

PLANNING COMMITTEE

11th June 2019

Application Number	18/1859/FUL	Agenda Item	
Date Received	3rd December 2018	Officer	Ganesh Gnanamoorthy
Target Date	28th January 2019		
Ward	Arbury		
Site	39 Akeman Street Cambridge CB4 3HE		
Proposal	Temporary change of use of 39 Akeman Street as a Community Centre Office for a period of 55 weeks involving the widening of a rear door and the installation of an access ramp.		
Applicant	Mrs Allison Conder Cambridge City Council PO Box 700 Cambridge CB1 0JH		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The development would help to facilitate a much needed increase in the amount of affordable housing within the City - The proposed development would be for a temporary period only and would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The proposal would ensure an existing community facility is re-provided in the short term while the existing site is redeveloped. The new site would include a new, purpose built community facility. - The proposed development is unlikely to give rise to any significant adverse impact upon on-street car parking capacity on the surrounding streets.
RECOMMENDATION	APPROVAL

0.0 BACKGROUND

- 0.1 This planning application has been submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership. The purpose of the partnership is to deliver 500 net new council rented homes across the City using mainly council owned sites/assets. The City Council has received £70 million support from central government as part of the Devolution Deal to help achieve this target.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site hosts a 2-storey semi-detached property on the northern aspect of Akeman Street. The property benefits from two off-street parking spaces to the front of the site.
- 1.2 The property is currently vacant, although is a residential (use class C3) property.
- 1.3 The property is not located within a designated conservation and the property is not a listed building.
- 1.4 The property is not situated within a controlled parking zone.

2.0 THE PROPOSAL

- 2.1 This application proposes a temporary change of use of the property for use as a community centre (Use Class D1) and associated office for a period of 55 weeks.
- 2.2 The proposal would involve some minor external alterations to the rear of the site, with a doorway being widened and the installation of an access ramp.
- 2.3 A separate planning application has been submitted for the redevelopment of 74-82 Akeman Street for the erection of 3 no. retail units (2 x use class A1 and 1 x use class A5), 1no. Community Centre (use class D1) and provision of 14 no. dwellings (8 flats and 6 maisonettes) following demolition of existing units and flats).

- 2.4 The temporary change of use at 39 Akeman Street would ensure that the existing community use at 82 Akeman Street is not lost during the proposed wider redevelopment.
- 2.5 An amended plan has been submitted to show the extent of the proposed access ramp to the rear of the site. At the time of writing this report, the consultation period was in progress and so an update to this report will be provided to the committee with respect to any additional responses received.
- 2.6 The application is accompanied by the following supporting information:
- Existing and proposed floor plans
 - Site location plan
 - Design and Access Statement
 - Sound Insulation Prediction sheet by Create Consulting Engineers Ltd dated 25/04/2019

3.0 SITE HISTORY

3.1 There is no relevant planning history on this site.

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners/Occupiers:	Yes
Site Notice Displayed:	No

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 3, 55, 56, 59, 73, 81, 82

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010) Public Art SPD 2010.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highways Officer has commented and states that the proposal would be unlikely to cause a significant impact on the public highway.

Environmental Health Officer

- 6.2 No objection has been raised subject to noise mitigation measures being secured by way of condition.

7.0 REPRESENTATIONS

- 7.1 One letter of representation has been received from an occupier at 41 Akeman Street.

7.2 The concerns raised can be summarised as follows:

- A house is not fit for purpose for use as a community centre
- The property would not be accessible to wheelchair and disabled users
- Garden needs landscaping to be suitable for wheelchair users
- How would large furniture required get in to the property
- Costings have not been provided
- Can the property be insured outside of its built purpose?

7.3 Officer response: The proposal includes the widening of a door to the rear and the installation of an access a ramp to allow for wheelchair users. Whilst it is accepted that the stairs within the dwelling could limit use by some users, the operator would need to consider what activities are held in which space.

7.4 The garden could be looked after to make this accessible, although not all community activities require garden space. It would also fall out of the control of the Local Planning Authority to ensure such a space is regularly maintained.

7.5 The concerns regarding furniture delivery, costings and insurances are not material planning considerations.

7.6 The proposal is for a temporary use only, and is not intended to be a permanent solution. The proposal would allow for existing activities to continue, to the benefit of the local community.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Highway safety
5. Car and cycle parking

Principle of Development

- 8.2 Policy 73 of the Cambridge Local Plan (2018) seeks to ensure that community facilities are only lost where it is demonstrated that there is no requirement for the use, or where it can be replaced elsewhere.
- 8.3 Although this proposal does not involve the loss of a community facility, it seeks to ensure that an existing, and active, community use is able to continue operating on a temporary basis whilst a more permanent upgrade to the existing facility is secured.
- 8.4 Policy 3 of the Cambridge Local Plan (2018) resists the loss of residential uses, except in exceptional circumstances. This proposal would result in the loss of a residential use although it would be for a temporary period of time, and would be to facilitate the provision of an overall increase in housing, and affordable housing, in the City Council's boundaries.
- 8.5 With the above in mind, the proposal is considered to comply with policies 3 and 73, and the principle of development is considered acceptable subject to the material considerations discussed below being satisfactorily met.

Context of site, design and external spaces (and impact on heritage assets)

- 8.6 The site is located within a predominantly residential area with some commercial uses present. The site is not located within a conservation area, and the building is not listed.
- 8.7 The proposed development would result in no external alterations to the front of the building. The proposal would not, therefore, have an impact on the streetscene.
- 8.8 To the rear of the site, two alterations are proposed. One is for the widening of a door, and the other is to install a ramped access. These alterations are both to allow for greater accessibility to the premises.
- 8.9 The applicant has provided an amended floor plan showing the extent of the ramp to the rear whilst the new width of the door is shown. These would both appear to be acceptable although it is

considered appropriate to attach a condition requiring specifications of the ramp, as well as a proposed rear elevation drawing showing the door and ramp.

- 8.10 It is my opinion that the changes proposes are of a minor nature and, subject to the imposition of a condition, would be appropriate to the surrounding pattern of development and the character of the area and would not constitute overdevelopment. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 With regard to the external alterations, these are considered to be of a minor enough scale so as to ensure that there would not be an adverse impact on the amenity of neighbouring properties with regard to sunlight/daylight receipt, overlooking, overshadowing, loss of privacy and outlook.
- 8.12 The change of use does, however, create the possibility for the property to have a different impact on neighbouring properties with regard to noise creation than the existing situation.
- 8.13 The application has been supported by a Sound Insulation Prediction data sheet
- 8.14 The conclusions of the document are that the proposed use could have an impact at ground floor level to the adjoining property, and that sound insulation should be added to this wall.
- 8.15 The Council's Environmental Health Team have been consulted on the proposal, and have raised no objection subject to the imposition of a condition restricting the hours of operation of the premises, number of users per room, insulation being provided to the shared party wall at ground floor level, and controls on music/amplified noise.
- 8.16 I consider it important to mitigate against potential noise, and restricting hours of use (09:00 to 18:00 Monday to Friday) and the provision of insulation at the ground floor party wall are supported. Requests to condition the number of users per room are not supported however, as this would not be enforceable

and would, therefore, fail the tests which all conditions must meet as set out in Circular 11/95. The request to prohibit music and amplified voice would also be unenforceable, and given the heavily restricted hours of operation this is not considered to be necessary.

