



Cambridge City Council

Planning

Date: Wednesday, 6 January 2021

Time: 10.00 am

Venue: This a virtual meeting and therefore there is no physical location for this meeting.

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

1 Order of Agenda

The Planning Committee operates as a single committee meeting but is organised with a two part agenda and will be considered in the following order:

- **Part One**
Major Planning Applications
Start time: 10am

- **Part Two**
Minor/Other Planning Applications
Start time: At conclusion of Part One

There will be a thirty minute lunch break before part two of the agenda is considered.

If the meeting should last to 6.00pm, the Committee will vote as to whether or not the meeting will be adjourned.

2 Apologies

3 Declarations of Interest

4 Minutes (Pages 7 - 30)

Part 1: Major Planning Applications

5 20/03651/S73 - 6-18 King Street (Pages 31 - 56)

6 20/03626/LBC - 6-18 King Street (Pages 57 - 64)

Part 2: Minor/Other Planning Applications

7	20/03038/S73 - 60 Trumpington Road	(Pages 65 - 86)
8	20/03327/FUL - Rose Cottage, Trumpington	(Pages 87 - 110)
9	20/03418/FUL - 14-17 Regent Terrace	(Pages 111 - 140)
10	19/1408/FUL - 45 Highworth Avenue	(Pages 141 - 156)
11	20/01967/FUL - 6 Chaucer Road	(Pages 157 - 166)

Planning Members: Smart (Chair), Baigent (Vice-Chair), Green, McQueen, Page-Croft, Porrer, Thornburrow and Tunnacliffe

Alternates: Bird and Herbert

Information for the public

Details how to observe the Committee meeting will be published no later than 24 hours before the meeting.

Members of the public are welcome to view the live stream of this meeting, except during the consideration of exempt or confidential items, by following the link to be published on the Council's website.

Any person who participates in the meeting in accordance with the Council's public speaking time, is deemed to have consented to being recorded and to the use of those images (where participating via video conference) and/or sound recordings for webcast purposes. When speaking, members of the public should not disclose any personal information of any individual as this might infringe the rights of that individual and breach the Data Protection Act.

If members of the public wish to address the committee please contact Democratic Services by 12 noon two working days before the meeting.

For full information about committee meetings, committee reports, councillors and the democratic process:

- Guidance for how to join virtual committees run via Microsoft Teams: <https://www.cambridge.gov.uk/have-your-say-at-committee-meetings>
- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

Appendix 1 – Planning Policies and Guidance

(Updated September 2020)

1.0 Central Government Advice

1.1 National Planning Policy Framework (NPPF) February 2019 – sets out the Government’s economic, environmental and social planning policies for England. These policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

1.2 Planning Practice Guidance (NPPG)

The guidance complements the National Planning Policy Framework and provides advice on how to deliver its policies.

1.3 Circular 11/95 – The Use of Conditions in Planning Permissions (Appendix A only): Model conditions.

Planning Obligations

1.4 Community Infrastructure Levy (CIL) Regulations 2010 (as amended)

Paragraph 122 Places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The 2019 amendments to the regulations removed the previous restriction on pooling more than 5 planning obligations towards a single piece of infrastructure.

2.0 Development Plans

2.1 The Cambridgeshire and Peterborough Minerals and Waste Plan 2011

2.2 Cambridge Local Plan 2018

3.0 Supplementary Planning Documents

3.1 Sustainable Design and Construction 2020

3.2 Cambridge Flood and Water 2018

3.3 Affordable Housing 2008

3.4 Planning Obligations Strategy 2004

Development Frameworks and Briefs

3.5 The New Museums Site Development Framework (March 2016)

3.6 Ridgeons site Planning and Development Brief (July 2016)

3.7 Mitcham's Corner Development Framework (January 2017)

3.8 Mill Road Depot Planning and Development Brief (March 2017)

3.9 Land North of Cherry Hinton (February 2018)

3.10 Grafton Area of Major Change - Masterplan and Guidance (February 2018)

4.0 Use Classes

Use	Previous Use Class	New Use Class (Sept 2020)
Shops	A1	E
Financial and Professional Services	A2	E
Café and Restaurant	A3	E
Pub/drinking establishment	A4	Sui Generis
Take-away	A5	Sui Generis
Offices, Research, Light industry	B1	E
General Industry	B2	B2
Storage and Distribution	B8	B8
Hotels, Guest Houses	C1	C1
Residential Institutions	C2	C2
Gymnasiums	D2	E

Clinics, health centres	D1	E
Cinemas, concert halls, dance halls, bingo	D2	Sui Generis

PLANNING

16 October 2020

10.00 am - 4.45 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Green, McQueen, Page-Croft, Porrer, Thornburrow and Tunnacliffe

Officers:

Delivery Manager Development Management: Nigel Blazeby

Area Development Manager: Lorraine Casey

Area Development Manager: Toby Williams

Senior Planner: Aaron Coe

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Gary Clift

Other Officers Present:

Principal Urban Designer: Jonathan Brookes

Local Highways Engineer: Jon Finney

FOR THE INFORMATION OF THE COUNCIL**20/59/Plan Apologies**

No apologies were received.

20/60/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Extinction Rebellion and the Cambridge Cycling Campaign.
Councillor Porrer	20/62/Plan	Personal: Knew someone who lived in the F2 building under consideration. Personal: Attended a Camcycle

		webinar a few days before committee.
Councillor Thornburrow	20/66/Plan	Personal and Prejudicial: Would speak as a Ward Councillor. Did not take part in the discussion or decision making for this item.

20/61/Plan Minutes

No minutes of previous meetings were presented to committee for consideration.

20/62/Plan 18/1678/FUL - Station Area Development

The Committee received an application for full planning permission.

The application sought approval for the proposed erection of two new buildings comprising:

- i. 5,351sqm (GEA) of Class B1(a)/ Class B1(b) floorspace including ancillary accommodation/ facilities with associated plant;
- ii. 162 cycle parking spaces, and 8 off-gauge cycle spaces for Block F2 and an Aparthotel (Class C1) comprising 125 suites, terrace;
- iii. ancillary accommodation and facilities with multi-storey car park for Network Rail (total GEA 12,153sqm) comprising 206 car parking spaces and 34 cycle parking spaces for Block B2 with associated plant;
- iv. hard and soft landscaping;
- v. permanent access from Devonshire Road to the Cambridge Station Car Park, utilising the existing pedestrian and cycle access, restricted to emergency access to the railway only.

The Principal Planner updated his report by referring to the pre-Committee amendments to recommendation on the amendment sheet.

The Committee received representations in objection to the application from the following:

- The Chair of South Petersfield Residents Association.
- Cambridge Cycling Campaign.

