OFFICER REPORT

Case No: 24/02140/FUL Full Planning Application

Proposal: Replacement of existing external windows and doors to aluminium framed double glazed curtain walling system and associated works

Location: Cambridge Regional College Huntingdon Campus California Road Huntingdon

Applicant: 3BM Planning

Grid Ref: 524224 272713

DESCRIPTION OF SITE AND APPLICATION

The application site relates to Cambridge Regional College, a further education campus located on California Road within the town of Huntingdon. The site is an existing college campus and does not sit within Huntingdon Conservation Area and there are no listed buildings in close proximity. There are no other relevant constraints.

The application seeks full planning permission for the replacement of existing external windows and doors to aluminium framed double glazed curtain walling system and associated works.

Officers have scrutinised the plans and familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (NPPF 2024) paragraph 8 sets out the three objectives - economic, social, and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 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).'

The NPPF 2024 also sets out the Government's planning policies for (amongst other things):
* making effective use of land
* achieving well-designed, beautiful, and safe places;
* conserving and enhancing the natural environment;

Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
LP11: Design Context
LP12: Design Implementation
LP14: Amenity

Huntingdon Neighbourhood Plan 2019 - 2026

Policy TL2 - Community Facilities

Supplementary Planning Documents/ Guidance

- Huntingdonshire's Design Guide SPD 2017 - Compatibility Statement (2021)
- Developer Contributions SPD (2011)
- Developer Contributions: Updates Costs 2019/2020
- Huntingdonshire Landscape and Townscape Assessment (2022)
- Cambridgeshire Flood and Water SPD 2024
- Annual Monitoring Review regarding housing land supply.

RELEVANT PLANNING HISTORY

The site is subject to extensive planning history of which none are relevant for this application.

CONSULTATIONS

Huntingdon Town Council support the proposal.

REPRESENTATIONS

No representations received at the time of determination.

SUMMARY OF ISSUES
The main issues to consider in the determination of this application are:

- The Principle of Development
- Design and Visual Amenity
- Residential Amenity

Principle of Development
The proposal is for the replacement of existing windows and doors with an curtain walling system of an a existing building.

Therefore, the proposal is acceptable in principle subject to its compliance with other relevant polices within Huntingdonshires Local Plan to 2036 set out below.

Design and Visual Amenity
Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The application site lies within an area that is characterised by educational buildings, and it is considered that the proposal would be viewed within the context of the site and therefore, officers do not consider that the proposal will likely have a detrimental impact the overall character of the site or the wider locality.

Given the above, it is considered that the proposal will not have a harmful impact upon the character and appearance of the area. Accordingly, the proposal is in accordance with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity
Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. A site visit was carried out by the case officer during the consultation period of the application.

No objections have been received from neighbouring properties and officers consider that the application raises no concerns on overshadowing, overbearing and overlooking by virtue of its siting and distances from residential properties.

Overall, the development is considered acceptable in terms of overshadowing, overlooking, overbearing impact, loss of privacy, loss of light and subject to conditions, would not have a significant detrimental impact upon residential amenity. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan to 2036 and the NPPF (2024).

CONCLUSION

Taking national and local planning policies into account and having regard for all relevant material considerations, it is, on balance, recommended that planning permission be granted for the development as proposed.

The proposed development is considered to be compliant with the relevant national, local planning policy as the proposal:

* Is acceptable in principle and makes efficient use of the site;
* would lead to suitable development within its operational site;
* would not have a harmful impact upon the character and appearance of the area; and
* would not have a significant detrimental impact on the residential amenity of neighbours;

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CONTACT OFFICER:
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