
F/YR25/0001/F

Applicant: Mr Scher

**Agent : Mr Shloime Godlewsky
Redwoods Projects**

Sheltered Housing Accommodation, Roman Court, Leverington, Cambridgeshire

Erect 4 x single-storey extensions to flats 3, 12, 13 and 14

Reason for Committee: Number of representations contrary to officer recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 27 February 2025

EOT in Place: Yes

EOT Expiry: 4th June 2025

Application Fee: £509

Risk Statement:

This application must be determined by the 4th of June 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

- 1.1 This is a full planning application seeking to erect 4 x single-storey extensions to flats 3, 12, 13 and 14 at Sheltered Housing Accommodation, Roman Court, Leverington.
- 1.2 The proposed small scale extensions are to match the design and materials of the existing building. They are not considered to materially impact the character and amenity of the surrounding area, neighbouring properties nor the nearby Leverington Conservation Area.
- 1.3 The application is therefore recommended to be granted.

2 SITE DESCRIPTION

- 2.1 The proposal site is located within the built-up settlement of Leverington. The existing building is predominately a single storey brick and tile building with a first floor flat above the reception area at the frontage of the building, which is currently vacant but which has previously been used under Use Class C2 (Residential Institutions). There is an area of parking to the front of the building with an access road that runs adjacent to the western boundary leading to an additional parking area to the rear of the building. Access is from Troughton Way. There are small areas of grass to the front of the building with an area of grass to the rear and either side of the access road. The site has an open boundary to the south with the

site bordered by 1.5 and 1.8 metre high fencing to the west, with hedging, and 1.5 and 1.8 metre high fencing to the north, and a 1.8 metre high fence to the east.

- 2.2 The site is located within a largely residential area with a mix of single and two storey dwellings, albeit a convenience store is located to the west on Church End. To the south-west of the site is Leverington Conservation Area and the Grade I Listed St Leonard's Church further away along Church End.
- 2.3 The site and surrounding area is located in Environment Agency Flood Zone 1, with Entry 4 to the building located in an area of low to medium surface water flood risk.

3 PROPOSAL

- 3.1 This application seeks to provide four single-storey flat roof extensions to flats 3, 12, 13 and 14 at Sheltered Housing Accommodation, Roman Court, Leverington. To provide the proposed extensions, four fire exits will need to be removed, leaving Entry 3 as the sole entrance and exit to the building. No changes are proposed to Flat 21 at first floor level.
- 3.2 Entries 1, 2, 4 and 5 will be removed which will create an enlarged combined living room and bedroom for Flats 3, 12, 13 and 14. The entrance doors will be removed and replaced with a window. All new windows are of a matching design to the existing windows within the building. Brick is to match that of the existing building and would be conditioned as such.
- 3.3 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/99/0545/REG3	Erection of 12 no. single-storey shower room extensions to existing residential home.	Approved – 10 th November 1999

5 CONSULTATIONS

5.1 Leverington Parish Council – 2nd February 2025

- 1) If increase in residents the parking is insufficient
- 2) Alterations to fire doors/ fire exits will produce a Health and Safety Hazard. Cambridgeshire Fire and Rescue comments required.
- 3) Original residents remove as building was termed unsafe due to roofing problems being uneconomical to repair. We note no mention of how this has been rectified whilst building has been boarded up.
- 4) Residents of Troughton Way have contacted Parish Council re its future use as to types of persons allocated a unit. They believe it could be used as housing for immigrants or homeless and not as per the original purpose set out at time of land transfer in late 1960's early 1970's. Believe this is when Littlechild family made land available for "Use for sheltered accommodation for residents of Leverington" This would need to be checked in record of transfer. Some theory was that land

became available from Troughton family; however, we believe that Troughton Way was named after a long serving Parish Councillor.

5) Proposed Dwellings not in keeping with current location.

Parish Council recommends REFUSAL

5.2 Fenland District Council – Conservation Officer – 9th January 2025

I have assessed the above application for impacts on the Leverington Conservation Area and Listed Buildings. The proposals are so minor and contained within the site that there is considered to be no impact on heritage assets (designated or non-designated). I have no objections or further comments to the application. Please ensure that material finish is a match to ensure that the additions assimilate with the existing.