- 8.17 I have assessed the potential impact on the residential amenity of the surrounding occupiers in terms of sunlight, daylight, overlooking, overbearing sense of enclosure and overshadowing. I am satisfied that the proposal, due to its siting, layout and distance from existing dwellings and boundaries, would not have a significant adverse impact on the residential amenity of the neighbouring occupiers such that it would warrant refusal.

Highway Safety

- 8.18 The property does not propose any alterations to site access and egress.
- 8.19 The Highways Authority has been consulted on the proposal and they do not consider that the proposal would have an adverse impact on highways safety.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car Parking

- 8.21 I consider that the proposed hours of operation means that the likely demand for parking would be during hours when parking demand would likely be at its lowest. In addition, the site benefits from two off street parking spaces and there are no nearby parking restrictions. In addition, likely users of the facility would be people in close proximity of the site and so car reliance would likely be minimal.
- 8.22 In my opinion the proposal provides an acceptable level of car parking. I consider the proposal to be compliant with Cambridge Local Plan (2018) policy 82.

9.0 CONCLUSION

- 9.1 The proposed is for a temporary change of use to provide a community facility, including the widening of a rear door and the installation of an access ramp to the rear.
- 9.2 The proposal would allow for the continued provision of a community use while a redevelopment of an existing site would provide an upgraded community facility, new retail premises and new housing.
- 9.3 The application has been considered against the relevant policies, and upon assessment, I consider that the application complies with national and local policies, and should, therefore, be granted planning permission subject to appropriate planning conditions.

10.0 RECOMMEDATION

APPROVE subject to the following conditions:

1. The community use hereby permitted shall expire after 55 weeks from first use of the premises in this use. The applicant shall inform the Local Planning Authority, in writing, of the intended date of first occupation (which shall not be more than three years from the date of this decision notice) prior to the use commencing. The premises shall then revert back to residential use after the expiry of 55 weeks from this date.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004, and to protect the amenity of the adjoining properties (Cambridge Local Plan 2018, Policy 35).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. The D1 use hereby permitted shall be operational between 09:00 and 18:00 Monday to Friday only.

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2018, Policy 35).

4. Prior to first use, sound insulation shall be provided to the shared party wall of the ground floor in accordance with the specifications within the Create Consulting Engineers Ltd - Sound Insulation Prediction data sheet dated 25/4/1.

Reason: In the interests of residential safety (Cambridge Local Plan 2018, Policy 35).

5. Notwithstanding the plans hereby approved, details of the access ramp and door shall be submitted to, and approved in writing by, the Local Planning Authority prior to installation.

Reason: In the interests of the visual amenity (Cambridge Local Plan 2018, Policies 55, 56 and 59).

Application Number	18/1520/FUL	Agenda Item	
Date Received	1st October 2018	Officer	Mary Collins
Target Date	26th November 2018		
Ward	Market		
Site	11 Napier Street Cambridge CB1 1HR		
Proposal	Change of use of existing first floor staff accommodation to bed and breakfast (11no rooms)		
Applicant	Mr Songlin Guo 11 Napier Street Cambridge CB1 1HR		

SUMMARY	<p>The development accords with the Development Plan for the following reason:</p> <p>The proposal accords with policy 76 as the Safeguarded Public House would be protected.</p> <p>The proposal accords with policy 12 as the proposal retains A3 use at ground floor level.</p> <p>The proposal would not have a detrimental impact on residential amenity.</p>
RECOMMENDATION	APPROVE

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a restaurant at the end of Napier Street, close to the Grafton Shopping Centre. The building is one-and-a-half storeys, detached, and has been extended at roof level by way of zinc clad box dormers. Napier Street is predominantly residential in character although there are commercial premises within close proximity along Fitzroy Street and within the Grafton Centre.
- 1.2 It is not Listed or a Building of Local Interest but is located just outside the Central Conservation Area. The site falls within the

controlled parking zone and the City Centre. The building is the former Ancient Druids Public House which was constructed around 1984 and is identified as a Protected Public House by the Cambridge Local Plan 2018.

- 1.3 The building is next to the cycle route which follows the service road at the back of the Grafton Centre (from Fitzroy Lane, across the bottom of Christchurch Street to the bottom of Napier Street) and after the pinch point between 11 Napier Street and the Grafton Centre, crosses the yard at the end of Wellington Street and emerges on East Road next to the vehicle entry to the Grafton Car Park.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for change of use of existing first floor staff accommodation to bed and breakfast (11no rooms). This would be used in conjunction with the current use of the ground floor as a restaurant.
- 2.2 The application originally proposed to also change the use of the ground floor restaurant to B & B use. During the course of the planning application, the proposal has been revised to retain the existing restaurant use at ground floor level and the proposed manager's flat in the basement has been removed from the proposal.
- 2.3 A vertical jet cowl will be fitted to the flue termination point to the eastern elevation of the building to serve the new extract equipment to the kitchen.
- 2.4 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
18/1295/FUL	Wooden bin store, wooden cladding to front and rear entrances, glass canopy,	Permitted

	handrails and associated landscaping, including trellis.	
17/1395/FUL	Installation of dormers to front and rear elevations, insertion of additional roof windows to south and north elevations and new window and door to basement office. External basement access stair and guarding's/balustrading. Sub division of existing staff accommodation to form nine bedrooms. Installation of extract flue on rear elevation (Part retrospective).	Permitted
17/1386/S73	Section 73 application to vary condition 2 of 16/1951/FUL (removal of fenestration at low level and replacement with masonry wall) to show retrospective changes in fenestration of the ground-floor west elevation including door positions, window design and additional zinc cladding only.	Permitted
16/1951/FUL	Removal of fenestration at low level and replacement with masonry wall.	Permitted

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No

5.0 POLICY

- 5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 12, 35, 36 55, 56, 58, 59, 76, 77, 81, 82

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> Cambridge City Council (May 2007) – Sustainable Design and Construction: Grafton Area of Major Change SPD (December 2018)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 Demonstrate that a disabled space can be provided within the location shown clear of the adopted public highway. This has

since been demonstrated through the submission of amended plans.

Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the site will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets. This should be brought to the attention of the applicant, and an appropriate informative added to any Permission that the Planning Authority is minded to issue with regard to this proposal.

The amended drawings submitted on 17th April 2019 do not change the Highway Authority response of 29th November 2018.

Conservation team

- 6.2 It is considered that there are no material Conservation issues with this proposal.

Environmental Health

- 6.3 The development proposed is acceptable subject to conditions relating to:

- Construction hours
- Fume filtration/extraction
- Noise insulation scheme
- Collections and deliveries
- Plant design and installation controlled by a compliance condition requiring that works are carried out in accordance with the details provided in the Noise Impact Assessment.

Waste

- 6.4 Suggest at the very minimum a 360l bin for general and another for recycling, both collected weekly, on-top of the bins above for the resident/manager. These would need to be presented on the road for collection on the day/s agreed as the bin store is too far from the road for the refuse operators to access.

