232  
 Email: mail@nichearchitects.co.uk

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Project  
**Church Lane**  
 DIOCESE OF ELY

Drawing Title  
**Proposed Floor Plans**

Project No. 0197  
 Drawing Number  
**0197\_ PLN\_002**  
 Revision  
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Scale @ A1  
**1 : 100**  
 Revision Date  
**201210**  
 YY MM DD