

PLANNING NEWSLETTER

Issue 21 Part 2 Spring/Summer 2008

CgMs NEWS

New Members of Staff

CgMs are pleased to announce the appointment of the following new members of staff since our last newsletter.

Planning

- **Ian Biddulph**, Director, based in our Newark and Birmingham offices
- **Richard Atkinson**, Director, based in our Newark office.
- **David Barnes**, Director, based in our Birmingham office
- **Chris Telford**, Associate Director, based in our Newark office
- **Holly Jones**, Senior Planner, based in our Cheltenham office
- **Alex Christopher**, Planner, based in our London office

Historic Buildings

- **Agnieszka Sadraei**, Assistant Historic Buildings Consultant, Birmingham

Archaeology

- **Matthew Smith**, Archaeological Consultant

New Regional Offices

Due to further expansion, we are also pleased to be holding an open evening and drinks reception on 19 June celebrating the opening of our new offices at Newark.

We are also relocating our offices in Birmingham to Bank House 8 Cherry Street Birmingham B2 5AL at the end of June to accommodate the growth in our business serving the West Midlands area.

We are also pleased to announce that CgMs are sponsoring the retail agent award for the West Midlands Property Awards which is being held at the ICC on 22 July and being organised by Property Week.

NBReal Estate and CgMs

CgMs Consulting and NB Real Estate continue developing their working relationship between the two firms. The two businesses have mutual clients – such as the Royal Mail - and we are developing ever closer business ties with respective clients.

LONDON OFFICE	CHELTENHAM OFFICE	NEWARK OFFICE	KETTERING OFFICE	BIRMINGHAM OFFICE
Morley House 26 Holborn Viaduct London EC1A 2AT	Burlington House Lypiatt Road Cheltenham GL50 2SY	Newark Beacon Beacon Hill Office Park Cafferata Way, Newark Notts NG24 2TN	Ragsdale 1 Church Lane Great Cransley Northants NN14 1PX	43 Temple Row Birmingham B2 5LS
Tel: 020 7583 6767 Fax: 020 7583 2231	Tel: 01242 259290 Fax: 01242 259299	Tel: 01636 653 060 Fax: 01636 653 065	Tel: 01536 790447 Fax: 01536 799378	Tel: 0121 237 6097 Fax: 0121 237 6100

As a result of this initiative Steve Forman has recently been seconded to NB Real Estate and now spends one day a week in their office in order to provide direct access. The arrangement works well with Steve being on the spot to provide advice and NB being able to provide market input to challenging schemes we are currently dealing with.

Recent Staff Events

Cheltenham Young Property Professional Revolution

Jemma Cam from CgMs's Cheltenham office recently moved to the area and saw an opportunity to set up a networking event for young property professionals in Cheltenham and Gloucester. This is known as the 'Revolution'.

The Revolution presents young property professionals an informal social opportunity to network, learn a bit about each other and the companies we work for and enables a foundation for professionals to grow together within the property profession in Cheltenham and Gloucester.

To date, there have been two events held at Revolution in Cheltenham. Both events have attracted a wide variety of disciplines within the property arena. The events have been a success providing a friendly environment for people to get to know each other and a basis for people to draw upon each others expertise in the future if required.

The Revolution takes place bi-monthly on a Thursday evening. The next event is on the 4th July 2008. For further information please contact Jemma Cam via email: jemma.cam@cgms.co.uk or visit the web page: www.cgms.co.uk/yppr.php

CgMs Football Team

The CgMs Football Team entered for the first time the RTPI yearly 5-a-side football competition on 16 May 2008. The team consisted of Chris Brocklebank, Joe Fowler, Brian Coughlan, Nick Lawrence, Alex Christopher, Laura McKenzie and Setareh Neshati. The competition is a "World Cup format" with four teams in four groups with the top two teams from each group going forward to the knock out stages.

The team showed promise in the early stages but were eventually knocked out in the last round of the group stage. The newly formed team showed passion and commitment throughout the tournament on the pitch and in the bar afterwards. All the team played well and should be congratulated on providing the other planning teams a hard game.

RTPI Young Planners Quiz, London

Members of the CgMs London Office attended the 2008 RTPI Young Planners Quiz at in the West End on the evening of the 9th April. CgMs turned out in force entering two teams headed by John Mumby and Samantha Walker. The evening was sponsored by Judd Farris and attended by a large number of teams from both the public and private sector including other consultancies and a number of representatives of London Councils.

