

Our Ref: 23/03489/PRIOR
Your Ref: 1 Cambridge Road

19 September 2023



Mr Grant Cameron
Cameron Bosque Brookes Architects
49 York Street
Cambridge
CB12PZ

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

www.scambs.gov.uk | www.cambridge.gov.uk

Dear Mr Cameron

South Cambridgeshire District Council Application for Prior Approval

Proposal: Change of use of an office to a flat including the installation of external stairs and the timber window to be replaced with painted white timber door on the south west elevation.

Site address: 1 Cambridge Road Linton Cambridgeshire CB21 4NN

Your client: Mr James Robey

I received your notification on 12 September 2023

From the date when the Council received your notification, we have a period of to notify you of one of the following outcomes:

- Prior approval is not required.
- Prior approval is given.
- Prior approval is refused.

The last date for determination of the proposed development is 13 November 2023.

If prior approval is not required, or if prior approval is given, or if the LPA fails to notify you of one of the above outcomes within 56 days, then this will indicate that the proposed development would comply with paragraph W (11)(Prior Approval), Part 3 of the GPDO 2015. It's important to note that this will not indicate whether or not the proposed development would comply with any of the other limitations or conditions of Class O, Part 3. After you receive the decision (or if the LPA fails to notify you within 56 days), if you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Class O, Part 3), then you should submit an (optional) application to the LPA for a Lawful Development Certificate (LDC).

If prior approval is refused, then this will indicate that the proposed development would not comply with the provisions of Class O. After you receive the decision, you will have the right to submit an appeal to the Planning Inspectorate.

If you do not receive a written notice from the LPA (i.e. notifying you of the outcome) within 56 days following the date that we receive your notification, then you should contact the local planning authority to check whether or not we have issued a written notice, in case it has been lost in the post.

If the Council considers that the information you have submitted is insufficient to assess impact in terms of transport and highways, contamination or flood risks then we may ask you to submit further information, or we may refuse prior approval on the basis that the information you've submitted fails to demonstrate that the impact would be acceptable. To reduce the likelihood of the latter situation, if you have not already done so, you may wish to submit further information immediately at this initial stage. In particular, please consider the following:

- 1 Scaled floor plans and block plan (existing and proposed)
- 2 Details of existing and proposed on-site parking arrangements for all vehicles and cycles.
- 3 Details of existing and proposed access arrangements for all vehicles, cycles and pedestrians.
- 4 Details of any material increase in traffic or material change in the character of traffic entering and leaving the site, an assessment of impacts and risks and how these will be mitigated.
- 5 Details of which flood zone, as defined by the Environment Agency, the site falls within. If the site falls within Flood Zone 3 a Flood Risk Assessment (FRA) will be required. If the site falls within Flood Zone 2 a FRA may be required. It is advised that you visit the Environment Agency's website for confirmation regarding which flood zone your site falls within.
- 6 Details of previous uses of the land and buildings and any known sources of contamination on or adjacent to the site. If there is contamination, a contaminated land assessment is likely to be required. You should contact the Council's Environmental Health Department for further information and advice.

If you do not receive a written notice from the Council (i.e. notifying you of the outcome) within 8 weeks from the date that we receive your notification, then you should contact us to check whether or not we have issued a written notice, in case it has been lost in the post. Plans, supporting documents and consultation comments are available to view online at:
<https://applications.greatercambridgeplanning.org>

Please note that we do not return sets of stamped up plans regardless of whether they are approved or refused.

How are we doing?

Please tell us what you think of the service you have received so far:
<https://forms.office.com/e/d3SsU4v5rv>

Yours sincerely

Nick Yager
Principal Planning Officer

Email: nick.yager@greatercambridgeplanning.org
Direct dial: 07925398840

Contact: Nick Yager
Telephone: 01954 713000
Email: Planning@greatercambridgeplanning.org

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South Cambridgeshire District Council RECEIPT

Summary

Payment required:	£206.00
Payment received:	£206.00
Balance outstanding:	£0.00

Payment Details

Payee	Amount Received	Payment Method	Date Received	Receipt No.
	£96.00	Planning Portal	12/09/2023	
	£110.00	Card Payment	18/09/2023	2431