
Applicant: Mr Sidney Imafidon

**Agent: Mr R Papworth
Morton & Hall Consulting Ltd**

5 Robingoodfellows Lane, March, Cambridgeshire, PE15 8HL

Change of use from drinking establishment/club to 3no Flats involving the removal of external staircase

Officer recommendation: Refuse

Reason for Committee: Town Council comments contrary to officer recommendation.

Government Planning Guarantee

Statutory Target Date for Determination: 25 March 2025

EOT in Place: Yes

EOT Expiry: 30th May 2025

Application Fee: £1734

Risk Statement:

This application must be determined by the 30th of May 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 at The Buffs, 5 Robingoodfellows Lane, March, seeking a change of use from a drinking establishment/club to 3no Flats, involving the removal of an external staircase on the rear elevation.

1.2 A marketing exercise has not been undertaken to ascertain whether there is interest in the retention of this community facility. This proposal is therefore contrary to Policy LP6 of the Fenland Local Plan (2014) which requires such an exercise is undertaken for a minimum of one year to demonstrate that there is no material interest in the retention of a community facility.

1.3 Flat 2 fails to meet the minimum floor space requirements of the Nationally Described Space Standards. It is therefore considered that the development as a whole would provide a substandard level of accommodation to the detriment of the amenity of future occupants. This is contrary to Policies LP2 and LP16 of the Fenland Local Plan (2014) which seek to protect the amenity of residents and promote good design.

2 SITE DESCRIPTION

- 2.1 The proposal site is within the built-up settlement of March and comprises of a two-storey drinking establishment / club, and rear external staircase and a single space parking area which is secured by metal gates. The side elevation wall of the building forms the northern boundary of the site, with a 1.8 metre high fence to the west facing rear boundary. The north facing side elevation wall of 3 Robingoodfellows Lane and 1.8 metre high fence mark the southern boundary, with a 1.8 metre high metal gate and the frontage elevation wall marking the eastern boundary.
- 2.2 The surrounding area is predominantly residential in nature with March Conservation Area located 160 metres away to the south. Additionally, there are no listed buildings in the vicinity of the site. The site and surrounding area is entirely located in Flood Zone 1, with the northern extent of the site being located in a high surface water flood risk area.

3 PROPOSAL

- 3.1 This is a full planning application at The Buffs, 5 Robingoodfellows Lane, March, seeking a change of use from a drinking establishment/club to 3no flats, involving the removal of an external staircase on the rear elevation. A ground floor one-bedroom flat will be located to the east-facing frontage, with a two-bedroom flat to the west-facing rear of the building. The ground floor flats will be accessed by separate doors on the south facing ground floor side elevation of the building. An existing internal staircase accessed from Robingoodfellows Lane will lead to a two-bedroom flat at first floor level.
- 3.2 To facilitate the development, at ground floor level five additional windows and one additional door are to be provided. At first floor level, the steel escape staircase to the rear of the development is to be removed. The two internally bricked up west facing windows are to be frosted glass and fixed shut. Three rooflights are also to be provided. One is to be located above the bathroom, one above Bedroom 1 and one above Bedroom 2. The rooflights will be sited 2.3 metres above floor level. A communal bin store area and cycle store area will be provided to the rear of a parking space which can be accessed from Robingoodfellows Lane to the south of the building.
- 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	Recommendation
F/YR13/0174/F	Change of use of first-floor function room to 1-bed flat	Grant – 07 May 2013
F/YR16/0786/F	Change of use from A4 (Drinking Establishment) to mixed use ground floor A4 (Drinking Establishment) and first-floor C3 (1-bed flat) including the insertion of 2 no Velux windows in northern side elevation and 1 no Velux window in southern side elevation	Grant – 17 November 2016

5 CONSULTATIONS

5.1 March Town Council – 18th February 2025

Approval, although March Town Council is concerned about the lack of parking.

5.2 Fenland District Council – Environmental Health – 5th February 2025

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to have a detrimental effect on local air quality, be affected by ground contamination or adversely impact the local amenity due to excessive artificial lighting.

This service would however welcome a condition on working times due to the close proximity of existing noise sensitive receptors, with the following considered reasonable:

No demolition or construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

5.3 Environment Agency – 7th February 2025

We have no objection to the proposed development on flood risk grounds but wish to make the following comments:

We consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the Internal Drainage Board (IDB). As such, the IDB should be consulted with regard to flood risk associated with watercourses under their jurisdiction and surface water drainage proposals.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

NPPF Flood Risk Sequential Test

In accordance with the National Planning Policy Framework (paragraph 162), development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the Local Planning Authority to determine if the sequential test needs to be applied and whether there are other sites available at lower flood risk. Our flood risk standing advice reminds you of this and provides advice on how to apply the test.