The representations covered the following issues:

- i. The design is not sufficiently safe and attractive for a busy cycling and walking route.
- ii. The B2 building footprint is bigger than in the outline application.
- iii. Queried where taxis would over rank when not in the car park.
- iv. More cycle parking was required.
- v. The Chisholm Trail would be one of the most heavily used cycling routes in the city.
- vi. Refuse lorries would have to reverse along the northern access route, so a segregated cycle route was needed on this.
- vii. Asked for the application to be refused for the following reasons:
 - a. The footprint of building F2 would block the cycle route.
 - b. The mass of building B2 and its proximity to Devonshire Road was damaging to the character of the Conservation Area.
- viii. The Applicant and Network Rail should review the proposed design as it changed since the initial application.
- ix. Expressed concern:
 - a. That the Chisholm Trail was not being protected as per Local Plan Policy 80.
 - b. About safety:
 - i. Shared space by cycles and vehicles.
 - ii. Sharp corners.
 - iii. Poor visibility.
- x. The Applicant tentatively agreed to review the design of the northern access, but no progress appears to have been made about the southern part of the site.
- xi. Department for Transport Cycle infrastructure Design (LTN 1/20) principles were not being met eg roundabout design.

Mr Derbyshire (Applicant's Agent) addressed the Committee in support of the application.

Councillor Robertson (Ward Councillor) addressed the Committee about the application:

- i. Had written to the Applicant when the application was submitted to ask why several elements of the Local Plan Policies were being ignored in their designs. Some points were then added eg electric charging points in the car park.

- ii. Water supply for the city was a concern. New buildings should harvest rain through grey water recycling facilities (to respond to climate change). The buildings in the application did not appear to do so.
- iii. The F2 office block would overshadow neighbouring residences and create a sense of enclosure.
- iv. The F2 building footprint was now bigger than in outline plans.
- v. The proximity of F2 and B2 buildings would create a 'canyon effect'.
- vi. Changes to the road layout did not address safety concerns for cyclists and walkers.
- vii. There was too much conflict between cyclists and pedestrians in the station square.
- viii. A segregated cycle route was needed between F2 and B2 buildings and behind the square so people could access the station.
- ix. The station area already had lots of office space, no more was needed. Housing should be provided instead. Particularly as COVID-19 has shown people can/prefer to work from home.
- x. It was preferable to make some of the office space housing now, rather than trying to [retrospectively] convert it later when the housing may not meet space standards.
- xi. The B2 hotel and car park had a larger footprint than allowed in the outline permission. It would loom over nearby residences to a greater extent than expected when outline permission was given.
- xii. Requested the application be refused for the following reasons:
 - a. It failed to respond to climate change as per Local Plan Policy 28.
 - b. F2 would impact on local residences.
 - c. Office space should not be retrospectively be converted into housing space.
 - d. The gap was too narrow between the office blocks.
 - e. The B2 hotel would extend too close to the cycle route and dominate local housing.

The Committee:

Only those members who attended the meeting on 17 June took part in the discussion/vote on this item. Councillors Smart (Chair), Baigent (Vice Chair), Green, McQueen, Porrer, Thornburrow and Tunnacliffe.

Councillor Page-Croft did not take part in the discussion or decision making for this item.

Resolved (by 5 votes to 2) to reject the Officer recommendation to approve the application.

Members proposed draft 'minded to' reasons for refusal which were re-worded by Officers into a format for the minutes. Members **resolved (by 5 votes to 0 with 2 abstentions)** to accept both reasons for 'minded to' refusal and the wording therein.

Resolved (by 5 votes to 2) to refuse the application contrary to the Officer recommendation for the following reasons:

- i. The proposed development fails to provide high quality cycling infrastructure commensurate with Cambridge as the leading cycling city in the UK and fails to demonstrate it is compatible with the objectives of and safeguards the safety and prioritisation of pedestrians and cycling in the area including the Chisholm Trail. This is because the movement, safety and promotion of cycling as an active transport mode for all users both travelling through the site and for those accessing the Cambridge Railway Station / Cycle Point and utilising the strategic cycle network in the CB1 area, is not prioritised through the provision of a physically segregated and protected cycle route. The proposal is therefore contrary to policies 25, 56, 57, 59 and 80 of the Cambridge Local Plan (2018), the NPPF (Feb 2019) paragraphs 104 and 109 and Local Transport Note 1/20, Cycle Infrastructure Design (DfT).
- ii. By virtue of the scale, massing and footprint of building B2 in close proximity to Carter Bridge and in regard of views from Devonshire Road, the proposed building would appear visually cramped, overly prominent and detract from the character and appearance of the existing area and setting of the adjacent Mill Road Conservation Area. The proposal is therefore contrary to policies 55, 56, 57 and 61 of the Cambridge Local Plan (2018) and NPPF (Feb 2019) paragraphs 124 and 196.

20/63/Plan 18/0887/FUL - 75 Newmarket Road

The Committee received an application for full planning permission.

The application sought approval for a proposed mixed use development, comprising part demolition of the existing building, with the retention of the front and side elevations and erection of 7 studio units and 2 x 2 bedroom units and Commercial/Restaurant/Public House (A1, A2, A3, A4, A5 and B1 in the alternative) flexible use, with associated works.

Mr Burton (Applicant's Agent) addressed the Committee in support of the application.

Councillor Porrer proposed amendments to the Officer's recommendation:

- i. The green roof should be maintained in perpetuity.
- ii. There should be a manager's flat above the pub if it is converted into a mixed-use property.

The amendments were **carried unanimously**.

The Committee:

Resolved (by 7 votes to 0 with 1 abstention) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. the planning conditions set out in the Officer's report;
- ii. delegated authority to officers, in consultation with the Chair and Spokes, to draft and include the following additional condition:
 - a. The green roof should be maintained in perpetuity.
- iii. an informative included on the planning permission in respect of:
 - a. There should be a manager's flat above the pub if it is converted into a mixed-use property.

Councillor Green sought clarification that this was a minor application. If not, the item would return to committee for reconsideration. The Planning Officer said he understood the application to be minor, but would check this.

Post meeting note: The threshold for a major development is any application that involves mineral extraction, waste development, the provision of 10+ dwellings / a site area over 0.5 Hectares or a floorspace of over 1,000sqm / an area of 1 hectare. Anything smaller than this would be considered as minor development.

This application is for 9 units and the GIA is 705m². Therefore, the scheme is defined as a minor planning application.

20/64/Plan 19/1770/FUL - 32 St Andrews Street

The Committee received an application for change of use of the former Cambridge Building Society branch (A2/B1) to an (A4) public house use with ancillary staff accommodation and associated development including the insertion of new openings and the relocation of the entrance.

The Senior Planning Officer updated his report by referring to amended details for paragraph 0.7. The amended text is in bold

0.7 Policy 50 of the Cambridge Local Plan 2018 states that homes created through change of use from non-residential uses should seek to meet space standards where practicable to do. It is acknowledged that the overall size of the two units do not meet the internal residential space standards requirements. However, given that the proposed converted accommodation will be ancillary to the A4 use of the development it is not considered necessary to apply the same amount of weight to Policy 50 of the Cambridge Local Plan 2018 in this instance. The sizes of the two bedrooms in the proposed managers flat have floor areas of 9.8m² and 12m² which both exceed the minimum space standard requirements for a single bedroom and a double bedroom. **Within the unit for the staff accommodation the two bedrooms also exceed the minimum space standard requirements for single bedrooms, staff bedroom 1 measures 10.9m² and staff bedroom 2 measures 9m².** Therefore, on balance given that the policy does not state that it is essential for conversions to meet space standards and the residential uses will be ancillary to the A4 use with bedroom sizes that meet the space standard requirements, overall the quality of the living environment is considered to be acceptable in respect of internal space.