Access Officer

- 6.5 Double doors will need to be powered or be asymmetrical with one leaf being at least 900mm and having an opening force of less than 20N.
Plan for accessible room required
Needs a blue badge marked parking space
A lift serving all floors would be preferable.
Hearing loop where appropriate
Colour contrast décor and signage to help visually impaired visitors

CAMRA

- 6.6 Object. The former Ancient Druids could once again be viable as a pub. The application to convert it to a bed and breakfast facility would deprive the local community of this possibility.

Cadent

- 6.7 Cadent have identified operational gas apparatus within the application site boundary. Recommend an informative note for the Applicant is attached if minded to approve this application.

Policy Team

National Policy (NPPF)

- 6.8 National policy in the NPPF includes the presumption in favour of sustainable development at the heart of the planning system. This sets a clear expectation on planning authorities to plan positively to promote development and create sustainable communities.

Public Houses

- 6.9 Public houses support the social and economic roles of sustainable development. They are a unique part of British culture and help support social and cultural well-being by providing a place for social interaction within a community as well as creating local employment opportunities. A thriving local pub sector is therefore important to achieving sustainable development.

- 6.10 Paragraph 20 of the NPPF sets the strategic priorities for the area in the local plan including the provision of community facilities and cultural infrastructure.
- 6.11 Paragraph 81 of the NPPF supports policies that set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth and other local policies for economic development and regeneration. While paragraph 85 encourages policies and decisions which support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- 6.12 Paragraph 91 of the NPPF supports places that promote the opportunity for meetings between members of the community who might not otherwise come into contact with each other. The public house has long been an established part of the community, one that people want to have access to and one that promotes social interaction. It is therefore a valid local planning policy objective to retain public houses in order to provide such places for social interaction.
- 6.13 The NPPF, para 92, encourages a positive approach towards the delivery and “use of community facilities (such as local shops, meeting places, public houses and places of worship) ... to enhance the sustainability of communities and residential environments;”
- 6.14 In summary, the NPPF seeks to support sustainable communities. In this context, public houses may be valued for their role in supporting local economies; in providing a local facility for social interaction; and in retaining an intrinsic part of the settlement’s cultural and historic heritage. The NPPF states that local authorities should plan positively for the provision of community facilities such as public houses, guard against their unnecessary loss, and ensure that policies are flexible enough to allow such facilities to modernise and be retained for the benefit of the community (paragraph 92).

Tourism development

- 6.15 The Bed and Breakfast proposal is considered to be tourism development and hence is considered a main town centre use.

As the site is within the city centre, it's location for Bed and Breakfast use is considered to be acceptable in principle.

The Cambridge Local Plan 2018

Loss of a Safeguarded Public House Site

6.16 The recently adopted (18 October 2018) Cambridge Local Plan 2018 contains: Policy 76: 'Protection of public houses'; the list of protected public houses sites applicable to Policy 76 in Appendix C; and the accompanying guidance in Appendix K: 'Marketing, Local Needs Assessment and Viability'. The former Ancient Druids public house site on Napier Street is included on the list of protected public houses sites.

6.17 Policy 76 allows for safeguarded public house sites to oscillate amongst 'A' and 'D1' Class Use Types when it has been proven that the site is no longer needed for public house use. Any proposal that involves the loss of an A4 use must first satisfy a number of tests to demonstrate the site is no longer viable/needed, capable of diversification and the local community have been properly consulted with the potential loss of the public house. The tests are as follows:

1. The site needs to be properly marketed for A4 use at a commensurate market rent/price as explained in Appendix K.
2. An assessment of realistic diversification options need to be provided where the site offers some form of diversification potential. This may include ancillary B&B which is linked to the A4 pub business.
3. Adequate consultation with local people within the vicinity of the public house site.

No information has been provided explaining how the proposal complies with Policy 76. Alternatively, if the proposal was amended to include an A4 use with an operator in place to run it as such, the revised proposal would comply with Policy 76. The proposal already includes a manager's flat for the bed and breakfast proposal; this could be used by the same manager to operate the public house business subject to any other requirements to make the proposal acceptable in planning terms.

New visitor accommodation

- 6.18 The Cambridge Local Plan 2018 also contains Policy 77: 'Development and expansion of visitor accommodation'. The Bed and Breakfast would also apply to this policy; and while the type of visitor accommodation (i.e. Bed and Breakfast) is not specifically supported by Policy 77, the site's location is support in that it is in an area of mixed-use and is within walking distance of bus route corridors with good public transport accessibility.

The former Ancient Druids Public House site

- 6.19 The pub site is located within the north eastern periphery of the city centre adjacent to the Grafton Shopping Centre. The site is located within the Fitzroy/Burleigh Street/Grafton Area of Major Change designated by Policy 12 in the Cambridge Local Plan. The site is a safeguarded site, which has the intention of allowing the site's use to oscillate amongst 'A' and 'D1' Class Use Types when it has been proven that the site is no longer needed for public house use. The public house itself has in recent years been used as a restaurant.
- 6.20 Since the pub closed, there has been substantial new development built along Newmarket Road which has helped to reinvigorate the area's appeal. Examples include: Anglia Ruskin University's recent acquisition of Compass House on the corner of Elizabeth Way roundabout; two new hotels built along Newmarket Road totalling 340 rooms, with another 90 room hotel proposed close by to these. More residential and student accommodation units have been granted planning permission and built in and around Newmarket Road, nearby. Other developments under construction include new office space at 122 - 128 Newmarket Road (Planning ref. 17/1225/FUL) involving the re-opening of the Five Bells public house for A4 use as a gaming bar.
- 6.21 While there are other public houses in the area, each public house provides a variation in local service and therefore caters to different parts of the community while providing a degree of competition for local people. This means they create a vibrant and appealing destination by providing a competitive range of local facilities. This is exemplified by The Corner House public house hosting a small, performance venue and The Wrestlers

providing Thai food. The rebuilt Five Bells is expected to have gaming theme to it. The Burleigh Arms is currently a gastro pub with a large beer garden.

- 6.22 These public houses help the area retain its attractive and vibrant appeal as a location to visit throughout the day and evening for people to meet and socialise in. The site's retention as a viable public house site is essential to ensure this area is able to serve and support the day-to-day needs of a growing local community.

Fitzroy/Burleigh Street/Grafton Area of Major Change

- 6.23 The recently adopted Grafton Area of Major Change SPD also highlights the substantial investment expected in this part of the city centre outlined in Local Plan Policy 12: Fitzroy/Burleigh Street/Grafton Area of Major Change. This area is supported as a location for expansion and/or redevelopment for retail and leisure use (A1, A2, A3, A4 and D2), with residential and student accommodation on upper floors.

- 6.24 The SPD, available from the City Council's website¹ identifies three key objectives which sit above the statements of guidance, development parameters and illustrative guidance in Chapter 5 of the SPD. There are:

1. Integration and permeability through better streets and spaces
2. A balanced and successful destination - the SPD encourages the strengthening of the area for retail, and greater diversification as a destination for the city - for residents, visitors, workers and students.
3. Flexibility and phasing - In practical terms, it is vital that any proposals for the area are set in context of the longer-term strategy for the area.