5.4 Cambridgeshire County Council – Highways Officer – 21st February 2025

Recommendation

Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, no significant adverse effect upon the public highway should result from this proposal, should it gain benefit of planning permission.

Comments

I note that parking on the local highway in the vicinity of the site is prohibited by parking restrictions and the proposal only offers a singular parking space for 3 dwellings.

Whilst this proposal is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity on other streets in March town centre which the Local Planning Authority may wish to consider when assessing this application.

In the event that the LPA are mindful to approve the application, please append the following Conditions to any consent granted:

Conditions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.

Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.

5.5 Local Residents/Interested Parties

Objectors

Seven objections (three from Robingoodfellows Lane, three from Darthill Road and one from Elwyn Road) have been received raising the following concerns:

- Overlooking to neighbouring dwellings and gardens from first floor and ground floor windows.
- Lack of privacy for future residents
- Lack of parking provision on site exacerbating existing parking issues.
- Impact on infrastructure
- Environmental and storage issues arising from bins
- Disturbance during construction.

Supporters

One communication of support has been received from Westfield Road in Manea. They have provided the following comments: *I would just like to offer my support over the change of use. As the previous landlord to The Buffs I was the landlady for 14 years and I can confirm that it is no longer viable as a public house. The decision to close was a hard one after years of struggling. With the rising cost of products, utilities and staff it was made impossible to run any longer as a business. This application shouldn't be refused based on the loss of a public house in the town.*

Representations

One representation has been received from Darthill Road in March. They are pleased to see the first floor windows on the rear elevation are now frosted and fixed after amended plans were submitted. They have queried the height of the skylights at first floor level as they do not wish to be overlooked.

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) and the March Neighbourhood Plan (2017).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 5 – Delivering a sufficient supply of homes

Chapter 6 – Building a strong, competitive economy

Chapter 7 – Ensuring the vitality of town centres

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

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

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

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

- LP5 – Meeting Housing Need
- LP6 – Employment, Tourism, Community Facilities and Retail
- LP9 – March
- LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
- LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
- LP16 – Delivering and Protecting High Quality Environments across the District
- LP17 – Community Safety

March Neighbourhood Plan 2017

- H2 – Windfall Development
- H3 – Local Housing Need

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

Developer Contributions SPD 2015

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
- LP2: Spatial Strategy for the Location of Residential Development
- LP4: Securing Fenland's Future
- LP5: Health and Wellbeing
- LP7: Design
- LP8: Amenity Provision
- LP11: Community Safety
- LP12: Meeting Housing Needs
- LP16: Town Centres
- LP17: Culture, Leisure, Tourism and Community Facilities
- LP20: Accessibility and Transport
- LP22: Parking Provision
- 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**
- **Other Considerations**
- **Biodiversity Net Gain (BNG)**

9 BACKGROUND

- 9.1 Planning permission has previously been granted on this site to convert the first floor function room to a one-bedroom flat under reference F/YR13/0174/F. A condition was attached to this permission that the first-floor windows in the west facing elevation are to be obscure glazed.
- 9.2 A subsequent application for a one-bedroom flat at first floor level was approved under reference F/YR16/0786/F. This application contained rooflights above a kitchen, lounge and the existing staircase access off Robingoodfellows Lane. A condition was attached to this permission that the first-floor windows and door in the west facing elevation are to be obscure glazed.
- 9.3 Additionally, in the interests of transparency it should be noted that the applicant is an elected Member of Fenland District Council.

10 ASSESSMENT

Principle of Development

- 10.1 The site is located within the settlement of March, which is identified within Policy LP3 of the Fenland Local Plan 2014 and the settlement hierarchy as being a Primary Market Town, for these settlements the majority of the district's new housing, employment growth, retail growth and wider service provision should take place in these settlements. The proposal is located within a short walking distance of the town centre. The majority of development in the vicinity of the site is residential in nature and there is not considered to be a conflict from a residential use in this location. The broad principle of residential development is therefore considered acceptable, subject to other policy considerations.
- 10.2 However, Policy LP6 of the Local Plan, under the 'Retaining community facilities' section, requires that:
- Proposals that would lead to the loss of community facilities (e.g. public houses, village shops, community halls, post offices) will only be permitted if:*
- 1) it can be demonstrated that the retention of the facility is no longer financially viable and an appropriate marketing exercise has been carried out, and it can be demonstrated that there is a lack of community need for the facility, or*
- 2) an alternative facility is provided.*
- 10.3 Policy H2 of the March Neighbourhood Plan states that windfall development will be supported if *"The proposal will not result in the loss of community facilities or services unless the separate tests set out in Policy LP6 of the Fenland Local Plan are met."*
- 10.4 A justification statement to support the loss of the drinking establishment / club has been provided, however, this does not constitute a marketing exercise as required by Policy. The lack of such an exercise has been raised with the applicant's agent, however no information has been submitted.
- 10.5 The principle of residential development may be supported if the relevant marketing exercise had been conducted and it was evidenced that there was no longer a requirement for the use of this building for the community use as a drinking establishment. However, until such an exercise has been undertaken,

this conclusion cannot be reached and the application is therefore contrary to Policy LP of the Local Plan.