Staff accommodation

Bedroom	Number of occupants	Proposed internal space (m ²)	Policy Size requirement (m ²)	Difference in size
1	1	10.9	7.5	+3.4
2	1	9	7.5	+1.5

Mr Durrant (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

Unanimously resolved to grant the application for change of use in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer including the amendment to condition 50 set out above.

20/65/Plan 20/02876/FUL - 78 Grantchester Meadows

The Committee received an application for full planning permission.

The application sought approval for a ground floor rear extension and loft extension, complete with dormers, creation of new dwelling and all associated works.

Mr Murray John (Applicant) addressed the Committee in support of the application.

Councillor Porrer proposed amendments to the Officer's recommendation:

- i. An additional informative: There should be a net gain in biodiversity from the development.
- ii. An additional condition to secure M4(2) compliance.

This amendments were **carried unanimously**.

Councillor Thornburrow proposed an amendment to the Officer's recommendation that a hedgehog friendly fencing informative be included in the landscape condition.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. the planning conditions set out in the Officer's report;
- ii. An additional condition to secure M4(2) compliance.
- iii. An amended condition to secure 'hedgehog boundary access features'.
- iv. An informative be included on the planning permission in respect of:
 - a. There should be a net gain in biodiversity from the development.

20/66/Plan 20/01033/FUL - 12 Gilmour Road

The Committee received an application for full planning permission.

The application sought approval for a ground floor extension and access gate alterations within the building curtilage and projection of first floor sitting room window onto the existing terrace.

The Committee received a representation in objection to the application from an Accordia resident. The written statement was read to Members by the Committee Manager.

The representation covered the following issues:

- i. Spoke on behalf of a number of residents of Accordia who objected to the proposal.
- ii. Believed objections recorded earlier in 2020 remained valid. The Committee had already refused an application containing the elements of this proposal and residents asked the committee to refuse this one.
- iii. Did not intend to repeat the representation made at the committee meeting of Sept 10th but wished to comment on the Inspectors report of Dec 2019 and the recently published Design Guide for Accordia.
- iv. Were of the view that the Planning Officer's recommendation and Conservation Officer's opinion appeared to be heavily influenced by their interpretation of the Inspectors report that dismissed the appeal. Objectors believed that the Officer's recommendation needed thorough examination.
- v. Queried whether the proposal would detract from the architectural uniformity of the dwellings in the terraces was a good test. The Inspector focused on 'visibility' whereas an assessment should also take account of the main architectural characteristics of the dwelling and the terrace blocks.
- vi. The proposal at ground floor is to put a glazed box within the part covered space, topped by a "geometrical" shaped lantern or rooflight. The sections give a sense of how the full height glazing would be at the back of the railings and gates fronting the garden. The proposed rear elevation does not give an indication of this relationship and the conversion of a courtyard area to indoor living space. The original courtyard transparency would not continue (contrary to what is said in the design and access statement). The gate/railings would be a partial screen at the front of the new windows and one can speculate on what subsequent action will take place.
- vii. Even with the retention of the 'gates' there would be two picture windows, disrupting the appearance and architectural composition at ground floor level from the communal garden.

- viii. Estimated there were 37 homes on the site built in the same style. An essential feature was the internal open spaces and the continuity of design that is created.
- ix. Highlighted the Inspector did not exercise his discretion to grant planning permission for the ground and first floor elements through a split decision.
- x. The Design Guide for Accordia's primary purpose was to assist owners as they consider changes to their properties. The working group fully recognise that owners may wish to adapt or renovate their properties over time and the Guide sets out in a clear manner the considerations that need to be taken into account before embarking on change or replacement of key features that are integral to the homogeneity of the Accordia development.
- xi. Objectors believed that Accordia is, and should in the long term remain, a model not just of architectural good practice, but also of residents' commitment to their surroundings and to building a community.
- xii. The Guide is a manifestation of the intent along with the work undertaken to support the Article 4 Direction and Conservation area status.
- xiii. Objectors urged you to reject the proposal as it contravenes Planning Policies 56(b and f), 58(g) , 82(b) and the Cycle Parking Guide SPD.

Ms Richardson (Applicant's Agent) addressed the Committee in support of the application.

Councillor Thornburrow (Ward Councillor – City Council) addressed the Committee about the application:

- i. The Committee should consider the impact of the application on:
 - a. The building and setting.
 - b. Current and future occupiers.
- ii. The building was of national importance as Accordia was the first site to receive a national design award.
- iii. Previous iterations of the application were stopped before Article 4 came into effect.
- iv. The effect of harm/public benefit of the proposed work should be considered. There may be some harm from the work to the cohesion of the character of the area/terrace.
- v. There was space for car parking but not bikes or other paraphernalia, so a car would likely be parked on the street. Cycle storage standards were not met. There was not enough bike and bin storage space.

- vi. The poor design meant the application would not be considered acceptable if it came forward as a new (independent) scheme.
- vii. The application would impact on access from the living area into communal areas.
- viii. Referenced the 2018 Local Plan. The application:
 - a. Did not respond to context.
 - b. Did not meet Policies 55, 58 or 61.

The Committee:

Resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer.

Councillor Thornburrow did not take part in the discussion or decision making for this item.

The meeting ended at 4.45 pm

CHAIR

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PLANNING

2 December 2020

10.00 am - 3.00 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Bird, McQueen, Page-Croft, Porrer, Thornburrow and Tunnacliffe

Councillor Bird left after the vote on item 20/79/Plan

Officers:

Delivery Manager Development Management: Nigel Blazeby

Area Development Manager: Lorraine Casey

Area Development Manager: Toby Williams

Principal Planner: Ganesh Gnanamoorthy

Senior Planner: Aaron Coe

Senior Planner: Luke Waddington

Planner: Mary Collins

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Liam Martin

Other Officers Present:

Principal Environmental Health Officer: Greg Kearney

FOR THE INFORMATION OF THE COUNCIL**20/76/Plan Apologies**

Apologies were received from Councillor Green. Councillor Bird attended as her Alternate.

20/77/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Extinction Rebellion and the Cambridge Cycling Campaign.
Councillor Baigent	20/79/Plan	Personal: Application in Romsey Ward where he is a

		councillor.
Councillor Smart	20/79/Plan	Personal: Knows one of the registered public speakers. Discretion unfettered.

20/78/Plan Minutes

The minutes of the meetings held on 7 October and 4 November were approved as a correct record.

20/79/Plan 20/04395/PRI18A - Cambridge Railway Station

The Committee received an application for the Prior Approval for the erection of a building to enclose a new Carriage Wash Machine (CWM). The CWM building would be located on a section of track linking the two separate north and south yards of the Cambridge Rail depot, which are divided by Mill Road bridge.

The Senior Planner updated his report by referring to revised condition and recommendation wording on the Amendment Sheet and to amended wording of Condition 3 in his presentation.

The Committee received representations in objection to the application from the following:

- Resident of Eastern Street.
- A representative from Quash the Trainwash Community Organisation.