There should be evidence from the owners of the Grafton Shopping Centre that the proposal will not conflict with the longer term proposals for the area's reconfiguration.

¹ <https://www.cambridge.gov.uk/grafton-area-of-major-change-masterplan-and-guidance-spd>

Proposed Bed and Breakfast use (C1 class use)

6.25 A number of public houses provide 'Bed and Breakfast' type accommodation as a means of diversifying and supporting the main public house/A4 use. These include The Carpenter's Arms on Victoria Road, the recently refurbished The Waterman on Mitcham's Corner, The Earl of Derby on Hills Road. The mix of public house and Bed and Breakfast uses are considered compatible.

Conclusion

6.26 No information has been provided explaining how the proposal complies with Policy 76. CAMRA should be notified about this planning application because the site is a safeguarded public house with potential for its use to be re-introduced.

6.27 The site has significant potential to re-introduce a public house use, based upon its proximity to a recently rejuvenated Newmarket Road and its location within the Grafton Area of Major Change. However, evidence should be provided from the owners of the Grafton Shopping Centre that any proposal will not conflict with the longer term proposals for the area's reconfiguration.

6.28 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 Councillor Tim Bick has commented on the application.

- Concerned that the cycle route bordering the south of the building is respected and maintained uncluttered in the event of any approval.
- Consider that the following proposed features are inconsistent with continuation of the cycle way and should be removed by amendment or specifically conditioned against:
 - Cycle racks along this southern frontage or to obstruct it at either end.

- Waste/recycling bin storage along this southern frontage or to obstruct it at either end.
- Use of the southernmost vehicle parking space on the east side of the frontage (which has until now been prohibited for parking and should continue that way)

7.2 The owner/occupier of the following addresses has made a representation:

- 17 Christchurch Street

7.3 The representation can be summarised as follows:

- Public right of way and cycle access between 11 Napier Street and rear of the Grafton should not be obstructed.
- Parking spaces to rear should not obstruct this route.
- Bin storage location and arrangements need to be clarified.
- The parking bay that obstructs the pedestrian and cycle route should be removed. The route may not have been adopted by the Highways Authority, but it was an integral part of the Planning process when the Grafton was under consideration. This section of the route is in place of that part of Fitzroy Street and Blucher Row that disappeared under the Grafton. The Council's Access Officer ought to be concerned about this too. The parking space, combined with the adjacent ramp constructed when the Grafton was altered, make a pinch point very difficult for wheel chair use.

8.0 ASSESSMENT

Principle of development

- 8.1 The application site is located within the north eastern periphery of the city centre adjacent to the Grafton Shopping Centre. It is located within the Fitzroy/Burleigh Street/Grafton Area of Major Change designated by Policy 12 in the Cambridge Local Plan.
- 8.2 Policy 76 of the Cambridge Local Plan 2018 relates to the 'Protection of public houses' and includes a list of protected

public houses sites in Appendix C. The property is the former Ancient Druids public house site on Napier Street and is included on the list of protected sites.

- 8.3 Policy 76 states that the loss of any part of a public house, or its curtilage will be permitted if it can be demonstrated that:
- the viability of the public house use will not be adversely affected, sufficient cellarage, beer garden, parking and dining/kitchen areas will remain to retain a viable public house operation; and
 - the loss including associated development will not detract from the prevailing character and appearance of the area, including where the building is of merit or has any distinctive architectural features.
- 8.4 The existing building has been in restaurant use since circa 2008. At this time there was a permitted change of use from Class A4 Drinking establishments to A3 restaurant, so the established and permitted use of the existing building is as a restaurant rather than a pub.
- 8.5 Given that the lawful use of the site is as a restaurant, the proposal does not therefore result in the loss of a public house. Notwithstanding this, I consider that there would be sufficient dining and kitchen areas and potentially basement areas for cellarage to retain a viable public house operation in the future.
- 8.6 Policy 77 relates to the Development and expansion of visitor accommodation'. Whilst the type of visitor accommodation (i.e. Bed and Breakfast) is not specifically referred to in Policy 77, the site's location is in an area of mixed-use and is within walking distance of bus route corridors with good public transport accessibility.
- 8.7 The Grafton Area of Major Change SPD highlights the substantial investment expected in this part of the city centre outlined in Local Plan Policy 12: Fitzroy/Burleigh Street/Grafton Area of Major Change. This area is supported as a location for expansion and/or redevelopment for retail and leisure use (A1, A2, A3, A4 and D2), with residential and student accommodation on upper floors.

The continued use of the ground floor as restaurant use which was secured as an amendment to the original proposal would be in accordance with this policy as A3 use is appropriate within this area.

- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan 2018 policies 12, 76, 55, 56 and 58.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The use of the first floor of the premises for bed and breakfast accommodation would not be detrimental to the amenities of surrounding properties. Environmental Health Officers are satisfied that subject to compliance, the proposed extraction system to the kitchen and associated would not adversely impact on surrounding properties.
- 8.10 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan 2018 policies 35, 36, 56 and 58.

Parking and highway safety

- 8.11 Bed and Breakfasts require one cycle parking space for every 2 members of staff and 2 spaces for every 10 bedrooms.
- 8.12 There has been conflict between the requirement for the provision of a disabled parking space and keeping the cycle way, which is in close proximity to the southern side and eastern end of the existing restaurant building, clear of obstructions. Revised drawings have been received showing no cycle parking to the southern side of the building which removes the obstruction to the cycle way.
- 8.13 The Access Officer has requested that a Blue Badge parking space is provided. I will attach a condition regarding the final layout of the cycle and parking spaces.

9.0 CONCLUSION

- 9.1 The continued use of the ground floor as restaurant use would protect the site of the safeguarded public house and sufficient dining and kitchen areas and basement. The associated use at first floor level of Bed and Breakfast accommodation would be one which would be a compatible with the ground floor restaurant use and acceptable at first floor level within the city centre.

10.0 RECOMMENDATION

APPROVE subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2018 policy 35).

4. The plant and associated equipment as stated within the Noise Impact Assessment, (Reference 11NS180928), prepared by MAS Environmental Ltd and dated 28th September 2018 shall be fully implemented prior to the bring into use of the first floor and shall be maintained in accordance with the approved details thereafter.

Reason: To protect the amenity local amenity in accordance with Cambridge Local Plan 2018 Policy 35.

5. Collections from and deliveries to the premises shall not be made outside the hours of 0700-2100 Monday-Saturday and 0900-1700 on Sundays and Bank/Public Holidays.

Reason: To protect the amenity local amenity in accordance with Cambridge Local Plan 2018 Policy 35.

6. Prior to first use, details of the final scheme of noise insulation including:

- Glazing specifications per room based on the results of the Noise Impact Assessment and
- Proposals for and details of the alternative ventilation system to be installed in the noise impacted rooms. The alternative ventilation scheme will need to be capable of providing at least 2 air changes per hour in the individual rooms.

shall be submitted to and approved in writing by the Local Planning Authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of occupiers (Cambridge Local Plan 2018 policy 35).