5.3 Fenland District Council – Environmental Health – 16th January 2025

I confirm receipt of the above application details and have considered the implications of the proposed development in terms of:

Noise

Air pollution

Contaminated land

Artificial light

I conclude that there are 'No Objections' to the proposal from an Environmental Health standpoint.

5.4 North Level Internal Drainage Board – 21st January 2025

No objections.

5.5 Cambridgeshire Constabulary – Designing Out Crime Officer – 28th January 2025

Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder, and the fear of crime. I have carried out an updated search of the Constabulary crime and incident systems covering the Roman Bank Ward for the last 3 years, I would consider the proposed location to be an area of medium risk to the vulnerability to crime.

An extensive list of crime figures for the area are shown in the response.

It is important that crime prevention and security are discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for people living, working in, and visiting this location.

NPPF Para 135(f) states - Planning policies and decisions should ensure that developments - create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

My colleague recently attended the location, and it quickly became apparent that the building will require some refurbishment moving forward. All windows and doors have been boarded up to prevent unauthorised access to the building following a spate of anti-social behaviour and criminality, confirmed by a local

resident. It is believed that materials have been stolen from within the building and Cambs Fire have attended the location on several occasions.

I am aware that the sheltered accommodation will be used by elderly / vulnerable persons, it is unknown what the staff ratio will be to support the residents. I have the following recommendations for your consideration.

** Windows – I note that some external doors are going to be replaced with windows for the extensions. I would recommend that you engage and consult with Cambs Fire to discuss the fire strategy and for further advice regarding accessible escape routes due to the reduction in external doors, I have a concern that there will be insufficient escape routes given that elderly persons will reside in the building. Looking at the drawings, there are two (2) external doors remaining, one being the main entrance, and another is accessed from the stair core leading to the rear of the building.*

** Doors – Where possible on the ground floor level, it would be of benefit for some residents to have their own security enhanced entrance door. All doorsets allowing direct access into to the home, e.g. front and rear doors, interconnecting garage doorsets, French doors, bi-fold or sliding patio doorsets, dedicated private flat or apartment entrance doorsets, communal doorsets, easily accessible balcony doorsets (Note 23.4a), shall be certificated to one of the following minimum standards, or above:*

A list is then provided of the standards.

** External lighting – Our recommendation for external lighting is that all adopted and un-adopted roads, private roads, shared drives, footpaths, open spaces, parking areas & courts, should be lit with columns to BS5489:1 2020. It is important that LED lighting is positioned above entrance/exit doorsets for the safety of the user. A fully qualified lighting engineer will be able to design in the safety and security element as well as having the ecology and wildlife in mind. Please note: Bollard lighting should be used as wayfinding only and not as a main source of lighting. I would like to see the lighting plan, including lux levels and calculations when available.*

** CCTV – This should cover all elevations. While it is not a universal solution to security problems, it can help deter vandalism or burglary and assist with the identification of culprits once a crime has been committed. The provision and effective use of CCTV fits well within the overall framework of security management and is most effective when it forms part of an overall security plan. CCTV should meet BS EN 50132-7 CCTV surveillance systems for use in security applications. Staff must be fully trained and are able to extract footage should it be required for evidential purposes.*

** Signage (CCTV) - These signs should conform to the Information Commissioners Office regulations and placed in relevant areas around the site, including the main entrance/s and car park.*

** Access Control – It would be of great benefit for resident to see and speak to those visiting before access is given into the building, I recommend a video/audio entry system at the main entrance.*

5.6 Local Residents/Interested Parties

Objectors

Nine objections have been received (four from Church End, three from Troughton Way and one from Gorefield Road and Popes Lane) raising the following issues (summarised):

- Fire safety concerns
- Concerns over future occupancy of the building and the viability of using this for residential accommodation
- Lack of justification for the application
- Impacts on neighbours
- Lack of car parking and impact on already busy area
- Site was gifted for sheltered accommodation

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014)
- 6.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 6 – Building a strong, competitive economy

Chapter 8 – Promoting healthy and safe communities

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 16 - Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Uses

Homes and Buildings

Fenland Local Plan 2014

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP6 – Employment, Tourism, Community Facilities and Retail

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP18 – The Historic Environment