The representations covered the following issues:

- i. An industrial facility does not belong in a residential area that is itself in the centre of a conservation area. More appropriate land for its location at Cambridge North was sold, with only transport organisations consulted; not the community or Councillors. Even when the Mill Road bridge works were proposed in 2018, this facility was largely obfuscated. Had it been raised then, the community would have asked many more questions.
- ii. This application has come before the Committee due to the effort and expense of residents. Even then, approval is sought only for two buildings rather than the industrial facility with which they are interdependent. It is not just two buildings. Residents were being asked

- to accept continuous noise, vibration, and chemical outputs. Plus the visual blight of a 35m metre long and 8.5m metre high building and associated plant, lit up all night, just metres from their back fences.
- iii. This was a significant change. twelve carriage trains would arrive constantly to be cleaned 24/7, 365 days a year. Cleaning would peak with four trains an hour being cleaned at anti-social times of between 3:30am to 6am. While lorries were no longer allowed to idle in streets, residents were expected to tolerate trains idling in the depot 24/7. Residents accepted that living alongside the railway brought noise and they wanted an efficient railway. Residents felt like collateral damage in the railways' strategic plan.
 - iv. Railways need to respect the communities they serve, and so residents objected to the application and proposed conditions as set out in their written representations.
 - v. Asked for the following:
 - a. Visual alignment with the surrounding built environment - brick-effect walls and slate coloured roofs; dark brown or green fencing.
 - b. Maximum physical noise attenuation of the buildings, and acoustic fences at entrance and exit especially along the whole length of the sidings. Following the precautionary principle, this should be done now, and should not await post-operation tests.
 - c. On-going noise assessments to hold the operators to the claimed 44dB during cleaning and 38dB background.
 - d. Ongoing vibration assessments of the integrity of foundations and walls of houses.
 - e. Operations should be limited to Monday – Friday, with a maximum of two trains per hour.
 - vi. Residents already suffered from almost seven day a week construction noise from both this and Ironworks, exacerbated by working from home during a pandemic. This facility raised the prospect that at no point in the future residents would be assured of a rest from noise, vibration, visual, light, and chemical pollution. Residents appealed to the Committee to impose reasonable conditions and not allow this facility to operate at the long-term cost of injury to the community.
 - vii. Expressed particular concern that chemicals/spray from train cleaning operations would be spread (by wind) to residents' gardens. This and train cleaning operations would impact on residents' amenity space. The situation would be exacerbated by lockdown where residents were

forced to stay at home and so would be frequently disturbed by day and night time train cleaning work.

- viii. GTR had repeatedly been asked to confirm what chemicals would be used in train cleaning but they had not engaged with residents on this issue.
- ix. Re-iterated that:
 - a. Residents' sleep could be interrupted.
 - b. Residents wanted maximum mitigation of cleaning processes to avoid impact on their amenity.

Councillors Bird and McQueen temporarily left the meeting due to a disruption in their receipt of the remote meeting delivery. They participated in the discussion, but did not vote on the recommendation.

Councillor Porrer proposed an amendment to the Officer's recommendation that prior to the full operation of the CWM that further noise monitoring and washing vapour assessments are undertaken.

This amendment was **carried by 6 votes to 0**.

The Committee:

Resolved by (6 votes to 0) to grant the application prior approval in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. the planning conditions set out in the Officer's report and the Amendment Sheet;
- ii. an additional Condition: Prior to commencement of development of the CWM building above slab level, the colour and finish of the external materials to be used in the construction of the building shall be submitted to and approved in writing by the local planning authority. The building shall be built in accordance with the approved details.

Reason: To ensure the appearance of the building does not harm the visual amenity of the area (Cambridge Local Plan 2018, policies 55 and 61);

- iii. an additional Informative: The applicants are recommended that prior to the full operation of the CWM that further noise monitoring and washing vapour assessments are undertaken to establish the operational noise

- levels of the CWM and its vapour impacts. They utilise reasonable endeavours to implement any additional mitigation as appropriate; and
- iv. delegated authority to Officers to draft the conditions and informatives in consultation with the Chair, Vice Chair and Spokes.

20/80/Plan 20/04083/FUL - 39 Akeman Street

The Committee received an application for full planning permission.

The application sought approval for the continued use of the property as a community centre (Use Class D1) and associated office for a further period of 52 weeks.

The Committee:

Unanimously resolved by all Members present (7 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer.

20/81/Plan 20/01925/FUL - 1 Clarkson Close

The Committee received an application for full planning permission.

The application sought approval for the demolition of the existing property and erection of a replacement two storey detached dwelling with a garage at the front of the property set off the western boundary. The replacement dwelling would be a substantial property with an 'L' shaped layout and the appearance of an Edwardian architectural style.

Ms Xuereb (Applicant) addressed the Committee in support of the application.

Councillor Matthews (Ward Councillor) addressed the Committee about the application:

- i. On first seeing the plans two main points stood out for me that are also the main source of objections:
 - a. The size of the proposed house in relation to the site and the neighbouring property 4 Clarkson Close.
 - b. The impact of development on the Adams Road Bird Sanctuary (a county wildlife site).

- ii. The Officer's report addressed the potential impacts on the Bird Sanctuary and was content that the detailed ecological report is sound and there will not be any significant negative impacts.
- iii. On the subject of size:
 - a. Having viewed the site it should be noted that the plans and design statement don't show just how big 4 Clarkson Close is compared to the existing dwelling on the application site, and how much 4 Clarkson Close currently dominates.
 - b. As things stand, neither property has privacy where they face each other. The proposed plans fix this by adding to the natural screening and removing all direct visibility between habitable rooms.
 - c. 4 Clarkson Close would retain its view of the garden to 1 Clarkson Close and of the trees backing onto Trinity Old Field and have a good view of the trees on Clarkson Close.
 - d. The new plans mean the footprint of 1 Clarkson Close will match the footprint of 4 Clarkson Close.
- iv. The Applicants have been in constant conversation with officers in order to address these issues and others. They have shown they're willing to compromise and take on board ideas that improve both 1 and 4 Clarkson Close.
- v. Please support the officer's recommendation in approving this application.

Councillor Nethsingha (Ward County Councillor) addressed the Committee about the application:

- i. Had concerns about size and scale.
- ii. The Applicant was trying to manage the relationship with 4 Clarkson Close.
- iii. 1 and 4 Clarkson Close was formerly owned by the same family but were no longer.
- iv. Relations between the properties should be fair to both 1 and 4 Clarkson Close.
- v. The Officer's report addressed the Councillor's wildlife concerns.

Councillor Porrer proposed an amendment to the Officer's recommendation to include an informative concerning air source heat pumps.

This amendment was **carried unanimously by all Members present (7 votes to 0)**.

The Committee:

Unanimously resolved by all Members present (7 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer including the informative relating to air source heat pumps.

Under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 permitted development rights were granted to the development of ground source or air source heat pumps for dwelling houses and flats. The MCS Planning Standards were developed to act as a resource for this and contains the requirements, including noise prediction methodologies, that ground source or air source heat pumps must comply with to be permitted development under the above Act. Development would not be permitted development if it failed to comply with The MCS Planning Standards. It would be a reasonable step to require that any new ground source or air source heat pump complies with the MCS Planning Standards. This should ensure that internal and external noise levels are kept to a reasonable level at any nearby residential premises.