Layout and Design

- 10.6 This proposal seeks to change the use of a drinking establishment/club to three flats. There are no proposed extensions to the building. To facilitate the development, at ground floor level five additional windows and one additional door are to be provided. At first floor level, the steel escape staircase to the rear of the development is to be removed. The two internally bricked up west facing windows are to be replaced with frosted glass windows which will be fixed shut. Three rooflights are also to be provided. One is to be located above the bathroom, one above Bedroom 1 and one above Bedroom 2. The rooflights will be sited 2.3 metres above floor level. A communal bin store area and cycle store area will be provided to the west of a parking space which can be accessed from Robingoodfellows Lane. No amenity space is provided for the flats.
- 10.7 The External Materials section of the Design and Access Statement states: *“External materials to the existing building will remain very similar for the proposal.”* Roofing materials will not be altered. Any new bricks will be to match those of the existing building. There is not considered to be a character impact from the proposed brick as it will be in keeping with the existing building and the character of the surrounding area.

Impact on Residential Amenity

- 10.8 To provide an acceptable level of amenity for future occupants, the proposed flats must meet minimum floorspace requirements. These requirements are contained within the Nationally Described Space Standards (NDSS) Technical Housing Standards document. This document has not yet been adopted by the Council, but it is considered to be a sound guide acceptable levels of occupant amenity.
- 10.9 One bedroom two person flats must provide a minimum floorspace of 50 square metres over a single storey. Additionally, they must be able to accommodate at least 1.5 square metres of built-in storage. Flat 1 at ground floor level has a floor space of 59.2 metres and therefore exceeds minimum space standards. The built-in storage exceeds minimum space standards.
- 10.10 Two-bedroom flats over a single storey must have a minimum footprint of 61 square metres to accommodate three bedspaces, or 70 square metres to accommodate four bedspaces. Additionally, they must be able to accommodate at least 2 square metres of built-in storage.
- 10.11 Flat 2 at ground level has a floor space of 58.7 square metres and therefore falls short of minimum space standards. The built-in storage also falls short of minimum space standards. Bedroom 1 has a footprint of 3.1 metres by 3.8 metres (12 square metres) and Bedroom 2 has a footprint of 3.1 metres by 2.6 metres (8 square metres). Both bedrooms satisfy the minimum width stipulated by the space standards to be considered double bedrooms. Therefore Flat 2 has to be considered a 2 bedroom, 4 person dwelling, which is required to have an internal footprint of 70 square metres to comply with the Nationally Described Space Standards.

- 10.12 Flat 3 at first floor level has a floor space of 83.4 square metres and exceeds minimum space standards, although no built-in storage is provided.
- 10.13 Of the three proposed flats only one of them meets the minimum floor space and built-in storage requirements of the NDSS Technical Housing Standards document. However, Flats 1 and 3 do comply with minimum floor space standards. Flat 2 fails to comply with NDSS floorspace requirements by more than 10 square metres, which equates to it having 20% less internal floorspace than required by the Nationally Described Space Standards (NDSS).
- 10.14 There is not considered to be a new overbearing or overshadowing impact from the change of use as the footprint of the building is not being extended. One concern that has been expressed is being overheard by the occupants of the proposed flats. This is considered to be a matter which carries minimal planning weight. The density of development in this town centre location is higher than that in the rest of the town and it would not be uncommon in predominantly residential areas to be within earshot of conversations if residents are speaking in the private amenity areas of their properties.
- 10.15 The south facing window of Flat 1 is considered to be acceptable as it does not directly face any other properties.
- 10.16 At first floor level on the east facing elevation are two windows that are to serve the open plan kitchen, lounge and dining area of Flat 3. These windows are directly opposite the parking area and garages of 9 and 11 Robingoodfellows Lane. The recessed windows of 9 Robingoodfellows Lane are 12 metres away at the nearest point. As these first-floor windows are not located directly opposite there is not considered to be a material overlooking aspect toward 9 Robingoodfellows Lane. However, in its present format, the ground floor windows on the east are considered to generate a material overlooking impact to the habitable rooms on the frontage of 9 Robingoodfellows Lane, although it is considered that this would be no different to the present situation.
- 10.17 The north facing side elevation wall of the building will remain blank. However, a rooflight serving Bedroom 2 of Flat 3 is to be installed in the roof slope. The rooflight is 2.3 metres above floor level so is not considered to allow for an overlooking impact.
- 10.18 The south facing side elevation wall will retain a window to serve the lounge of Flat 1 and a new window will be provided to serve the lounge of Flat 2. The new fenestration faces a 1.8 metre high fence and the blank side elevation wall of 3 Robingoodfellows Lane and therefore, it is not considered to constitute an overlooking impact. The two proposed rooflights at first floor will be sited 2.3 metres above floor level, so are not considered to allow for an overlooking impact.
- 10.19 Three ground floor windows are sought on the ground floor of the west facing rear elevation. These windows are to serve two bedrooms and a kitchen at Flat 2. Concerns have been expressed about potential overlooking from these windows however they are at ground floor level and not at a height which would allow for overlooking over a 1.8 metre high boundary fence.
- 10.20 The steel staircase on the west facing rear elevation is to be removed. This staircase leads to a first floor door which is also to be removed. Additionally, on this elevation, there are two first floor windows that are bricked up internally.