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

DM6 – Mitigating Against Harmful Effects

Cambridgeshire Flood and Water SPD 2016

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP5: Health and Wellbeing
- LP7: Design
- LP8: Amenity Provision
- LP17: Culture, Leisure, Tourism and Community Facilities
- LP20: Accessibility and Transport
- LP22: Parking Provision
- LP23: Historic Environment
- LP25: Biodiversity Net Gain
- LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Layout and Design**
- **Impact on Residential Amenity / Land Users**
- **Highway Safety and Parking**
- **Flood Risk and Drainage**
- **Leverington Conservation Area**
- **Other Matters for Consideration**
- **Biodiversity Net Gain (BNG)**

9 ASSESSMENT

Principle of Development

- 9.1 No other works are proposed other than the four small scale single-storey flat roof extensions to an existing building. There are no proposals within this application to change the C2 use class of the sheltered housing accommodation.
- 9.2 The principle of development is considered to be appropriate, subject to detailed consideration set out below.

Layout and Design

- 9.3 The proposed extensions will not project any further than the existing walls and the proposed windows will match the adjacent windows. Additionally, bricks are to match the existing building and would be conditioned as such. The proposed

extensions are considered to blend in with the existing building and will not harm the character of the building or surrounding area.

- 9.4 The proposal is not considered to constitute overdevelopment as the extensions do not project beyond the building line toward the nearby properties beyond the site boundary.
- 9.5 Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with Policies LP1 and LP16 of the Fenland Local Plan and Section 12 of the National Planning Policy Framework (2024).

Impact on Residential Amenity

- 9.6 The scale and nature of the extensions combined with the separation to existing dwellings are not considered to significantly alter the relationship between the building and its neighbours. As such there is no unacceptable amenity impact and the application is considered compliant with Policy LP16 of the Local Plan (2014)

Highway Safety and Parking

- 9.7 There is not considered to be a highway safety impact from the proposal. The extensions do not project any further than the existing walls to the highway at Troughton Way or the access road that runs past the western elevation through to the rear of the building, nor would the extensions encroach into the car parking area.
- 9.8 The number of parking spaces on site are not impacted by the proposal. No additional flats or bedrooms are proposed as part of the development. It is therefore considered that there is not a requirement to increase on-site parking provision.
- 9.9 The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan Policies LP2 and LP15, as well as Section 9 of the National Planning Policy Framework (2024).

Flood Risk and Drainage

- 9.10 The site and surrounding area is located in Environment Agency Flood Zone 1, with Entry 4 to the building located in an area of low to medium surface water flood risk. Given the nature of the site the extensions will not significantly increase surface water run-off. As such, it is considered that the proposal accords with Policy LP14 of the Fenland Local Plan and the intentions of the National Planning Policy Framework (2024) in this regard.

Proximity to Leverington Conservation Area

- 9.11 The application site boundary is located 10.6 metres from Leverington Conservation Area at the nearest point, with the nearest extension is 33.1 metres from Leverington Conservation Area at the nearest point.
- 9.12 The Conservation Officer's consultation response states:

The proposals are so minor and contained within the site that there is considered to be no impact on heritage assets (designated or non-designated). I have no objections or further comments to the application. Please ensure that material finish is a match to ensure that the additions assimilate with the existing.

- 9.13 It is considered that by virtue of the small scale of the extensions and the matching materials of construction there is not a material impact on the Leverington Conservation Area.

Safety/Security

- 9.14 Concerns have been raised with regards to the loss of emergency exits from the building and this matter has been investigated by Officers with both the fire authority and CNC Building Control being contacted. No comments objecting to the proposals have been received from either of these bodies. Additionally, the matter was also taken up with the applicant's agent who clarified that there would still be means of escape from the flats via ground floor windows.
- 9.15 Given the lack of any objection on this basis and the fact that this matter is largely addressed under the Building Regulations it is not considered that there would be any grounds on which planning permission could justifiably be withheld on this basis.
- 9.16 Additionally, the Police's Designing Out Crime Team has commented on the application, making a number of recommendations in terms of practical measures to ensure a safe and secure environment for residents. As the building and its use is established it is considered that these are largely matters for the future management of the site to address rather than being matters which could justifiably be controlled through an application for small scale extensions to the building.