The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features.

Delegated authority given to Officers to draft the informative in consultation with the Chair and Spokes.

20/82/Plan 20/02965/S73 - Grosvenor Court

The Committee received a Section 73 application to vary condition 2 (approved plans) of planning permission 19/1250/S73 to permit changes including changes to the car port, plant room, roof profile and windows.

The Planner updated her report by referring to updated condition wording in her presentation.

The Committee received a representation in objection to the application from a resident of Woodlark Road expressing the following concerns:

- i. The design was out of context with the area.
- ii. Impact on amenity space.
- iii. Overlooking of neighbours.
- iv. Boundary wall height was extended without his knowledge or wishes.
- v. Objected to looking out at solar panels.

Dr Wilson (Applicant) addressed the Committee in support of the application.

The Committee:

Unanimously resolved by all Members present (7 votes to 0) to grant the Section 73 application in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. the planning conditions set out in the Officer's report;
 - a. Condition 18 (Green Roof) to be removed.
- ii. delegated authority to officers, in consultation with the Chair and Spokes, to draft and include the following amended conditions:
 - a. Condition 15 - No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

- b. Revisions to Surface Water Drainage Scheme - condition 3:
 - i. Prior to first occupation of the development, hereby permitted, a revised surface water drainage scheme that addresses the impact of the loss of the green roof to the garage/bike store (that formed part of the previously

approved scheme within application reference 18/1637/COND3) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter maintained in accordance with the approved details.

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

20/83/Plan 20/03250/HFUL - 3 Bradrushe Fields

The Committee received an application for full planning permission.

The application sought approval for the erection of a loft conversion with side dormer, roof windows and front and rear gable end windows and the conversion of the garage roof with roof windows and front gable windows.

The Area Development Manager updated the Senior Planner's report by referring to revised condition wording in her presentation regarding obscure glazing in the dormer window (in perpetuity).

The Committee received a representation in objection to the application from a resident of Conduit Head Road:

- i. Spoke as Custodian on the special character and nature of Conduit Head Road Conservation Area wildlife, flora, fauna, biodiversity and darkness.
- ii. Took issue with the Applicant's responses to objections.
- iii. Residents' concerns were supported by council officers and accorded with Cambridge Nature and Conduit Head Road Conservation.
- iv. Thought the application conflicted with Cambridge City Council biodiversity initiative 2019 to encourage, prioritise, protect and enhance habitat creation.
- v. Residents wanted to protect the singular Conduit Head space for day-time creatures and nocturnal creatures. Orchard House "nature reserve" is protected, private, fully dedicated, designated land. It was managed in accordance with conservation of flora and fauna. Its woodland, stream and ponds were quiet and undisturbed particularly when dark; and

integral with a wildlife corridor and darkness linking hedges, fields and woodland habitats.

- vi. Residents don't have to create habitat, establish or restore the natural environment; just protect what was in place from artificial light.
- vii. The proposal would adversely impact the surrounding diverse ecology, which is why residents object to any north roof windows due to concerns about light pollution and overlooking their land.
- viii. Artificial roof lighting would impact and disrupt nocturnal wildlife, interfering with natural patterns and feeding behaviour. Requested the Planning Committee referred to Biodiversity Officer (Guy Belcher) and Councillor Payne who had visited this site and agreed it needed protecting from light emission.
- ix. The proposal was in keeping with Bradrushe Fields street scene, but not in keeping with Conduit Head's rural character as one of the few remaining dark, quiet, private, sparsely populated historic Conservation Areas in Cambridge. Artificial light in Conduit Head was heavily screened with large mature gardens.
- x. Did not object to the loft conversion. Objected to the side dormer and four north facing roof windows. Black-out blinds would not mitigate light pollution from these, nor did they fit into context.

Mrs Thomson (Applicant) addressed the Committee in support of the application.

Councillor Chadwick (Ward Councillor) addressed the Committee about the application:

- i. Wished to highlight to the Committee the unique character of Conduit Head Road and surrounds (which connect on to Bradrushe Fields) amongst residential areas in Cambridge. The road and the properties on it (some of which border 3 Bradrushe Fields) are a very dark area due to the lack of street lighting and the separation between houses. If you ever visit at night you will be struck by how dark and still it is. It is no wonder that nocturnal wildlife, in particular bats, thrive there.
- ii. This new development, which might introduce new light, needed to be carefully judged to help preserve the dark character of the area and avoid disturbing wildlife. Members should carefully consider the adverse impact light from this planned development may have in making their decision.

Councillor Payne (Ward Councillor) addressed the Committee about the application:

- i. Had sympathy with the Applicant's reason for this application and was sorry the need for it to go through Committee has caused a disruption to their works.
- ii. The reason she called this item into Committee was due to concerns raised by a neighbouring resident about the impact of the light from the windows on the woodland at Orchard House. Councillor Payne had not appreciated the extent and value of this woodland until going to visit the site and I would like to take the opportunity to convey that to the Committee so it forms part of their consideration. The wooded area was an exceptional area of natural forest, which was home to a number of wildlife including bats and newts. It was so different to a landscape one would expect in a residential area that she would simply ask the Committee to be sure they are fully aware of this before making their decision.

Councillor Porrer proposed an amendment to the Officer's recommendation to include an informative requiring blinds to prevent light spillage.

This amendment was **carried unanimously all Members present (7 votes to 0)**.

The Committee:

Unanimously resolved by all Members present (7 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to:

- i. the planning conditions set out in the Officer's report;
- ii. an additional condition requiring obscure glazing in the dormer window (in perpetuity);
- iii. an additional informative requiring blinds to prevent light spillage;
- iv. delegated authority given to Officers to draft the conditions and informative in consultation with the Chair and Spokes.