Whilst not leaving the event victorious, both teams performed well achieving respectable positions out of the 12 teams taking part, despite the tricky 'Planning Questions' final round... Overall good contacts were made including representatives of the London Branch of the RTPI Young Planners, whom since have contacted CgMs to get involved with a series of upcoming events.

CgMs Consulting – some of our recent projects

Planning Team

Watford Springs, Watford

Acting on behalf of Taylor Wimpey, CgMs has secured a resolution to grant planning permission subject to a Section 106 Agreement for the redevelopment of the Watford Springs site in Watford for the erection of 129 residential units comprising flats and town houses. The site has been vacant since 2005 following demolition of a swimming pool and is the subject of a Development Brief prepared by Watford Borough Council.

The proposal involves the erection of a 'landmark' scheme of three buildings of three and five storeys on a 1.3 hectare site adjacent to Watford Town Centre, comprising a mix of unit forms and types based around the 'homezone' principle. A successful decision was reached at the Council's Planning Committee following detailed consultation and negotiations with Council Officers, local residents and other third parties.

As part of proposals it was necessary to preserve the setting of Watford Museum adjacent to the site, a Grade II listed building; enhance existing public rights of way through the site; open up the site to the adjacent public open space and enhance access to an adjacent school. On completion, the development is expected to achieve an Eco-homes 'Excellent' rating and the Building for Life Gold Standard.

CgMs's Planning and Historic Buildings departments were involved in working towards obtaining a successful decision at Watford's Planning Committee.

Tesco Express Stores, London sites.

Acting on behalf of Tesco Stores Limited, CgMs have secured planning permission for two sites in central London for the use by Tesco for their Express stores format following extensive negotiations with Westminster and Hackney Council's Planning Departments. Both sites are located in out of town centre locations and therefore a full retail assessment was produced to support the introduction of retail floorspace.

The introduction of a small scale convenience goods store servicing a small catchment with 'top up' shopping was justified by the submission of a thorough need test showing the store could be supported and an impact test showing the its introduction would enhance rather than detract from the vitality and viability of retail areas in the surrounding area. Notwithstanding the extensive resistance from local residents both schemes were approved by the respective Councils. In addition to the introduction of new retail floorspace, CgMs also provided all planning consultancy work to enable Tesco to install plant, signage and undertake necessary works to the shopfronts of the sites.

Cannon Wharf

CgMs have recently submitted a detailed planning application for the erection of 756 dwellings and 8,324 sq.m of commercial floorspace at the 3ha Cannon Wharf site, Deptford, London. The application, which is accompanied by an Environmental Impact Statement, represents the culmination of four years pre-application discussions with the London Borough of Lewisham, GLA, CABE and other parties.

Cannon Wharf is one of six brownfield sites identified for mixed use high density residential

led redevelopment in the emerging Local Development Framework. The proposal, which includes residential towers of 20 and 23 storeys, will have a profound regenerating effect on the area – boasting employment, new homes and community facilities including bringing part of the derelict Surrey Canal back into public use as a linear park. The application could be one of the first to be subject to the Mayor of London's new planning powers.

Office Development, City of London

On behalf of Gracemark Investments, the London team at CgMs recently obtained planning permission for the development of a new office development at 98-99 Fetter Lane and 12 Norwich Street totalling some 1,400 sq m with A1,A2, and A3/A4 at ground floor. Two alternative schemes were submitted and committee members at the City of London considered both favourably, despite a recommendation from Peter Rees to refuse one of the schemes. The applicants are now slightly amending one of the schemes and it is anticipated that final approval will be given by the City in the summer.

London City Academy

In January 2008 CgMs achieved planning permission for a new City Academy on behalf of the City of London within the London Borough of Hackney. The new City Academy located in Homerton is co-sponsored by KPMG and the City of London and will accommodate 1,140 11-18 year olds within a modern purpose built structure incorporating extensive sustainable design technologies to minimise energy demand and maximise use of natural ventilation and light. The planning process involved extensive public consultation and careful negotiations on design in order to deliver this modern building adjoining one of the most historic areas of the Borough and within the setting of the Grade II* Listed Sutton House, regarded as the oldest house in East London.

Recent instructions from the volume housebuilders – despite the credit crunch

Acting on behalf of Telford Homes plc in relation to an appeal on the grounds of the non-determination, by the London borough of Redbridge, for the redevelopment of a site of just over 1 acre (0.47 hectare) at Wanstead in East London, to provide 24 apartments. The Council determined to raise objection on the grounds of affordable housing, density and effect on the area's character. Acting as planning witness for the appellants at the Public Inquiry held in April 2008.