These windows serve Bedroom 1 and Bedroom 2 of Flat 3 on the proposed plans. These windows are located 8.4 metres from the rear elevation of 25a Darthill Road, 9 metres from the rear elevation of 27 Darthill Road and 10.5 metres from the rear elevation of 23 Darthill Road.

- 10.21 Presently, should the applicant wish to remove the brick the windows could be brought into use without the need for a planning application. After seeing the objection comments, the agent submitted an amended plan to show that the two first floor west facing bedroom windows are to be frosted glass and fixed shut. This is a matter that could be secured by condition.
- 10.22 There is no private amenity space given to the future occupants. However, as this proposal is for flats not dwellinghouses, there is not a requirement under Policy LP16(h) to devote a minimum of a third of the plot curtilage to private amenity space.
- 10.23 Out of the three proposed flats one fails to meet the minimum floor space and built-in storage requirements of the NDSS Technical Housing Standards document. It therefore considered that the proposed flats provide a substandard level of accommodation to the detriment of the amenity of future occupants. These matters are contrary to Policies LP2 and LP16 of the Fenland Local Plan which seek to protect the amenity of residents and promote good design.

Highway Safety and Parking

- 10.24 Highway safety concerns have been expressed by members of the public regarding visibility for vehicles existing the site. However, the parking space is already present on site. The Highways Officer has no objections to the application; however they have requested a condition that no gates are erected in front of the access.
- 10.25 No information has been provided as to which flat the parking space is allocated to. Appendix A of the Fenland Local Plan states that one-bedroom flats should be allocated a minimum of 1.25 off road parking spaces, with flats with more than one bedroom allocated a minimum of 1.5 off road spaces. The proposal therefore does not accord with Appendix A. The text however does also state: *Where a site has good public transport links, such as in a central area of a market town, a reduction in car parking provision may be negotiated and, in special circumstances, nil parking provision may be appropriate.* No such negotiations regarding the shortfall in parking provision have been entered in to.
- 10.26 Concerns have been expressed regarding the lack of parking availability in the vicinity of the site. Further comments state that while there are parking places within walking distance of the site, they are often full. This site is in a town centre location and there is a large free parking area approximately 100 metres south of the site. Whilst there are concerns about parking provision and availability the occupants do have free off-street parking in the vicinity of the site should they have access to a private motor vehicle.
- 10.27 Given the above considerations, it is considered that highway safety and parking for the site have been satisfactorily addressed.

Flood Risk and Drainage

- 10.28 The site and surrounding area is entirely located in Flood Zone 1, with the northern extent of the site being located in a high surface water flood risk area. Surface water will continue to be addressed by a mains sewer. Foul water will also continue to be addressed by a mains sewer. Given that the site is to be extended and there is no loss of permeable land, there is not considered to be a requirement to address surface water on or in the vicinity of the site.
- 10.29 With regard to foul water concerns have been expressed with regard to drainage capacity. One member of the public has stated:
"I have also have serious concerns about where the foul drains will run. At the moment the one toilet they have at the buffs uses one four inch pipe that runs through my garden. We have had problems with blockages in the past with just the one toilet. The proposal shows three bathrooms and I don't think the shared drains will be up to the job."
- 10.30 Foul water drainage is considered to be a matter which could be addressed by condition.
- 10.31 Concerns have also been expressed with regard to water supply to existing residential properties on Robingoodfellows Lane. One member of the public states that their water supply is beneath 5 Robingoodfellows, with the pipe running from Darthill Road, underneath the application site to their property. They believe that their water supply will require rerouting. The objector has not provided a reason as to why their water supply will need rerouting. There are no proposals to undertake works that would impact water supply. Therefore, this concern is considered to carry limited planning weight.
- 10.32 It is considered that there is not a material flood risk for the proposed residential use and the Environment Agency has no objections to the submitted details.