Other Matters for Consideration

- 9.17 Several objections have raised issues regarding what could generally be described as relating to the occupancy of the site. The past occupancy, future occupancy or the viability of using the building for housing are not material planning issues in relation to this application which must be considered in respect of the extensions proposed and the merits of these in planning terms.

Biodiversity Net Gain (BNG)

- 9.18 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.19 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the development is de-minimis for the purposes of BNG. The total area of land covered by the extensions is 20.54 square metres, which is below the trigger of 25 square metres for biodiversity net gain provision. Additionally, the majority of the

land on which the extensions are to be site is impermeable concrete. It is therefore considered that this land is already considered to have been previously developed.

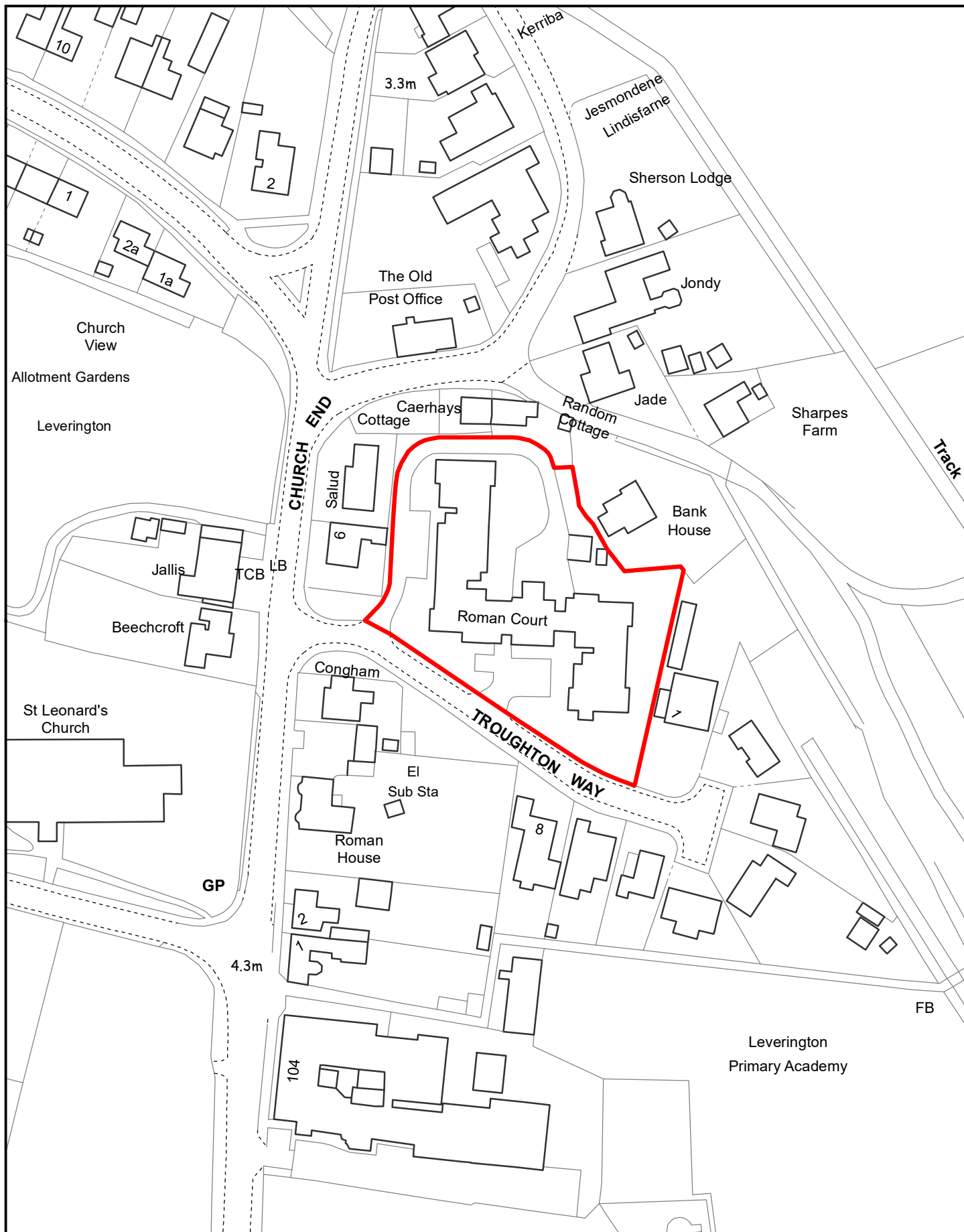
10 CONCLUSIONS

- 10.1 The proposed small scale extensions are to match the design and materials of the existing building. They are not considered to materially impact the character and amenity of the surrounding area, nor the nearby Leverington Conservation Area.
