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**MAIN CASE**

**Reference No:** 16/01169/FUL

**Proposal:** Alteration to shopfront to introduce new entrance door to existing flat over the shop.

**Site Address:** Two 19 Tattoos 13 Forehill Ely Cambridgeshire CB7 4AA

**Applicant:** Ms E Griffin-Singh

**Case Officer:** Lorraine Brown, Conservation Officer

**Parish:** Ely

**Ward:** Ely East  
 Ward Councillor/s: Councillor Richard Hobbs  
 Councillor Lis Every

**Date Received:** 6 October 2016      **Expiry Date:** 6 January 2017

[R168]

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1.0 **RECOMMENDATION**

- 1.1 Members are requested to APPROVE this application subject to the recommended conditions below. The conditions can be read in full on the attached appendix 1.
- 1 Approved Plans
  - 2 Time Limit – FUL/FUM
  - 3 Detailed Design – joinery and new door

2.0 **SUMMARY OF APPLICATION**

- 2.1 The application seeks consent for alterations to the existing shop front in order to provide a new independent access to the first floor flat above.
- 2.2 The works to the shop front include the alteration of the right hand side shop window to make this smaller and to insert a new entrance door.
- 2.3 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council’s Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

2.4 This application has been brought to Planning Committee as the applicant is a District Councillor and it will allow for the application to receive determination in an open forum in line with the Council's Constitution.

### 3.0 PLANNING HISTORY

15/01532/FUL	Demolition of single storey derelict brick outhouse, single storey outside toilet block, and 2-storey brick and concrete extension to rear of shop. Construction of 3 storey extension to rear of shop with 2 new residential units at first and second floor; existing first floor residential unit maintained with some alterations.	Refused	15.04.2016
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### 4.0 THE SITE AND ITS ENVIRONMENT

4.1 The application site is located on the north-east side of Forehill, within the established development framework for Ely and within the Ely conservation area. The application site comprises a tattoo shop to the ground floor and an existing flat to the first floor, with a small yard with outbuildings to the rear. The north-west boundary of the site adjoins No.11 Forehill which comprises a nightclub. The south-east boundary of the site adjoins No.15 Forehill which comprises residential flats and an office.

### 5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

City of Ely Council - No concerns regarding this application

Technical Officer Access - Level access is required for the new door to the flat above the shop. It would be good if during the works to the shop frontage, level access could be made to the shop entrance.

5.2 Neighbours – 9 neighbouring properties were notified of the application, a site notice posted and an advert placed in the Cambridge Evening News. No responses were received during the consultation period.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

- ENV1 Landscape and settlement character
- ENV2 Design
- ENV3 Shop Fronts and Advertisements
- ENV11 Conservation Areas

6.2 Supplementary Planning Documents

- Shop Fronts Design Guide
- Ely Conservation Area

6.3 National Planning Policy Framework 2012

- 7 Requiring good design
- 12 Conserving and enhancing the historic environment

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

7.1 The main issue to consider when determining this application relate to the impacts upon the character and appearance of the Conservation Area.

7.2 Principle of Development

7.2.1 The existing retail unit currently retains a traditional timber shop front that is one of many along Forehill and this contributes to the distinctive character and quality of the street scene in this part of the conservation area.

7.2.2 The application does not result in a significant loss of retail floor space with the ground floor being retained as a tattoo shop.

7.2.3 Currently the flat is accessed through the yard at the rear of the shop by an external staircase which requires entry through the passage between No.11 and 13. However, there is no legal right of way to this area and as such it has become necessary to provide independent access to the flat on the application site.

7.3 Residential Amenity

7.3.1 Policy ENV2 of the East Cambridgeshire Local Plan 2015 states that all new development proposals will be expected to ensure there is no significantly detrimental effect on the residential amenity of nearby occupiers, and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.

7.3.2 The application does not propose any alterations to the residential unit and the insertion of a door would not create any adverse impact on residential amenity.

- 7.4 Historic Environment
- 7.4.1 The application site is located within Ely Conservation Area and within close proximity to several listed buildings. Therefore any development must take care to preserve or enhance the character and appearance of the area and not have a detrimental impact.
- 7.4.2 The proposal seeks to alter the existing shop front to accommodate a new entrance door to provide independent access to the first floor accommodation. This work is proposed to match the existing shop front and will result in the existing shop front being refurbished.
- 7.4.3 Overall, due to the fact that the traditional timber shop front will be retained and repaired there will be limited impact on the conservation area or nearby listed buildings as a result of the application.
- 7.4.4 This application is therefore recommended for approval subject to the recommended conditions.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
16/01169/FUL	Lorraine Brown Room No. 011 The Grange	Lorraine Brown Conservation Officer
15/01532/FUL	Ely	01353 665555 lorraine.brown@eastcambs.gov.uk

National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 16/01169/FUL Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
100		7th September 2016
101		7th September 2016
111		7th September 2016
201		7th September 2016
211		7th September 2016

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No external works to the shop front shall take place on site until details of the new joinery details for the shop front and new door; to be used in the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.