7. Prior to the first occupation/use of the development, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

8. Prior to the first use of the development hereby permitted, an accessible car parking space shall be provided to allow a car to park free of the highway and the cycle route. The parking area shall be laid out in accordance with the approved details and retained thereafter.

Reason: To ensure satisfactory provision for the parking of vehicles (Cambridge Local Plan 2018 policies 56 and 82).

9. Prior to the first use of the development hereby permitted, details of the bin store facilities shall be submitted to and approved by the Local Planning Authority. The bin store shall be provided in accordance with the approved details and retained thereafter.

Reason: To ensure satisfactory provision for the secure storage of bins (Cambridge Local Plan 2018 policy 56).

10. Prior to commencement of the use, full details of facilities for the covered, secure parking of bicycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or the use commences and shall be retained in accordance with the approved details thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2018 policy 82).

INFORMATIVE: A premises licence may be required for this development in addition to any planning permission. A premises licence under the Licensing Act 2003 may be required to authorise:

- The supply of alcohol
- Regulated entertainment e.g.
- Music (Including bands, DJ's and juke boxes)
- Dancing
- The performing of plays
- Boxing or wrestling
- The showing of films
- Late Night Refreshment (The supply of hot food or drink between 23:00-05:00)

A separate licence may be required for activities involving gambling including poker and gaming machines.

The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457899 or email Licensing@cambridge.gov.uk for further information.

INFORMATIVE: To satisfy the plant sound insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of sound sources; details of proposed sound sources / type of plant such as: number, location, sound power levels, sound frequency spectrums, sound directionality of plant, sound levels from duct intake or discharge points; details of sound mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full sound calculation procedures; sound levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

INFORMATIVE: As the premises is intended to be run as a food business the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises will need to be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890 for further information.

INFORMATIVE: Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Application Number	18/1887/FUL	Agenda Item	
Date Received	3rd December 2018	Officer	Mairead O'Sullivan
Target Date	28th January 2019		
Ward	Abbey		
Site	57 Peverel Road Cambridge CB5 8RN		
Proposal	Erection of a detached 3-bed dwelling to the side of 57 Peverel Road.		
Applicant	Mrs Coutts 57 Peverel Road Cambridge CB5 8RN		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposal would provide a quality living environment for future occupiers - The proposal would not harm the amenity of surrounding occupiers - The proposal is acceptable in design terms
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a two storey rendered semi-detached dwelling on Peverel Road. Peverel Road is a residential circuit road to the east of Barnwell Road. The site lies next to a corner plot opposite to an area of Protected Open Space. Peverel Road is characterised by semi-detached dwellings many of which have garages to the side. All of the houses are set back from the street with either parking or small gardens to the front. There has been some other infill development within the street.
- 1.2 The site lies outside of the Conservation Area. The site lies within a Minerals and Waste Consultation Area. The site lies

within Cambridge Airport safeguarding zone. The site lies outside the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the erection of a detached three bedroom house to the side of 57 Peverel Road. The plans have been amended since submission to increase the gap between the proposed and existing house to ensure the rear gardens would be adequately accessible for bikes and bins.
- 2.2 The proposed new house would sit in line with no. 57. One off street car parking space is shown to be retained to the front of each dwelling. Bin and bike storage for both dwellings is shown in the rear gardens.
- 2.3 The proposed house would have a gable end to the street with a flat roof element at single storey to the side rising up to first floor towards the rear. A pitched roof canopy is proposed over the front door.

3.0 SITE HISTORY

Reference	Description	Outcome
C/80/0771	Erection of single-storey extension to existing dwelling house	Permitted

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No

5.0 POLICY

- 5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1 3 31 32 33 34 35 36 37 50 51 52 55 56 57 59 81 82

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	<p>National Planning Policy Framework February 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
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<p>Previous Supplementary Planning Documents</p> <p>(These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)</p>	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection: three conditions are requested which require adequate drainage to the driveway, visibility splays and to ensure that no unbound material is used on the driveway.

Environmental Health

- 6.2 No objection: Conditions are recommended regarding piling and construction hours.

Ministry of Defence (Defence Infrastructure Organisation)

- 6.3 No objection: A construction management strategy is required by condition.

Cambridge Airport

- 6.4 No objection: Any consent should be subject to a condition removing PD rights for cranes and construction equipment.

Head of Streets and Open Spaces (Landscape Team)

- 6.5 Further information needed: It is not clear where cycle storage provision will be achieved for either the new or the retained dwelling. Upon receipt of this information, landscape would be in a position to support this application.

Drainage

- 6.6 No objection: A condition and informative are requested to require further infiltration testing to be undertaken and submitted with a surface water strategy.

Minerals and Waste

- 6.7 No comments received.
- 6.8 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The occupier of the following addresses have made representations:
- Camcycle x2
 - 59 Peverel Road x3

7.2 The representations can be summarised as follows:

- Cycle parking is small and accessed from a narrow passage
- Revised cycle store is too small
- Cycle store is accessed across grass
- Concerned that the dwelling would be rented/used by students
- Concerned about car parking
- Noise and disturbance from additional house
- Concerned about disturbance during construction and request that builders are prevented from parking to front of no. 59

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Water management and flood risk
4. Noise and vibration
5. Inclusive access
6. Residential amenity
7. Refuse arrangements
8. Highway safety
9. Car and cycle parking
10. Third party representations

Principle of Development

8.2 Policy 52 of the Cambridge Local Plan (2018) is relevant as it relates to the protection of garden land and subdivision of existing dwelling plots. This states that proposals that subdivide an existing residential dwelling plot will only be permitted where a) the form, height and layout is appropriate to the surrounding

character, b) there is sufficient garden space for existing and proposed dwellings and that any trees worth retaining are kept, c) the amenity of the existing and new properties would be acceptable, d) there is adequate provision for amenity space, vehicular access and car parking for existing and proposed properties and e) there is no detrimental impact on potential comprehensive redevelopment of the wider area. Criterion e is not relevant. I will assess the proposal against the other criteria under the relevant headings below.

Context of site, design and external spaces

- 8.3 Although the area is characterised by semi-detached dwellings, there has been some in fill development on the street. This is mainly in the form of side extensions to existing dwellings to create a small terrace. The proposal is for a detached dwelling to the side of no 57. Although this is not a common feature on the street, I consider the dwelling would infill a large void between no 57 and 59 and would read well in the streetscene.
- 8.4 The footprint of the building has been reduced to ensure adequately wide access to the rear gardens for bikes and bins. The building would have a simple architectural form with a pitched roof gable end facing the street. The entrance would have a simple pitched roof canopy. The building is proposed to be finished in buff brick. Material samples are required by condition. Subject to details of materials the proposal would be of high quality design.
- 8.5 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57 and 59.

Integrated water management and flood risk

- 8.6 The Drainage Officer notes that additional infiltration tests are required. This information as well as a final drainage strategy are required by pre-commencement condition.
- 8.7 In my opinion the applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Noise and vibration

- 8.8 A construction hours and piling condition are recommended by the Environmental Health Officer. Subject to these conditions I consider the proposal would not harm the amenity of surrounding occupiers during construction.
- 8.9 In my opinion, subject to the conditions the proposal is in accordance with Cambridge Local Plan (2018) policy 35.