- 10.2 Taking into consideration these factors, the proposal is considered to comply with Policies LP2, LP3, LP6, LP14, LP16 and LP18 of the Fenland Local Plan (2014); in addition to the Chapters 6, 8, 12, 14 and 16 contained within the National Planning Policy Framework (2024). There are no significant factors in this case that would outweigh the benefits of the proposal; therefore, in considering all the matters raised above the planning balance is in favour of the proposal and the policies referred to above.

11 RECOMMENDATION

Grant; subject to the following conditions:

1	The development permitted shall be begun before the expiration of 3 years from the date of this permission. Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2	The development hereby approved shall be finished externally in materials to match the existing building, unless the Local Planning Authority otherwise agrees in writing prior to commencement of development. Reason - To safeguard the visual amenities of the area.
3	The development hereby permitted shall be carried out in accordance with the following approved plans and documents:



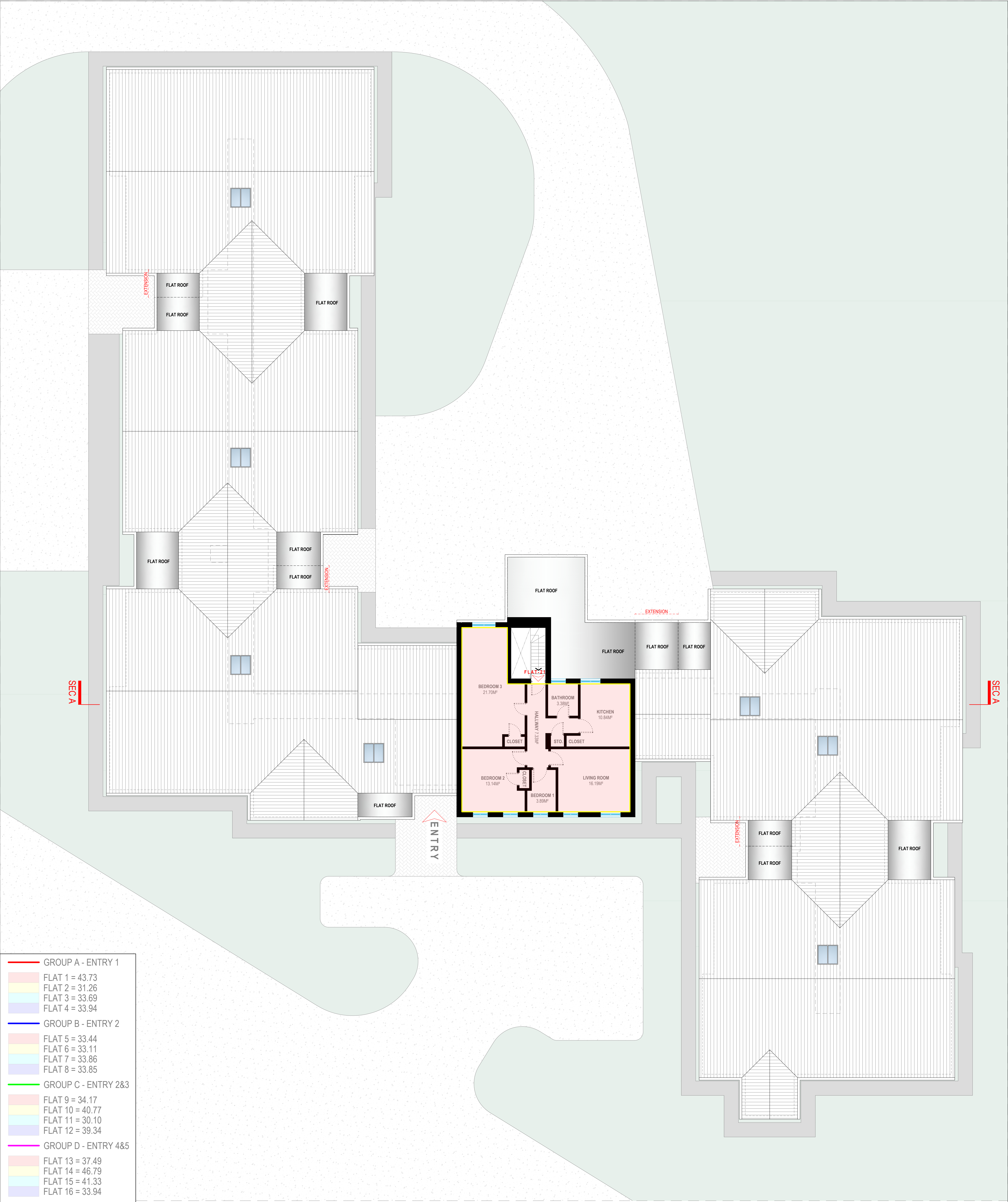
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Scale = 1:1,250