The meeting ended at 3.00 pm

CHAIR

PLANNING COMMITTEE

6th January 2021

Application Number	20/03651/S73	Agenda Item	
Date Received	4th September 2020	Officer	Mary Collins
Target Date	4th December 2020		
Ward	Market		
Site	6-18 King Street		
Proposal	Variation of Condition 2 (Approved Drawings) of planning permission 17/1497/FUL (Erection of 64 student rooms, 7 student kitchens, 4 college offices, music practice room and seminar rooms, commercial unit (386 sqm) provision of a connection to the Todd Building and associated landscaping and cycle parking (includes demolition of later structure of 6-10 with facade retention, demolition of 12 to 16 and alterations to 18)) to enable alterations to the design and allow for internal adjustments for fire precautions, plant and renewable energy features		
Applicant	Christ's College St Andrew's Street Cambridge CB2 3BU		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would preserve or enhance the character of the existing Listed Building and the conservation area. - The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers. - The proposed development would contribute towards the low carbon future of the city by reducing carbon and greenhouse gas emissions.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site consists of a large rectangular area of land situated within the northern end of the grounds of Christ's College on land in-between Hobson Street and King Street in the historic core of Cambridge. The site covers a large proportion of land known as the New Court which is situated adjacent to the Stevenson Building and Todd Building, both of which are Grade II Listed. The large New Court building to the north-east is a Building of Local Interest (BLI). The site is situated in the Historic Core section of the Central Conservation Area (1971).
- 1.2 The site includes nos.6 – 18 King Street which is a collection of predominantly early 19th century buildings that are used for a combination of retail and teaching spaces (Cambridge School of Visual and Performing Arts) with some student rooms above. These buildings are two and two-and-a-half storeys in scale. Nos.6 – 10 and 18 King Street are identified in the Historic Core Conservation Area Appraisal (2015) as positive buildings. King Street is formed of a mixture of retail, food and drink, and, other City Centre uses at ground-floor level, typically with some form of residential accommodation above. The buildings fronting King Street are predominantly two or three-storeys in scale with a degree of variation in terms of the fenestration and architectural treatment of built forms. The terraced properties along Malcolm Street to the north of the site are all Grade II Listed Buildings.
- 1.3 There is a cluster of nine tree preservation orders adjacent to the Lasdun Building on the site. Part of the site also falls within the Historic Park and Garden and Protected Open Space of Christ's College. The site is situated within the controlled parking zone, air quality management area, smoke control area and the City Centre

2.0 THE PROPOSAL

Planning permission is sought for a section 73 Variation of Condition 2 (Approved Drawings) of planning permission 17/1497/FUL (Erection of 64 student rooms, 7 student kitchens, 4 college offices, music practice room and seminar rooms, commercial unit (386 sqm) provision of a connection to the Todd Building and associated landscaping and cycle parking (includes demolition of later structure of 6-10 with facade

retention, demolition of 12 to 16 and alterations to 18)) to enable alterations to the design and allow for internal adjustments for fire precautions, plant and renewable energy features.

The main changes proposed are as follows:

- Glazed link between the new court and the Todd Building
- Stairwell dimensions manifest at roof level.
- fire precautions - reorientation of the north stair resulting in minor external changes to the stairwell dimensions manifest at roof level
- plant area enlarged and the commercial unit shown as subdivided (though this will depend on the desires of the tenant(s))
- roof level - amendments to the handrails and introduction of PV panels on the roofs and the use of an Air Source Heat Pump (ASHP outside application boundary – separate application)
- possible louvres to allow natural ventilation into the commercial units - incorporated into the shopfront design
- rooflight/s to the music practice room roof

The application is accompanied by the following supporting information:

1. Supporting Statement
2. Drawings

3.0 SITE HISTORY

- 3.1 The site has an extensive planning history. The most recent applications on this site are listed below:

Reference	Description	Outcome
17/1497/FUL	Erection of 64 student rooms, 7 student kitchens, 4 college offices, music practice room and seminar rooms, commercial unit (386 sqm) provision of a connection to the Todd Building and associated landscaping and cycle parking (includes demolition of later structure of 6-10 with facade retention, demolition of 12 to 16 and alterations to 18)	Refused. Allowed on appeal.
17/1498/LBC	Provision of a connection to the Todd Building.	Refused. Allowed on appeal.
16/1121/LBC	Alterations to Todd Building including demolition of stair tower to facilitate redevelopment for 68 student rooms, 8 student kitchens, 4 college flats, 3 college offices, music practice room and seminar rooms, commercial unit (420 sq m) including the provision of a connection to the Todd Building.	Withdrawn
16/0904/FUL	Erection of 68 student rooms, 8 student kitchens, 4 college flats, 3 college offices, music practice room and seminar rooms, commercial unit (420 sqm) including the provision of a connection to the Todd Building and associated landscaping and cycle parking (following demolition of existing buildings)	Withdrawn
13/1165/FUL	Temporary change of use from A1 (retail) to D1 (education) for a period of 3 years	Approved
C/98/0622	Variation of condition 2 of	Approved

	C/97/1031 to allow two art classes on Sundays	
C/97/1031	Change of use from A1 to art studio facilities and art library (D1) on 1 st and 2 nd floors	Approved
C/96/0197	No.18 – Raising in height of existing two-storey rear extension and provision of new entrance steps to rear	Approved
C/96/0141	No.18 – Internal alterations at ground, first and second floors together with raising	Approved
C/94/0657	No.18 – Extension to shared bedsit kitchen and creation of rear access to 2 no. bedsits	Approved

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

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 28 31 32 33 34 35 36 46 55 56 57 58 59 61 62 69 70 71 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 March 2014 Circular 11/95 (Annex A)
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection subject to condition requiring that no demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority.

Environmental Health

6.2 No objection in principle to the proposed changes.

However, louvres to commercial units and rooflight/s to the music practice room roof introduce new acoustically weak elements into the buildings which are potential routes for external noise breakout / emission. No further information is provided on the functionality of the music room rooflights.

These elements have the potential to give rise to local adverse noise impacts. There are neighbouring noise sensitive residential premises at 4 King Street (flats 1 and 2) and Sidney Sussex College opposite.

The design / specification and in particular the airborne sound insulation standard of the rooflight/s to the music practice room roof and any ventilation louvres to commercial units fronting King Street will need to be adequate to avoid significant adverse impacts and to mitigate and reduce to a minimum all other adverse noise impact. We would also have concerns if the music room rooflights were openable.

It is also our view that none of the extant conditions specifically address these noise impact concerns. Condition 25 - shopfront design of the planning permission does not appear to specifically consider potential noise impacts.

Therefore, to ensure that there are no unacceptable adverse noise impacts on local amenity / quality of life and to mitigate and reduce these to a minimum, bespoke conditions are recommended for approval of the design and specification of the said rooflights and louvres (including airborne sound insulation standards) and a requirement that the music practice room rooflight/s are non-openable.

Urban Design Team

- 6.3 Overall, the changes remain sensitive to the key elements of the approved scheme, 17/1497/FUL.

The alterations to the internal stair width are visible in the revised form of the fourth storey. However, the roofline which has not increased in height, retains the set back and articulated form as viewed from King Street and the loss of flues to the roofline is clearly an improvement.

Similarly, the adjustments to dormer windows, fenestration, and louvre design on the King Street elevation retains the intended visual appearance and design motif of the building elevation previously proposed.

The 'Revised Proposed Long Section J-K' (ZZ-DR-A-0114 P03) shows the 'indicative' location for PV panels. The applicant has not provided supporting information on the PV panel and intended mounting frame and the upstand provided may not be adequate in helping to screen these. As such, we have concern that the future panels may be visible from long views as you approach from Malcolm Street and will appear cluttered on the building roofline. PV panels/plant can be covered by condition to make sure it is adequately screened.

The King Street elevations show the 'prospective' location of future plant to the roofline of the King's Street façade. Additional plant has the potential to negatively impact along the roofscape. Should it need to come forward this could be covered by condition.

Conservation Team

- 6.4 The revised drawings show some alterations to the roof configuration, the details of the link back to the Todd Building and changes to windows and internal fit out.

The proposed alterations do not have any greater impact on the character or appearance of the conservation area other than the potential impact of the PV panels which could be seen from long range views. Details of these panels should be submitted under condition prior to their installation so that their final location can be agreed.