Other Considerations

- 10.33 Another concern raised was disturbance during construction given the proximity of dwellings and the sole parking space on site. This is considered to be a temporary concern and carries minimal planning weight.
- 10.34 Two final concerns raised were that the bin storage location would cause smell and vermin problems, as well as concerns as to where the bins would be put out for collection. The bins will be no different from other residential bins in the vicinity and the existing bin collection arrangements will continue.
- 10.35 The applicant has provided details of the proposed bin storage location and these are considered to be acceptable.

Biodiversity Net Gain (BNG)

- 10.36 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.
- 10.37 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.

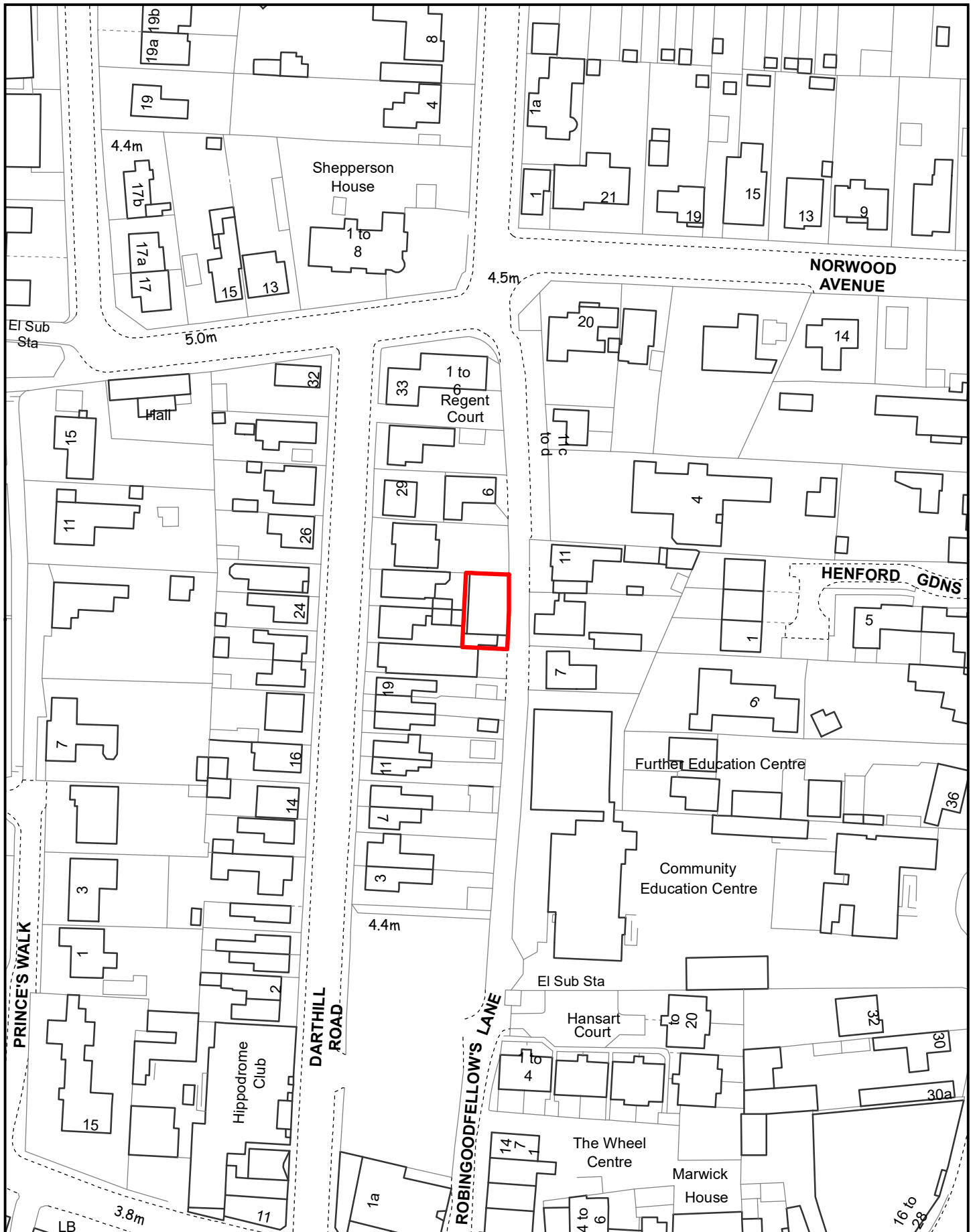
11 CONCLUSIONS

- 11.1 The principle of development may be supported following the conclusion of an extensive marketing exercise. However, until such an exercise has been undertaken, and submitted for assessment to the Local Planning Authority, an accurate determination cannot be made. This proposal is therefore contrary to Policy LP6 of the Fenland Local Plan, which requires a marketing exercise is undertaken to demonstrate that there is no material interest in the retention of this community facility.
- 11.2 Out of the three proposed flats, only one of the three meets the minimum floor space and built-in storage requirements of the Technical Housing Standards document. It therefore considered that the proposed flats provide a substandard level of accommodation to the detriment of the amenity of future occupants. These matters are contrary to Policies LP2 and LP16 of the Fenland Local Plan which seek to protect the amenity of residents and promote good design.