During the Inquiry the Council conceded the issue of density, was unable to put forward a robust case on the development being detrimental to the area's character and duly accepted affordable housing provision was not viable as a result of applying the Greater London Authority's Housing and Section 106 Toolkit. Telford Homes did, however, enter into a unilateral undertaking to provide financial contributions towards community facilities and affordable housing provision. The Inspector's decision is due in mid-June 2008.

Instructed by Barratt Homes North London in respect of two schemes in the Borough of Broxbourne in Hertfordshire for the submission of a detailed planning application for 55 apartments in Hoddesdon and an application for the approval of reserved matters for 95 houses in Cheshunt. Officer level discussions have already taken place, together with requests for screening opinions in relation to Environmental Impact Assessments and community consultation is being arranged with a view to submitting the applications in June and August 2008.

Submitting representations on behalf of Fairview New Homes Ltd to protect their interests

in respect of the proposed policies set out in the Preferred Options consultation on the London Borough of Enfield Core Strategy Development Plan Document for the emerging Local Development Framework.

Historic Building's Team

Expedier House, Hindhead

CgMs' Historic Buildings Team provided expert witness at a recent Public Inquiry that considered proposals for Expedier House, Portsmouth Road, Hindhead. CgMs supported the appellant's proposal for the erection of an extra care home on the site of the unlisted Expedier House. The arts and crafts style design of the new build was considered by CgMs to be a high quality and appropriate design that would integrate sensitively with its surroundings. The Key heritage consideration however was the setting of the Grade II listed United Reformed Church.

The setting of the listed building was argued to concentrate in Tower Road, with the majority of the Appeal building falling outside the setting of the listed church. It was presented that views of the listed building already took in the existing Expedier House structure and that although of a large footprint that neighbouring properties when considering views of the listed building, the proposed extra care home would be a material enhancement. The Inspector concurred with CgMs' appraisal, stating in his Decision "I am persuaded by the appellants' evidence that the appeal site was never intended as land to form any setting to that building". He allowed the Appeal and proceeded to praise the proposed new build concluding "if the proposed building had been erected in the same year as Expedier House, it would now be possibly seen as a candidate for listing as a building of special architectural interest"

For further information please contact Dr Jonathan Edis (t) 020 7832 1485

The Walled Garden Moat Factory, Wheathamstead

CgMs' Historic Building team supported a redevelopment scheme on behalf of Hammersmatch Ltd at Appeal, following Saint Albans City and District Council's decision to refuse planning permission, conservation area consent and listed building consent. The Moat Factory site occupies a prominent and strategically important position close to the centre of Wheathamstead village and alongside the River Lea. It is located within the Wheathamstead Conservation Area and it includes a Grade II listed building. The proposal entailed demolition of a former canteen and garage adjacent to the listed building, erection of a three storey block of offices and change of use of the Grade II Listed building from offices to a residential dwelling.

CgMs evaluated the effects of the proposal upon the character and appearance of the conservation area having special regard to national and local policy and other supplementary planning guidance. It was successfully proved that demolition was within the context of the redevelopment of a gap site, and would not detract from the character of the conservation area or the listed building. In addition, it was identified that the redevelopment scheme for an office building responded imaginatively to a difficult site and that the proposals would assist in establishing an evolving residential streetscape.

CgMs' evidence was taken into account at the Hearing in January 2008. The Inspector agreed with our stance and found in favour of the appellant.

For further information please contact Dr Jonathan Edis (t) 020 7832 1485

Woodside, Larkhill, Worcester

Proposals have been granted for a group of modern terraced houses within the Larkhill Conservation area, following a recent Hearing Decision. CgMs' worked with the project team from design stage and supported the scheme at Appeal, following Worcester City Council's decision to refuse planning permission, conservation area consent and listed building consent. The arrangement of modern terraced houses set out in a curvilinear formation is wrapped around a hillside at the foot of a Grade II listed property known as Woodside. Proposals saw minimal alterations to the listed building and the demolition of a post war timber 'cabin' building and modern brick lean-to.

CgMs put to the Inspector that the proposals accorded with Local Plan Policy and demonstrated that the effect of the crescent-shaped appeal scheme on the listed building was acceptable, compatible and not considered to cause harm to its immediate setting or to distance views. On the point of the conservation area, CgMs presented that the scale and siting were appropriate to the topography and that these factors had been harnessed so as to have a minimal affect and to retain the character and appearance of the conservation area. The Inspector agreed with our stance and found in favour of the appellant.