The same goes for the position of the potential rooftop plant. Unless carefully considered these elements can have a negative impact on the character and appearance of the conservation area. Should this come forward the details of the plant and any screening should be required by condition.

The proposals for the Todd Building link are similar in scale to what was previously consented but with the link repositioned. This will have no greater impact on the character or special interest of the listed building than the previous details.

Taking the above into account, it is considered that the proposal will not adversely affect the character of the Listed Building and will preserve or enhance the character or appearance of the conservation area.

Senior Sustainability Officer (Design and Construction)

- 6.5 The proposed revisions to the scheme include the introduction of photovoltaic panels to the roof, along with the use of air source heat pumps, which will be subject to a separate application. This approach, which seeks to enhance the environmental performance of the proposals is welcomed. It is noted that condition 22 of the full application requires the submission of a detailed renewable energy statement for the scheme setting out the levels of carbon reduction that will be achieved, so further details will follow. With regards to the calculations that will form part of the renewable energy statement, would recommend that the carbon intensity figures from SAP10 are used. Taking the above into account, the

proposed variations to the permitted scheme are supported in sustainable construction terms.

Access Officer

No comments received.

Head of Streets and Open Spaces (Tree Team)

No comments received.

Head of Streets and Open Spaces (Landscape Team)

No comments received.

Cambridgeshire County Council (Flood and Water Management)

No comments received.

Head of Streets and Open Spaces (Nature Conservation Officer)

There are no material ecological considerations with respect to the proposed variation of Condition 2.

Environment Agency

No comments received.

Anglian Water

No comments received.

Cambridgeshire Constabulary (Architectural Liaison Officer)

No comments received.

Cambridgeshire County Council (Archaeology)

No comments received.

Developer Contributions Monitoring Unit

No comments received.

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 owners/occupiers of the following addresses have made representations:

D'Arry's Wine Shop, 4 King Street

7.2 The representations can be summarised as follows:

Object. The proposed location of the plant on the roof is too close to my domestic accommodation and would be better (from my perspective) to be the other side of the development where PV panels are proposed.

This to avoid nuisance in the future

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 an inspection of the site and the surroundings, it is considered that the main issues are:

1. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)
3. Renewable energy and sustainability
4. Residential amenity

Principle of Development

- 8.2 The principle of development has been established through the extant consents (17/1497/FUL and 17/1498/LBC) which were granted following an appeal subject to 29 conditions.
- 8.3 Pre-commencement condition 15 (AMS and TPP) has been discharged. There are currently applications under consideration for the discharge of conditions 4 (Traffic Management Plan), 7 (Sample Panels) and 17, (Noise and vibration Report).

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

- 8.4 Officers should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
- 8.5 The National Planning Policy Framework clearly sets out the requirement to conserve the significance of heritage assets and emphasises that great weight should be given to this (and the more important the asset the greater that weight should be), paragraphs 184, 192 and 193. For this reason, any harm requires a clear and convincing justification. Less than substantial harm should be weighed against the public benefits of the proposal (paragraphs 194 and 196).
- 8.6 The proposals for the Todd Building link are similar in scale to the previously approved plans but with the link repositioned. The bay of the new atrium which attaches to the Todd Building would be entirely clear and without louvres so that together with the continuous rooflight the effect will be of a clear 'slot' adjacent to the Listed Building. The slot would also be emphasised by being inset from the other two bays of the atrium link. The result of the change is that more of the east wall of the Todd Building, with a bay of windows, will be visible from the exterior rather than from within the atrium. Officers agree that this repositioned link would have no greater impact on the character or special interest of the listed building than the previous details.

- 8.7 The alterations to the internal stair width are visible on the fourth storey, however, the roofline of the building which has not increased in height, retains the set back and articulated form as viewed from King Street and the loss of flues to the roofline is clearly an improvement.
- 8.8 The other proposed adjustments to dormer windows, fenestration, and louvre design on the King Street elevation retains the intended visual appearance and design motif of the building elevation previously proposed and are considered acceptable.
- 8.9 The location for the PV panels on the roof is shown indicatively only and no supporting information on the PV panels and intended mounting frame and the upstand has been provided.
- 8.10 There may be long views available of the panels along the approach from Malcolm Street as the building terminates the view. These solar panels would need to be angled to face south and as such they would not be angled to face the King Street or Malcolm Street elevations. They would also be set back behind the handrail and from the edge of the roof.
- 8.11 The King Street elevations show the 'prospective' location of future plant to the roofline of the King's Street façade and this too could be seen as part of the important vista along Malcolm Street. This rooftop plant and PV panels could cumulatively be detrimental to the appearance of the building and clutter the roofscape.
- 8.12 In accordance with the advice given by the Council's Conservation and Urban Design Officer, it is recommended that conditions be attached to any consent to ensure further details of the screening of rooftop plant and the PV panels are provided to ensure there is no negative impact to the roofscape or the wider conservation area.
- 8.13 Further details of the final positions, height, mounting etc would be required by condition as well as details of screening of any rooftop plant or PV panels.
- 8.14 In the opinion of Officers subject to conditions recommended above, the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 61.

- 8.15 The proposal pays special regard to the special historic, architectural and aesthetic character of the Listed Building. the proposal will not adversely affect the character of the Listed Building and will preserve or enhance the character or appearance of the conservation area.
- 8.16 The proposal is therefore compliant with Cambridge Local Plan (2018) policy 61 and NPPF (2019) Paragraphs 190.

Renewable energy and sustainability

- 8.17 The proposed revisions to the scheme include the introduction of photovoltaic panels to the roof, with indicative locations shown on the proposed roof plan. along with the use of air source heat pumps, which will be subject to a separate application. These are considered acceptable in terms of sustainable construction and carbon reduction however details of the PV panels will be required by condition to ensure the final location and height of the panels on their mountings does not have a detrimental impact on the character and appearance of the conservation area.
- 8.18 In the opinion of Officers subject to conditions, the proposal is compliant with Cambridge Local Plan (2018) policy 28.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.19 The original permission has a number of conditions attached to control odour and noise impacts etc., and these will be repeated should consent be granted
- 8.20 There are neighbouring noise sensitive residential premises at 4 King Street (flats 1 and 2) and Sidney Sussex College opposite.
- 8.21 Environmental Health has expressed concern regarding the addition of rooflights to the music room. To ensure that there are no unacceptable adverse noise impacts on local amenity / quality of life and to mitigate and reduce these to a minimum, conditions as recommended by Environmental Health will be attached requiring approval of the design and specification of the said rooflights and louvres (including airborne sound

insulation standards) and a requirement that the music practice room rooflight/s to be non-openable.

8.22 In the opinion of Officers subject to conditions, the proposal is compliant with Cambridge Local Plan (2018) policies 35 and 36.

9.0 CONCLUSION

9.1 In conclusion the proposal as amended would respect heritage assets, the amenity of the occupiers of adjoining properties and would minimise carbon and other greenhouse gas emissions.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before 01.10.2022

Reason: In accordance with the requirements of 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. Demolition or construction works shall take place only between 08:00hrs and 18:00hrs on Monday to Friday, 08:00hrs to 13:00hrs on Saturdays and shall not take place at any time on Sundays or on Bank or Public Holidays.