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 - FLAT 2 = 31.26
 - FLAT 3 = 33.69
 - FLAT 4 = 33.94
- GROUP B - ENTRY 2
 - FLAT 5 = 33.44
 - FLAT 6 = 33.11
 - FLAT 7 = 33.86
 - FLAT 8 = 33.85
- GROUP C - ENTRY 2&3
 - FLAT 9 = 34.17
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- GROUP D - ENTRY 4&5
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- GROUP E - ENTRY 5
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 - FLAT 18 = 32.94
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 - FLAT 20 = 39.65
- FIRST FLOOR
 - FLAT 21 = 83.53
- COMMON AREAS

FIRST FLOOR
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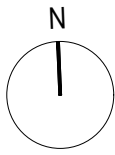
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FLOOR PLAN

PROJECT No 2424 DATE: 2024.12.20

SHEET No P 02



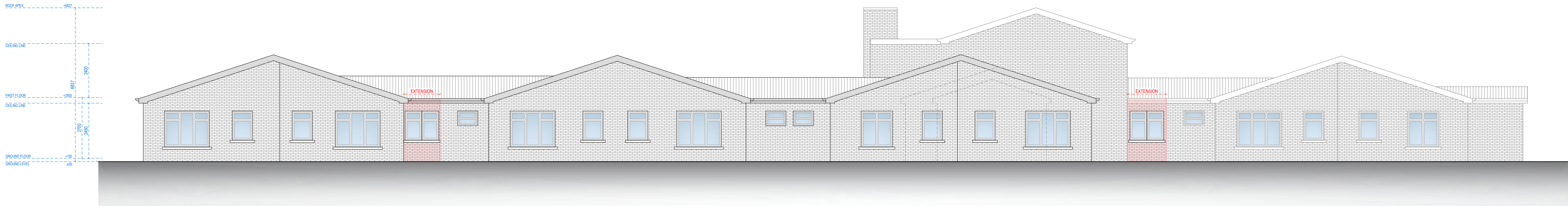
NOTES:

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FRONT ELEVATION



LEFT-SIDE ELEVATION



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ELEVATIONS

PROJECT No 2424 DATE: 2024.12.20

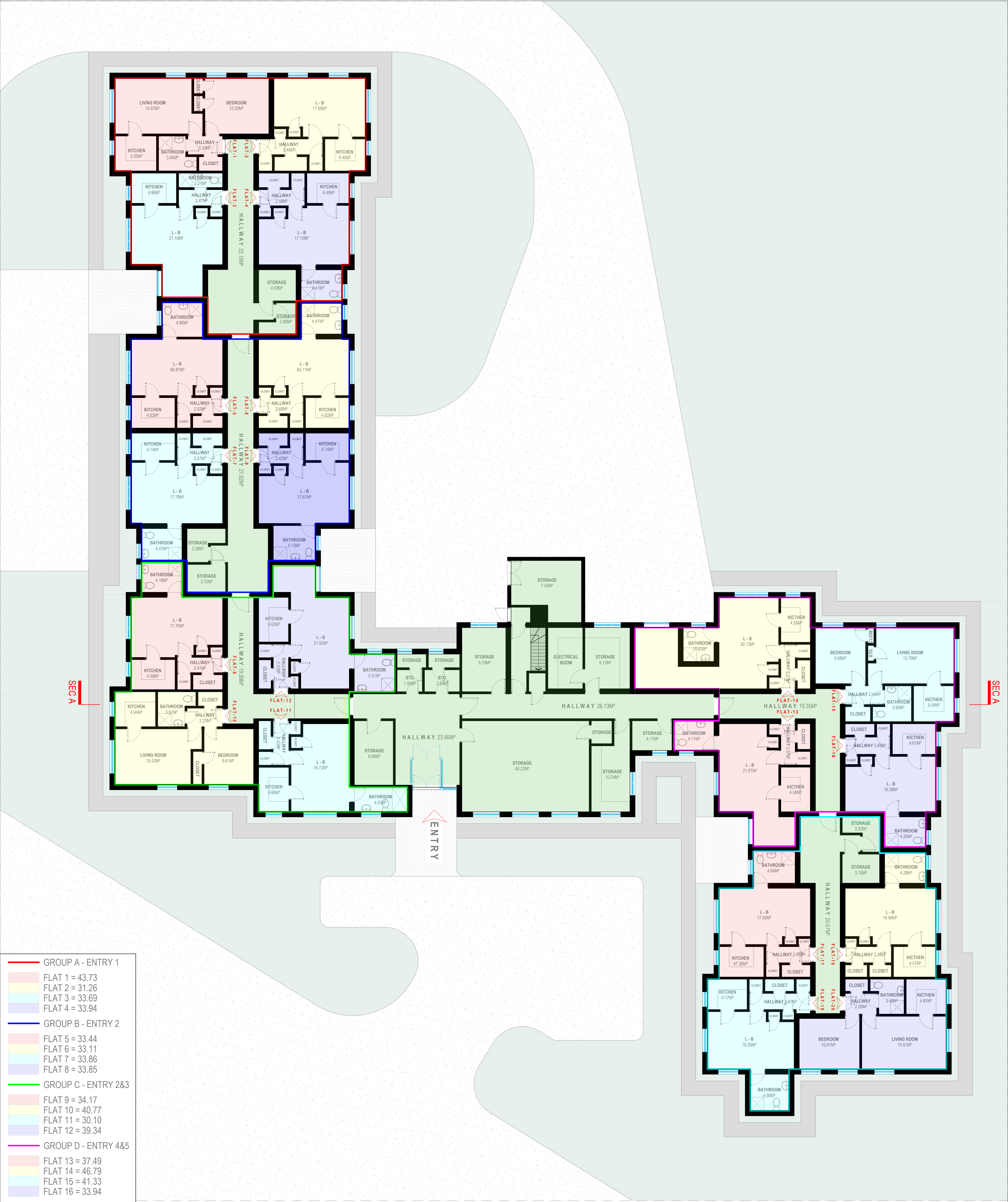
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NOTES:

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ABB

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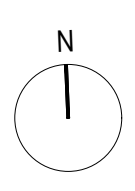
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 - FLAT 4 = 33.94
- GROUP B - ENTRY 2
 - FLAT 5 = 33.44
 - FLAT 6 = 33.11
 - FLAT 7 = 33.86
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 - FLAT 21 = 83.53
- COMMON AREAS