Inclusive access

- 8.10 The applicant has confirmed that it would be possible for the proposed dwelling to meet with part M4(2) of Building Regs. A condition requiring compliance is recommended.
- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 51.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 The proposed dwelling sits in line with the existing house at no. 57. As a result I am satisfied that it would not enclose or overshadow this occupier. There would be first floor windows to the rear of the property which would have views into the garden of no 57. The windows serve a bedroom and a bathroom and the bathroom window is likely to be obscure glazed. The garden is already overlooked by the first floor windows of 59 Peverel Road and this is a typical suburban relationship. I am therefore satisfied that the proposal would not have an unacceptable impact on the privacy of no 57.
- 8.13 The building is located adjacent to the side passage and garage of 55 Peverel Road. The building is set away from the rear windows and broadly in line with the building line of 55. As a result I am satisfied that it would not enclose or overshadow this occupier. The first floor bedroom window nearest to no 55 is angled away from this neighbour and would only allow for very oblique views. As with no 57, the garden of 55 is already overlooked by neighbouring windows and I do not consider this relationship harmful to the privacy of this occupier.

8.14 The application is for one additional dwelling which would result in an intensification of use of the site however I do not consider this would give rise to any significant noise or disturbance to surrounding neighbours.

8.15 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

8.16 The proposed dwelling meets with the minimum internal floor space requirements of policy 50. A large rear garden is proposed for the new dwelling which would be adequate for the new dwelling. I am also satisfied that the garden retained by the host dwelling would be acceptable. In my view the proposed new dwelling would provide a good standard of amenity to future occupiers. Occupiers of the retained dwelling would also enjoy a good standard of amenity.

The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	3	5	2	93	99	+6

8.17 In my opinion the proposal provides a high-quality (*and accessible*) living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 52.

Refuse Arrangements

8.18 Bin storage for both dwellings on the revised plans is shown within the gardens. This is accessible through a 1.2m gap between the houses. In my view the provision is acceptable. Details of bin stores for both properties are required by condition.

8.19 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

8.20 The Highway Engineer has not raised concerns about any impact on highway safety as a result of the proposal. Three conditions are requested relating to visibility splays, drainage to the driveway and use of unbound materials. I share his view and recommend all three conditions.

8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

8.22 One off street car parking space is proposed for each dwelling. The site is located in a sustainable location close to cycle and public transport links. As a result I am satisfied that this provision is acceptable. I note one of the representations raises concerns about parking however in my view the level of parking proposed for the new dwelling and retained by the existing dwelling would be adequate and in compliance with policy 82.

8.23 Cycle parking is shown in the rear garden. This is acceptable in principle but details of the stores are required by condition. I note that Camcycle have raised concerns that the stores shown would not be adequately large to hold three bicycle parking spaces. I am satisfied that an adequately large store can be accommodated on site. The stores will need to be accessed over a path rather than grass and details of this can be provided through the landscape condition.

8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

8.25 I will address any outstanding matters raised by the third party representations in the below table:

Representation	Response
Cycle parking is small and accessed from a narrow passage	The building footprint has been reduced to ensure the path is adequately wide for bikes access
Revised cycle store is too small	Noted. Details of a store are required by condition. See paragraph 8.23
Cycle store is accessed across grass	Details of a path to access the store are required to be dealt with through a landscape condition.
Concerned that the dwelling would be rented/use by students	The proposal is for a C3 dwelling. This could be rented by students but this is not a material planning consideration.
Concerned about car parking	See paragraph 8.22
Noise and disturbance from additional house	See paragraph 8.14
Concerned about disturbance during construction and request that builders are prevented from parking to front on no. 59	See paragraph regarding construction disturbance. It is not possible to prohibit builders parking outside no 59 through the planning consent and this would be a civil matter.

9.0 CONCLUSION

9.1 The proposed dwelling is considered to be a good quality design and to sit well in the streetscene. The proposal is not considered to harm the amenity of surrounding occupiers. The proposed level of car parking is considered acceptable. The proposal would provide a good standard of amenity for future occupiers.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2018 policy 35).

4. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2018 policy 35).

5. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include details of paths to reach the proposed bike and bin stores, proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development (Cambridge Local Plan 2018 policies 55, 57 and 59).

6. Prior to the occupation of the dwelling, details of cycle stores for the proposed and existing dwellings shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location of the stores, and dimensioned floor plans and elevations. The stores shall thereafter be installed and retained in accordance with the approved details.

Reason: To ensure adequate cycle storage for both dwellings (Cambridge Local Plan (2018) policy 82).

7. Prior to the occupation of the dwelling, details of the bin stores for the proposed and existing dwellings shall be submitted to and approved in writing by the Local Planning Authority. The bin stores shall be constructed in accordance with the approved details prior to the occupation of the dwelling.

Reason: To ensure adequate bin storage is provided for both dwellings (policy 52 and 57 of the Cambridge Local Plan 2018).

8. The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: To prevent surface water discharging to the highway, in the interests of highway safety (Cambridge Local Plan 2018 policy 81).

9. Prior to the first occupation or bringing into use of the development, hereby permitted, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No 18PL101 REV 01. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

10. The driveway hereby approved shall be constructed using a bound material for the first 6m from the back of the adopted public highway, to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

11. Prior to the commencement of development, other than demolition, a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

- 1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- 2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage (Cambridge Local Plan 2018 policies 31 and 32).

12. Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting). The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems (Cambridge Local Plan 2019 policy 37).

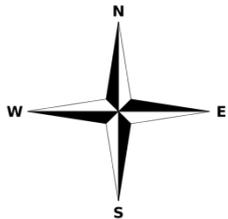
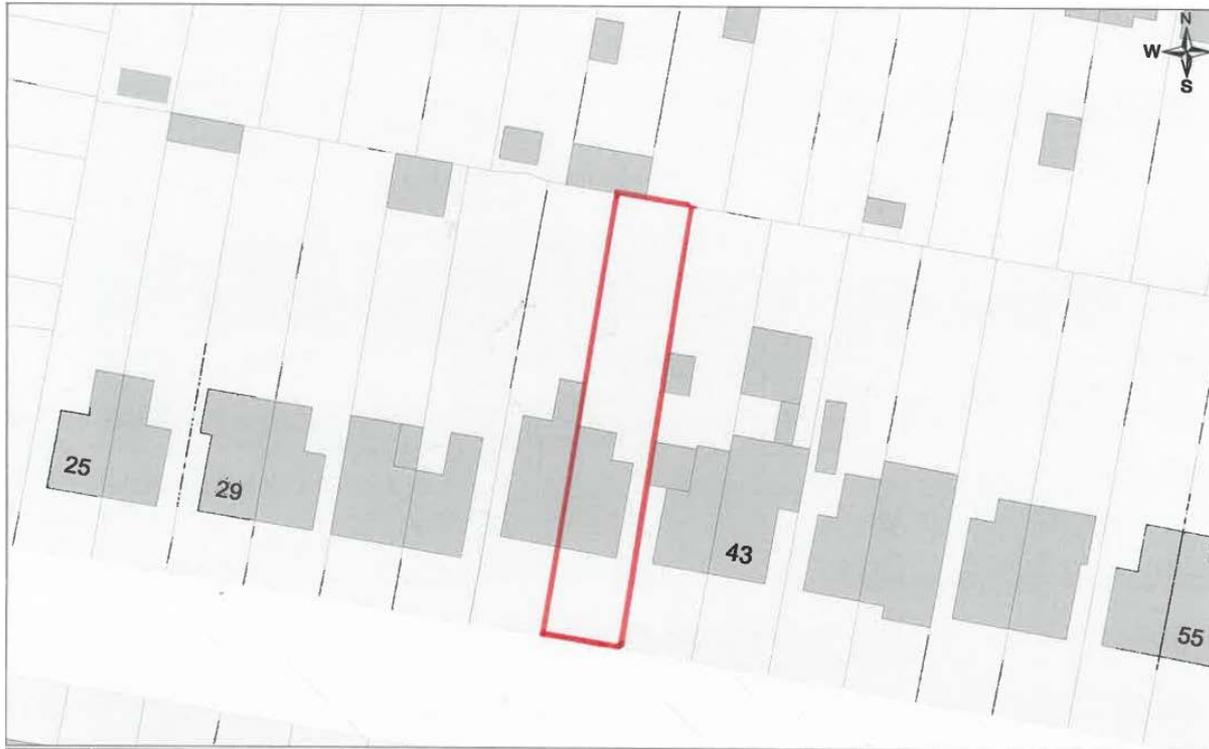
13. The dwelling, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51).