For further information please contact Jon Lowe (t) 020 7832 1476

Doon Street

In March, 2008 CgMs provided expert witness at Public Inquiry into a high profile case relating to the erection of a 44-storey residential tower and leisure centre on the South Bank. CgMs gave evidence on behalf of the London Borough of Lambeth who had approved the scheme before it was called in by the Secretary of State.

The site is owned by Coin Street Community Builders, and is identified as a Major Development Opportunity in the UDP. Designed by Lifschutz Davidson Sandilands, the appeal scheme is for a 140 metre high, largely residential tower, standing above a new swimming pool and other health and leisure facilities. The residential tower will be sited on a largely derelict 13 acre site immediately behind the National Theatre on London's South Bank. The proposal seeks to secure and sustain community facilities on a long term basis and it is put that the residential element of the scheme is required to fund these facilities. In heritage terms the potential impacts to key London views, the setting of historic buildings on the banks of the Thames and adjacent conservation areas have been opposed.

CgMs identified the main issues to be the effect of the proposed tower on the skyline above the Royal Festival Hall, listed grade I, and the Royal National Theatre, Listed Grade II*. Following site assessment and a thorough analysis of impacts, CgMs provided evidence to suggest that these listed buildings and their associated historic assets are robust and dynamic structures set within an evolving urban environment. It was stated that their character, appearance and setting would be changed, but they would not be harmed by the application proposals.

The inquiry drew to close in 18th of March and final decision is awaited.

For further information please contact Dr Jonathan Edis (t) 020 7832 1485

Watford High Street

In March 2008 CgMs' Historic Buildings Team helped secure conservation area consent for a mixed use regeneration scheme on behalf of Bannister Properties Ltd. The scheme,

designed by The Louis de Soissons Partnership, comprises retail, leisure and residential elements. It involved the retention and re-use of the exterior envelope of a locally listed former Barclays Bank and of a locally listed former public house. Consent for the demolition and redevelopment of all other existing buildings on the site was achieved. The site falls within the 'High Street/ King Street Conservation Area' as recently designated by Watford Borough Council.

CgMs appraised all existing buildings on the site and worked with the project team to produce a scheme that is considered appropriate for the conservation area and sensitive to the locally listed buildings on site. The scheme is also felt to have a positive affect upon nearby listed buildings on the High Street. CgMs' Heritage Assessment suggested the proposed redevelopment would fulfil a borough need and enhance the character of the conservation area.

After much negotiation with officers and extensive public consultation Watford Borough Council approved the scheme and this part of Watford now looks forward to a vibrant and exiting development.

For further information please contact Dr Jonathan Edis (t) 020 7832 1485

Lewisham Police Station

CgMs' Historic Buildings Team formed part of the project team that secured Conservation Area Consent and Listed Building Consent in March, 2008, for the redevelopment of Lewisham Police Station.

CgMs undertook a historic buildings and conservation area appraisal for Broomleigh Housing Association with regard to redevelopment proposals for the police station which resides within St Mary's Conservation Area in Lewisham.

It was proposed to convert the Grade II listed police station and to redevelop the land to the rear for residential use. CgMs considered the effect on the character and appearance of the conservation area, impacts on the police station itself and any impacts on the setting of the neighbouring St. Mary the Virgin church (Grade II*) and Ladywell Baths (Grade II).

This process identified that space around the building did not fulfil its potential within surrounding townscape. It was suggested that the removal of relatively modern and unsightly buildings would improve the character of this part of the conservation area and concluded that the scheme offered a sympathetic conversion of the listed police station and would create dynamic relationship between the existing and new buildings and spaces.

For further information please contact Dr Jonathan Edis (t) 020 7832 1485

Crest Hotel Torquay

CgMs historic buildings team were instrumental in securing the demolition of a hotel within the Torre Conservation Area in Torquay, Devon as part of a proposal to construct a new 90 bed Travelodge. CgMs provided a Heritage Supporting Statement which assessed the historic significance of the existing building on the site and its contribution to the conservation area. Historic research carried out by CgMs established that the existing hotel evolved from a pair of private Victorian villas eventually being joined to form a single hotel. The buildings had undergone various phases of remodelling over the years which resulted in much of the original architectural features being been lost to later alterations.

CgMs established that the building did not make a significant positive contribution to the conservation area and therefore demolition would not be contrary to local and national policy. The applicants, Torbay Quest Ltd, were granted permission for the demolition and redevelopment of the site by Torbay Council on 18th December 2007.