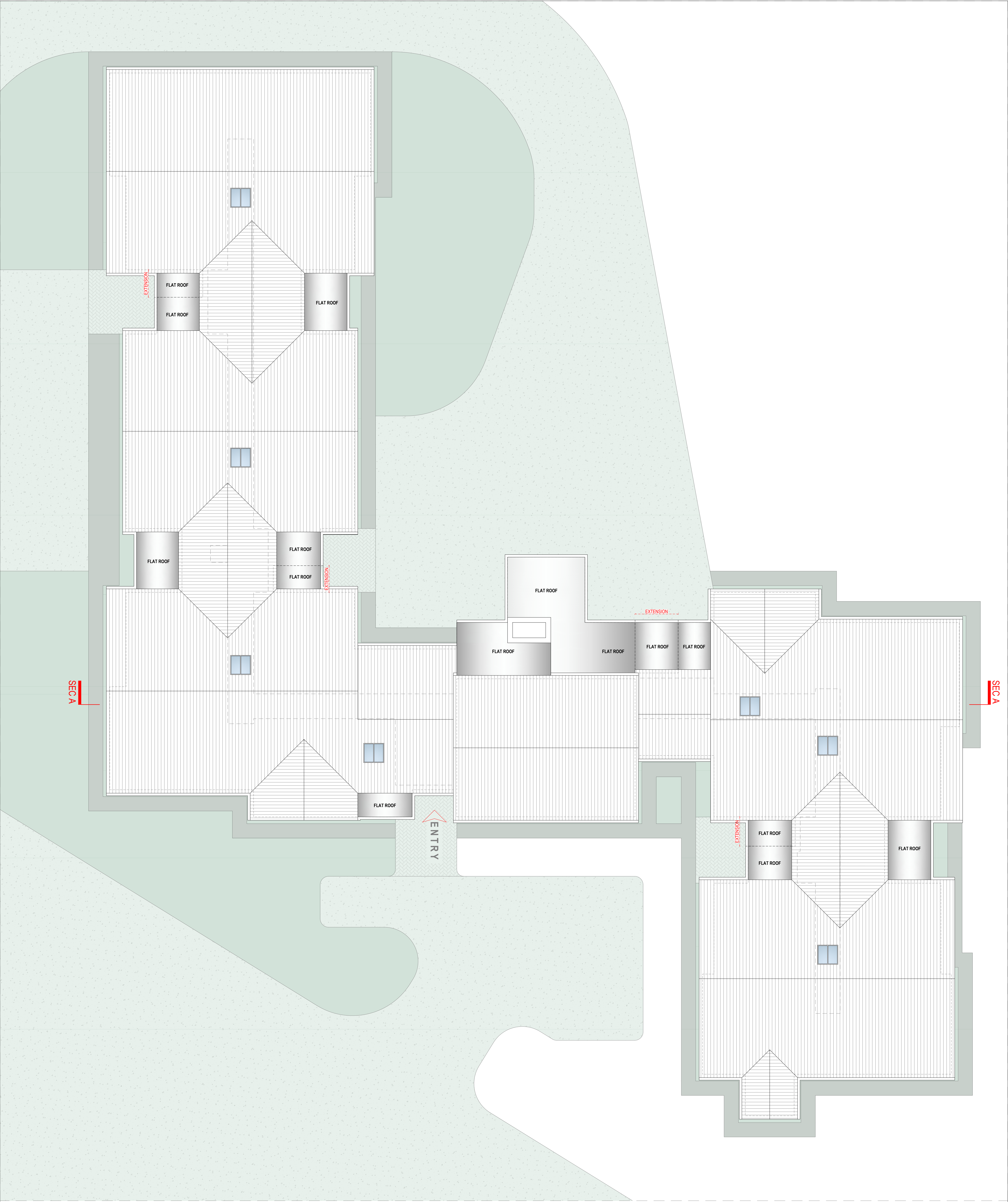


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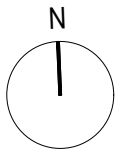


ROOF PLAN



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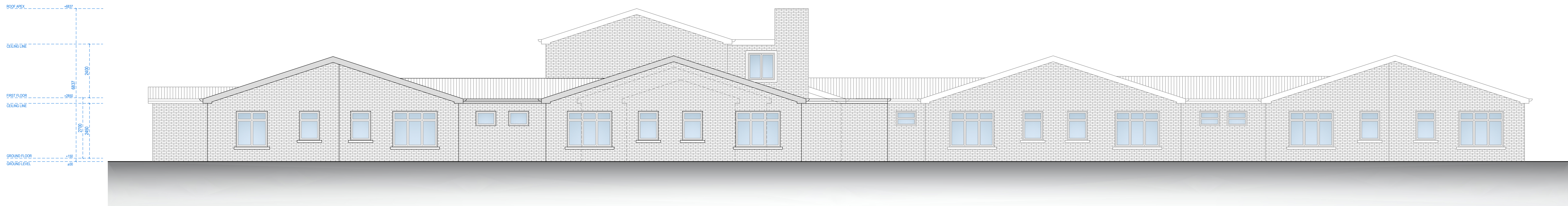


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REAR ELEVATION



RIGHT-SIDE ELEVATION



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