MINOR APPLICATIONS

18/1859/FUL – 39 Akeman Street Site Location Plan

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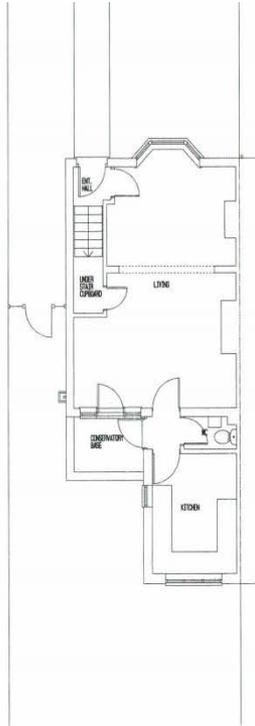
Application site



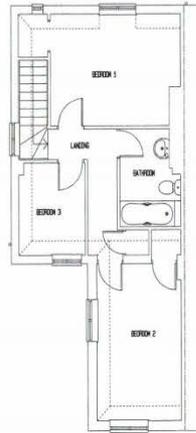
Context of application



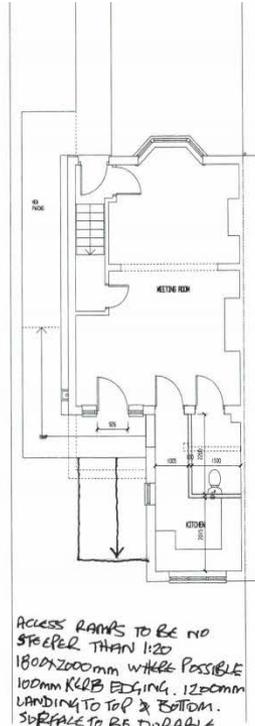
Existing and Proposed Floor Plans



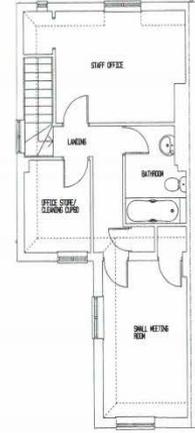
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

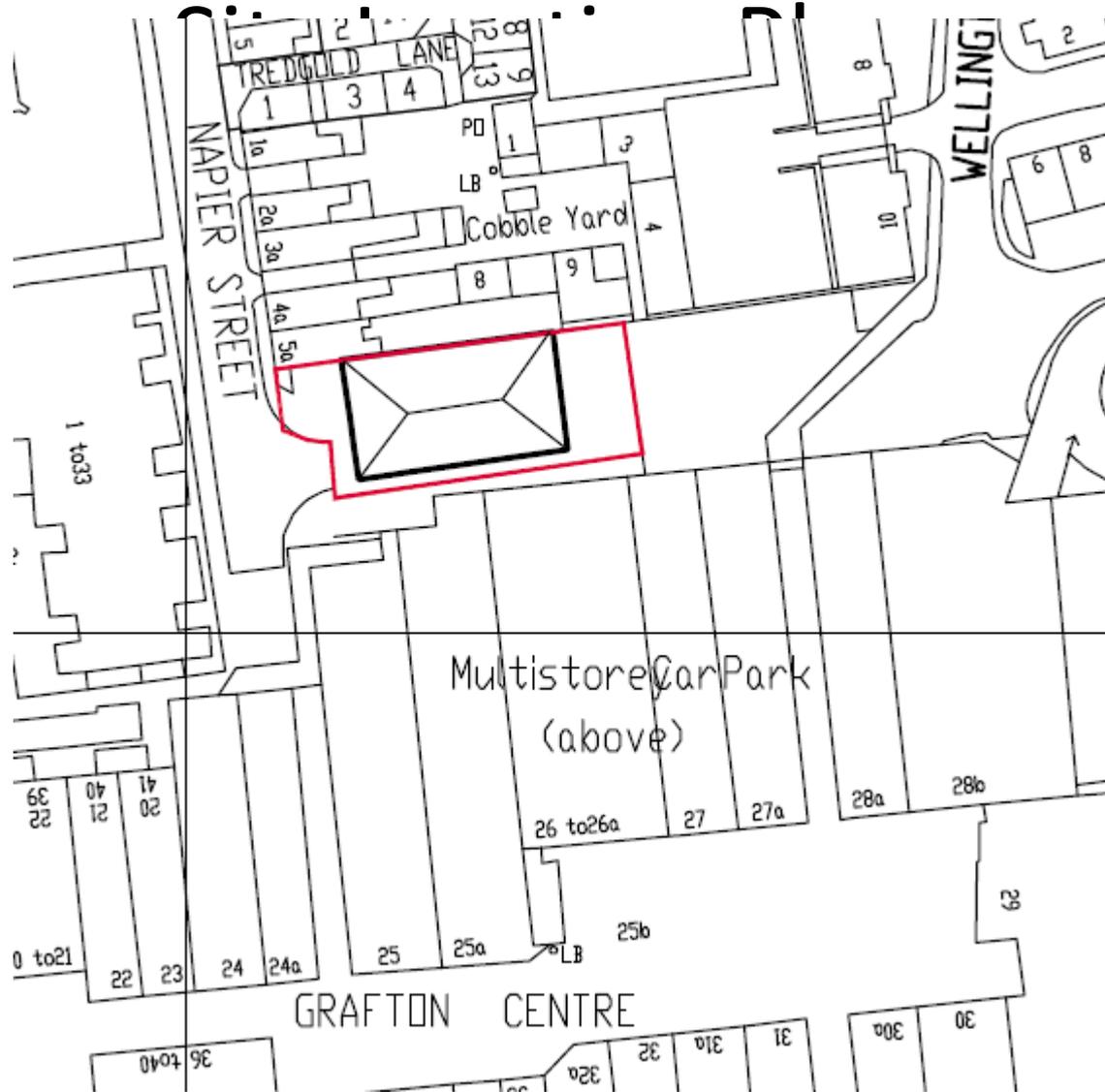
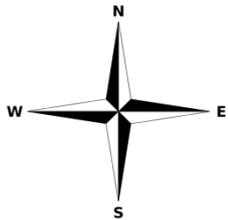