For further information please contact Julian Bagg (t) 0121 237 6492

Pleasley Colliery

CgMs have completed a Conservation Management Plan for a redundant Colliery at Pleasley on the Nottinghamshire / Derbyshire border. The colliery opened in 1870's and closed in the 1990's having exhausted its coal reserves. Most of the infrastructure of the colliery has since been removed. However, a prominent group of historic buildings at the centre of the complex were designated as a Scheduled ancient monument and listed buildings. The remaining buildings include two headstocks an chimney and two winding houses containing original steam winding engines. Since closure the land around the colliery has been landscaped and is now a nature reserve. The remaining historic buildings and machinery have been maintained and restored by a group of volunteers including ex miners and enthusiasts.

The site is owned by the East Midlands Development Agency (EMDA) who commissioned the Conservation Management Plan. The long term aim is to initiate a heritage led regeneration of the former colliery site in order to develop the site as an accessible community and leisure resource. The project will include site remediation including extensive landscape improvements and continued repair and conservation of the historic buildings and machinery. The drafting of the Conservation Management Plan involved consultation with all stakeholders and will inform the future management of the site and form part of an initiative to enable funding from bodies such as the Heritage Lottery Fund

For further information please contact Julian Bagg (t) 0121 237 6492

Boughton Conservation Area, Worcester: R ex parte Arndale Properties v Worcester City Council

CgMs' Historic Buildings Team has previously assessed the historic interest of a former industrial site, The Cinderella Shoe Factory, Worcester on behalf of Arndale Properties. A cricket pavilion in the grounds of the industrial site has also been the subject of analysis and recording. When Worcester City Council designated a conservation area at the site, grounds existed to believe that the decision to designate had been based on the sole desire to prevent the demolition of the cricket pavilion which had been scheduled for removal in 2006. CgMs appraised the character of the newly designated conservation area and found it to be without due merit. On the grounds that the conservation area had been designated for false purpose and contrary to guidance, Arndale took their case to the High Court, where the designation was duly overturned.

CgMs prepared a witness Statement, and a Statement on the true nature of the conservation area, as part of proceedings.

For further information please contact Jonathan Edis (t) 0207 832 1485

Historic Building Department News

§ In March/April 2008 Jon Lowe lectured a small group of Birkbeck College students on Standing Building Recording at Headstone Manor, Harrow. The students range from

Diploma students to MA Archaeology students and the course is one of several practical modules they undertake. The week long course aims to instruct the students in the philosophy and practical application of historic building recording. It focuses on the reasons for recording and particularly on how to establish an understanding of historic buildings in terms of untangling their fabric, construction, and historic development. It also includes introductions to historic building documentary research and photography. Jon Lowe was assisted by Jody Morris and Karen Muldoon also of CgMs' Historic Buildings Team.

§ In March 2008 Liz Stephen attended LB Ealing's bi-annual careers fair at St. Benedict's school, along with Steve Forman and Chris Brocklebank from CgMs' Planning team. They talked to students interested in pursuing careers in town planning or the heritage sector advising how to go about studying for these professions. A number of students were number interested in the possibility of summer work experience at CgMs Ltd.

§ Karen Muldoon was shortlisted to participate in a three week diary study for The National Archives, as part of research to establish how online and other research resources are used. The Professional Researchers within the Historic Buildings Team regularly use The National Archives facility and participation in such schemes should help to improve services and in turn benefits to CgMs' client base. This study is now successfully complete and results are being processed and analysed by The National Archives.

§ CgMs Historic Building team exhibited at The Listed Property Show, which took place in Olympia in February 2008. The exhibition, run by The Listed Property Owners Club, provided owners of listed buildings with access to the products and services of over 150 specialist suppliers. CgMs provided practical advice, ideas and inspiration for current and prospective owners of period properties.

§ Dr. Jonathan Edis gave a presentation at the Annual Historic Buildings Conference held by The Architects Journal, which took place at Royal College of Surgeons in January 2008. The event was sponsored by CgMs and targeted various audiences ranging from architects to surveyors and conservation officers. The conference aimed to bring together key figures actively involved with heritage architecture in order to explore latest developments and offer practical advice in adapting and regenerating historic landscape. Jonathan Edis' presentation focused on changes set out in the new Heritage White Paper and its implications.

§ Earlier this year Liz Stephen gave a talk to students on the MSC Historic Conservation course at Oxford Brookes College about her work as Historic Building Consultant at CgMs. Liz recently completed this course and the talk intended to share her thoughts and advice on completing the course and to encourage students to pursue career in this field. She explained about various types of work undertaken in her current role and outlined some projects CgMs had successfully conducted.

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