12 RECOMMENDATION

- 12.1 **Refuse**; for the following reasons:

1	A marketing exercise has not been undertaken to ascertain whether there is interest in the retention of this community facility. This proposal is therefore contrary to Policy LP6 of the Fenland Local Plan (2014) and Policy H2(g) of the March Neighbourhood Plan, which require a marketing exercise is undertaken for a minimum of one year to demonstrate that there is no material interest in the retention of a community facility.
2	Flat 2 fails to meet the minimum floorspace requirements of the Nationally Described Space Standards. It is therefore considered that the proposal as a whole would provide a substandard level of accommodation to the detriment of the amenity of future occupants. This is contrary to Policies LP2 and LP16 of the Fenland Local Plan (2014) which seek to protect the amenity of residents and promote good design.



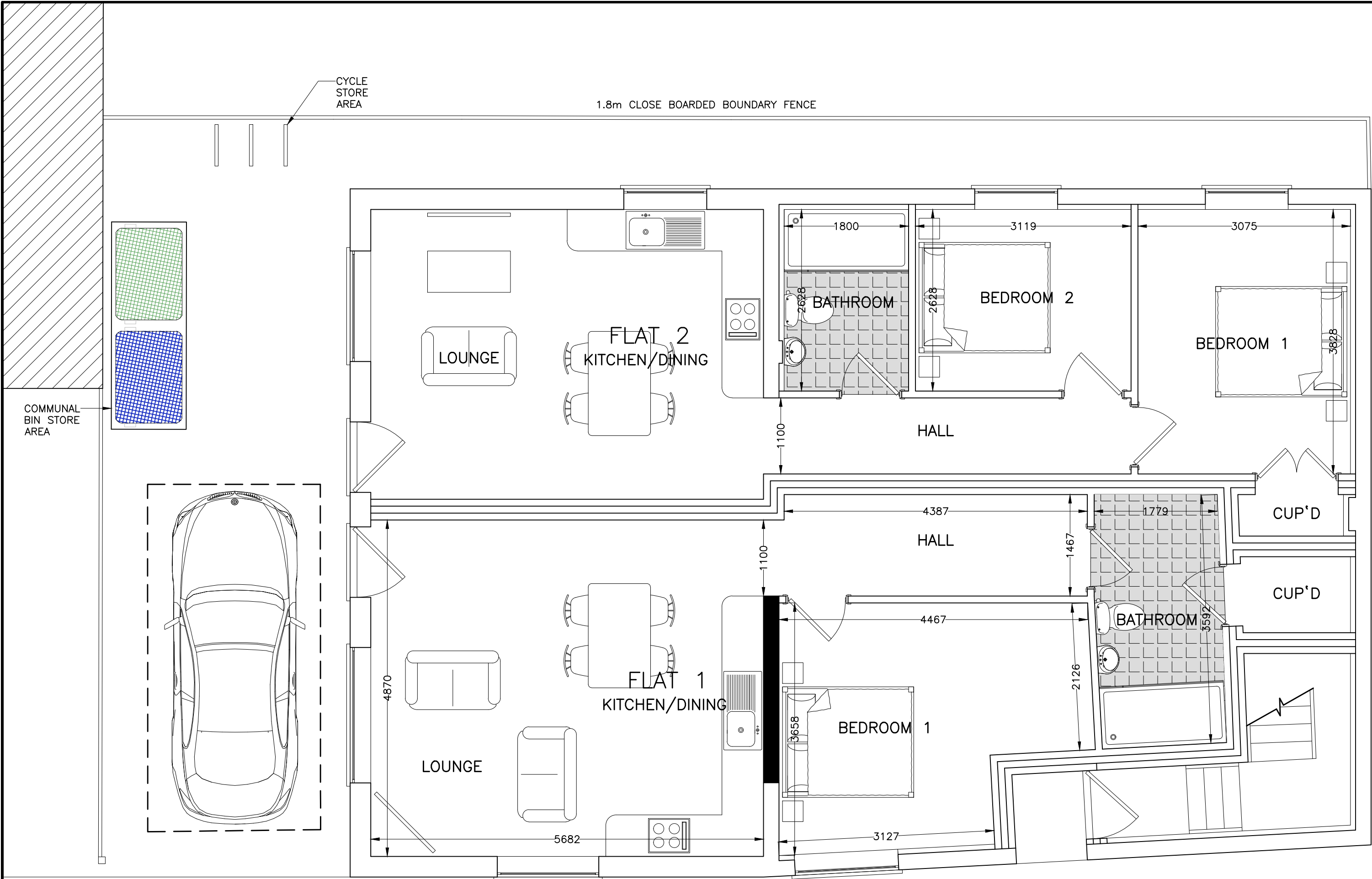
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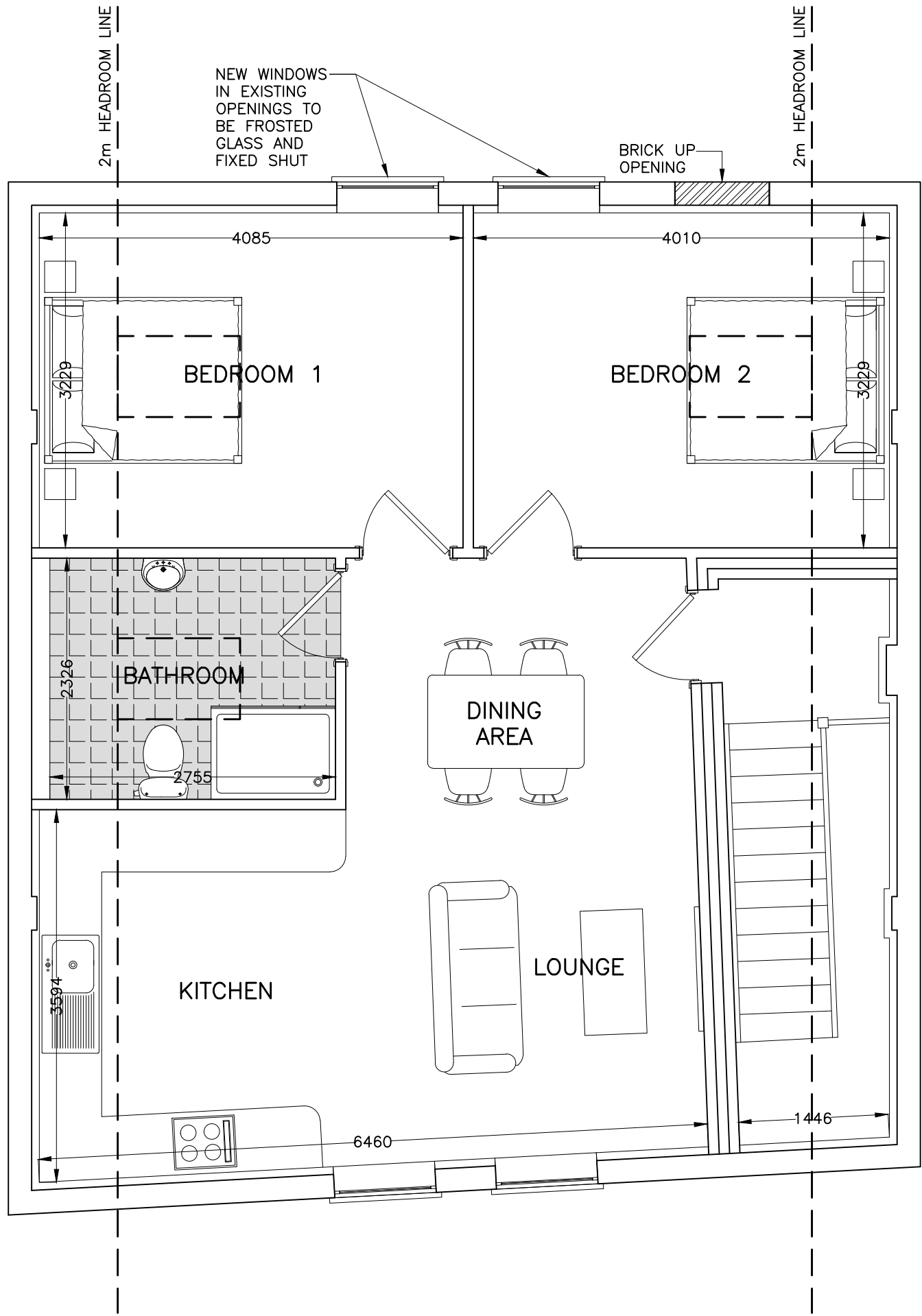
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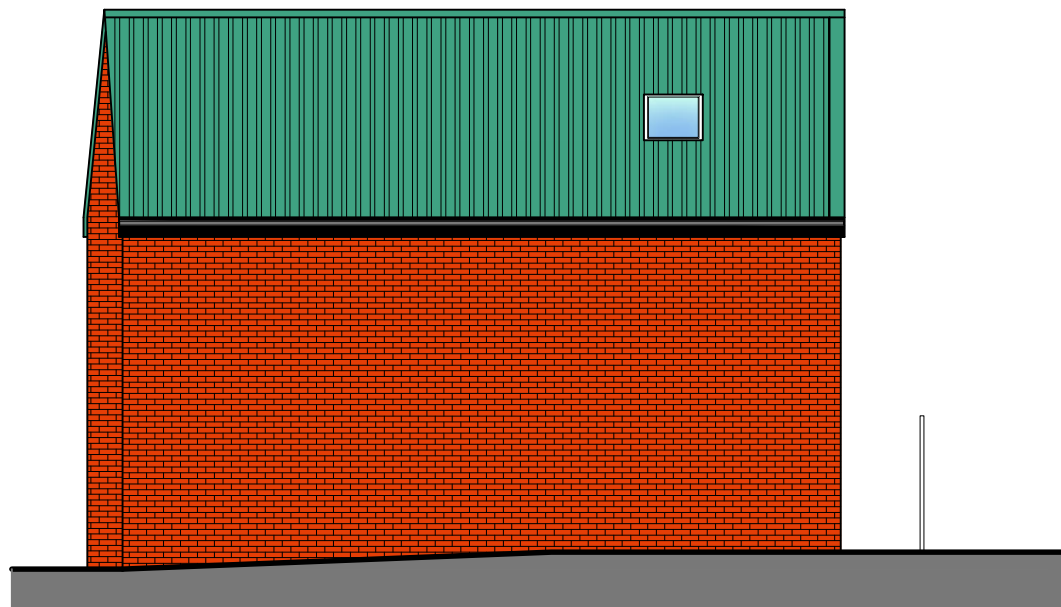
PROPOSED GROUND FLOOR PLAN
(1:50)
FLAT 1 = 59.2m²
FLAT 2 = 58.7m²