PROPOSED FIRST FLOOR PLAN

A		RAMP ANNOTS 25/5	
REV	ARRANGEMENTS	DATE	
HILL			
DRAWING TITLE			
39 HEWAN STREET CAMBRIDGE CB4 3HE			
SCALE	SHEET	OF SHEET	DRAWN
1:1	07	10	A
LANGLEY ASSOCIATES Chartered Building Surveyors 65 London Road Cambridge CB2 3UJ			
Tel: 01223 377188 Email: an@langley.co.uk			
DRAWING NO: 056/19/01 A			

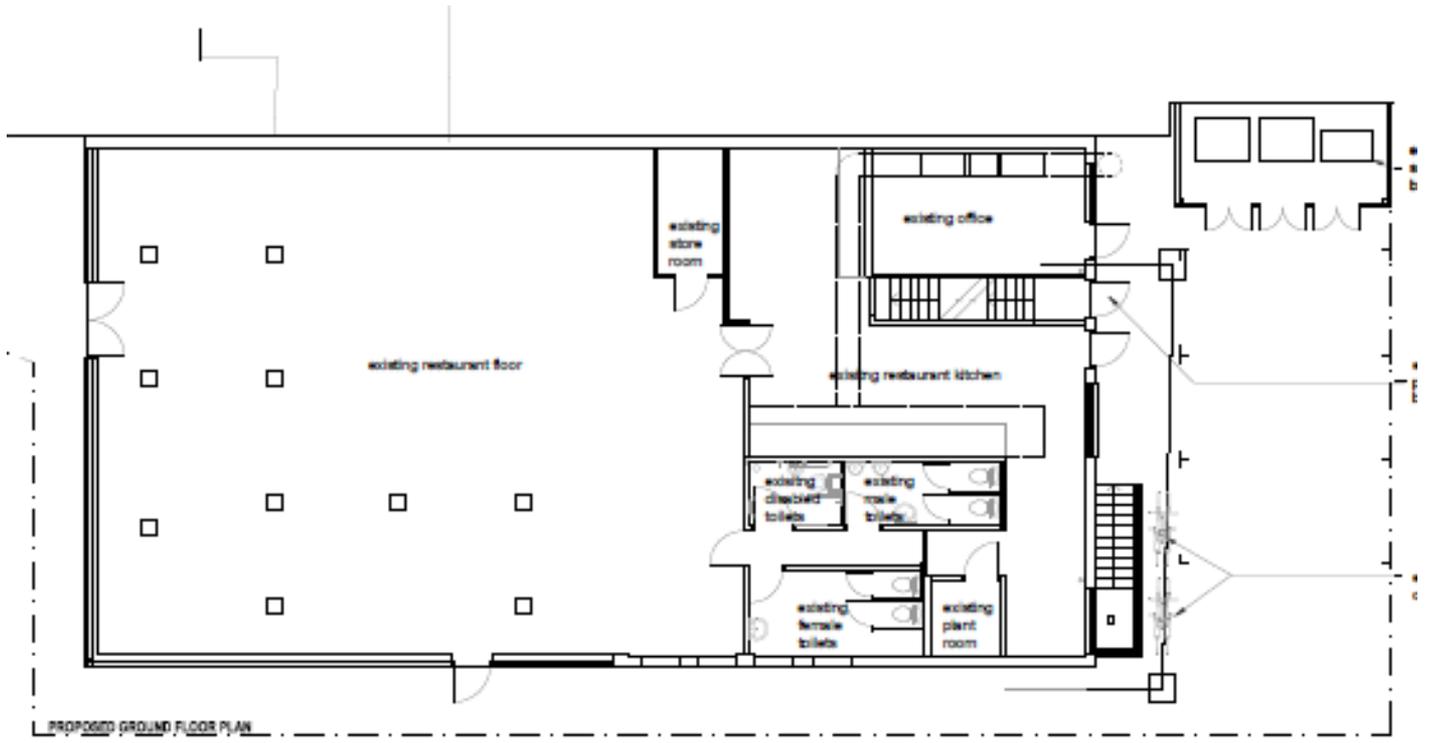
18/1520/FUL – 11 Napier Street

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Proposed ground floor

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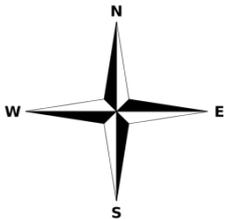


Proposed first floor



18/1887/FUL – 57 Peverel Road

Site Location Plan

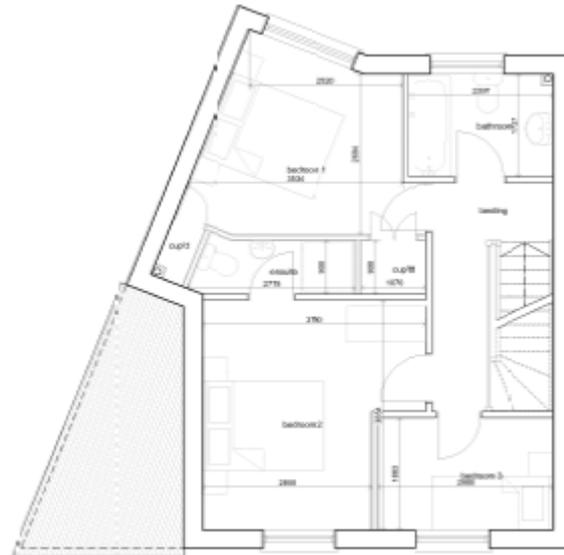
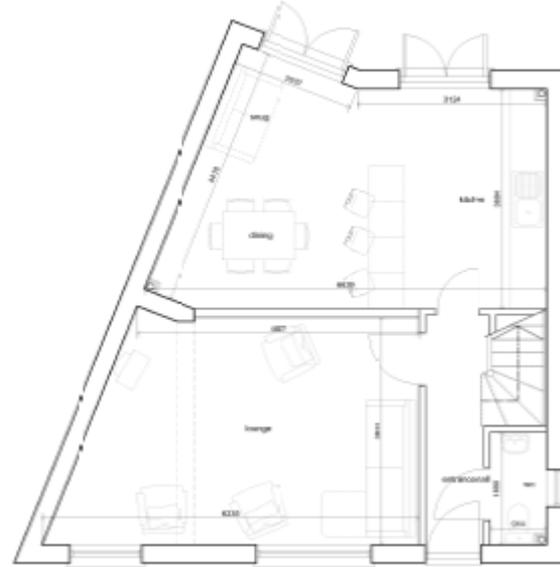


Satellite view



Proposed site and floor plans

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Proposed elevations

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