PROPOSED FIRST FLOOR PLAN
(1:50)
FLAT 3 = 83.4m²



PROPOSED FRONT ELEVATION
(1:100)



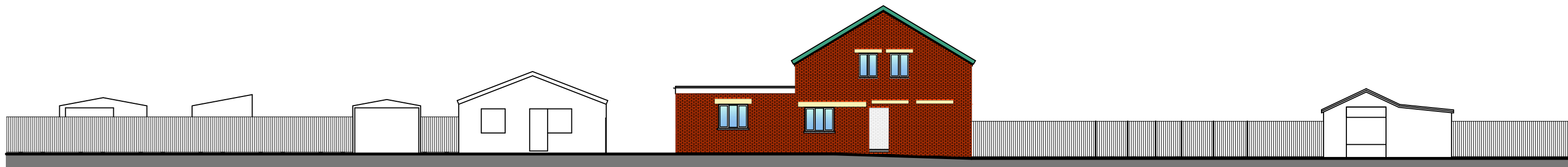
PROPOSED RHS ELEVATION
(1:100)



PROPOSED REAR ELEVATION
(1:100)



PROPOSED LHS ELEVATION
(1:100)



PROPOSED STREET SCENE
(1:200)

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Please read, if in doubt ask. Change nothing without consulting the Engineers.
Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.
Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

B A	DRAWING UPDATED PLANNERS COMMENTS	MAR. 2025 JAN. 2025
	REVISIONS	DATE
<div><div><div><div>MORTON & HALL</div><div>CONSULTING LIMITED</div><div>CONSULTING STRUCTURAL ENGINEERS</div></div><div>1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ</div><div>Tel: 01354 655454 E-mail: info@mortonandhall.co.uk Website: www.mortonandhall.co.uk</div></div><div><div><div>LABC</div><div>LABC</div><div>LABC</div></div><div>Fenland District Council</div><div><div>Building Design Awards</div><div>winner</div><div>Building Excellence in Fenland</div></div></div></div> <div><div><div><div><div></div><div></div><div></div></div><div>LABC</div><div>LABC</div></div><div>LABC BUILDING EXCELLENCE AWARDS</div><div>winner</div></div><div><div><div><div></div><div></div><div></div></div><div>LABC</div><div>LABC</div></div><div>BUILDING EXCELLENCE AWARDS</div><div>winner</div></div></div> <div>CLIENT</div> <div>Mr Sidney Imafidon</div>		
PROJECT <div>The Buffs, 5 Robingoodfellows Lane, March, PE15 8HL</div>		
TITLE <div>Proposed Plans & Elevations SCHEME 2</div>		
DRAWN R.Papworth		DATE OF ISSUE
CHECKED		
DATE Nov 2024		DRAWING NUMBER H10058/03
SCALE As Shown		