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

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials, including times of the day;
- c. storage of plant and materials used in constructing the development;
- d. the erection and maintenance of security hoarding including decorative displays, where appropriate;
- e. measures to control the emission of dust and dirt during construction;
- f. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- g. a traffic management plan for demolition/construction traffic

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To protect the amenity of nearby properties and in the interests of highway safety (Cambridge Local Plan 2018 policies 35 and 81)

5. Before the use hereby permitted takes place of the A3 use of the ground floor commercial unit, equipment to control the emission of fumes and smells from the premises shall be installed in accordance with a scheme to be first submitted to and approved in writing by the local planning authority. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with that approval and retained for so long as the use continues.

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

6. No demolition/development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2018 policy 61)

7. No development shall take place until sample panels of all new facing brickwork and or masonry showing the proposed material, face-bond and pointing mortar have been provided on site and approved in writing by the local planning authority. The approved sample panels shall be retained on site until the work is completed and the development shall be carried out in accordance with the approved sample panels.

Reason: To avoid harm to the special interest of the listed building and conservation area (Cambridge Local Plan 2018, policy 61)

8. No roof shall be constructed until full details of the covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to and approved in writing by the local planning authority. The roofs shall be constructed in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building and conservation area (Cambridge Local Plan 2018, policy 61)

9. Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed or continued.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

10. Construction work shall not take place until a scheme for protecting the proposed residential elements from noise from the road and nearby uses has been submitted to and approved in writing by the local planning authority. All works which form part of the scheme shall be completed before any part of the development is occupied and retained thereafter.

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

11. Prior to construction above slab level, details of an alternative ventilation scheme for the residential accommodation to negate/replace the need to open external windows and doors for ventilation purposes, in order to protect occupiers from traffic noise shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the use hereby permitted commences and shall thereafter be retained in its approved form.

Reason: To protect human health (Cambridge Local Plan 2018 policy 36)

12. No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
 - a. earthworks showing existing and proposed finished levels or contours;
 - b. means of enclosure and retaining structures;
 - c. boundary treatment;
 - d. pedestrian access and circulation areas;
 - e. hard surfacing materials;
 - f. minor artefacts and structures [e.g. furniture, play equipment, refuse or other storage units, signs, etc.];
 - g. proposed and existing functional services above and below ground [e.g. drainage, power, communications cables, pipelines etc. indicating alignments, levels, access points, supports as relevant];
 - h. retained historic or other landscape features and proposals for restoration, where relevant.

Soft landscaping works shall include planting plans, written specifications, schedules of plants noting species, sizes and densities/numbers, and an implementation programme. The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

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)

13. Before the development is first occupied or brought into use a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

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

14. No part of the development shall be used/occupied until provision has been made within the site for bicycles to be parked and that provision shall thereafter be kept available for the parking of bicycles, in accordance with details which have been submitted to and approved in writing by the local planning authority.

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

15. No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) shall have been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved and shall remain in place until all equipment and materials have been removed from the site.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2018 policies 55, 57, 59 and 71)

16. No building hereby permitted shall be occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- a. provide 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;
- b. include a timetable for its implementation; and,
- c. provide, 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 to secure the operation of the scheme throughout its lifetime.

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

17. Prior to the commencement of development, site preparation, demolition or enabling works, the developer shall submit a written report and receive written approval from the local planning authority regarding demolition and construction noise and vibration and its impact on the surrounding area and measures for its mitigation, where necessary. The development shall be carried out in accordance with the approved details.

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

18. Prior to the installation of any plant and equipment, a noise insulation scheme for that plant and equipment shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented before the uses hereby approved commence and shall be retained in its approved form

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

19. Prior to the installation of any external lighting, details of it shall be submitted to and approved in writing by the local planning authority. All external lighting shall be installed and operated in accordance with the approved details.

Reason: In the interests of amenity. (Cambridge Local Plan 2018 policies 34 and 59)

20. The development hereby approved shall utilise low NOx boilers. Details, including appropriate certification, shall be submitted to and approved in writing by the local planning authority, prior to the occupation of the development. The development shall be carried out in full accordance with the approved details and thereafter retained in that form.

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

21. The height of the exhaust flues serving all combustion appliances shall be as shown on the approved drawings. All such exhaust flues shall be 1m above the adjacent highest roof level.

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

22. Prior to first occupation of the development, a renewable energy statement which demonstrates that at least 10% of the development's total predicted energy requirement will be from on-site renewable energy sources, shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details and shall thereafter be retained.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that the development does not give rise to unacceptable pollution. (Cambridge Local Plan 2018 policies 28, 35 and 38).

23. Prior to first occupation of the development details of the specification, number and location of bat boxes shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details and retained thereafter.

Reason: To create a positive benefit for biodiversity change (Cambridge Local Plan 2018 policy 70)

24. Prior to the construction of the windows on the first and second floors of the front (King Street) elevation of 6 to 16 King Street, full details of the windows shall be submitted to and approved in writing by the local planning authority. The windows shall be constructed in accordance with the approved details and thereafter retained.

Reason: To avoid harm to the special interest of the listed building and conservation area (Cambridge Local Plan 2018, policy 61)

25. Prior to the installation of the shopfronts at Nos 6 to 16 King Street, full details of the design and materials of the shopfronts shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained in that form.

Reason: To avoid harm to the special interest of the listed building and conservation area (Cambridge Local Plan 2018, policy 61)

26. Prior to any works undertaken to the façade of Nos 6 to 10 King Street, details of the method of paint removal and restoration of lost or damaged features shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building and conservation area (Cambridge Local Plan 2018, policy 61)

27. The development shall not be first occupied until a Travel Plan has been submitted to and approved by the local planning authority. The Travel Plan shall be implemented as approved upon the first occupation of the buildings and monitored in accordance with details to be agreed in writing by the local planning authority.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

28. The residential element of the development hereby permitted shall only be occupied during academic term times by students attending full-time courses in Cambridge of one academic year or more. Outside of academic term times, the residential element of the development shall only be occupied by students studying at educational institutions within Cambridge, conference delegates or others attending such institutions for purposes linked with educational functions of those institutions.

Reason: The development should not attract occupiers who are car users in order to maintain the character of the area and to prevent unnecessary parking pressure on surrounding streets; and, in the case of self-contained units of student accommodation, to ensure that the lack of affordable housing, that would otherwise be required by policy 45 of the Cambridge Local Plan 2018, is justified by the need for student accommodation. (Cambridge Local Plan 2018 policy 46)

29. The existing façade of Nos 6-10 King Street shall be retained. Prior to any works to the façade a Structural Method Statement, to include full details of the method of propping the existing façade, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building and conservation area (Cambridge Local Plan 2018, policy 61)

30. Prior to the installation of the rooflight/s to the ground floor music practice room, the design and specifications of the said rooflights in order to mitigate and reduce to a minimum potential adverse noise impacts shall be submitted to and approved in writing by the Local Planning Authority. Regard shall be given to representative operational noise levels within the music practice room and the sound reduction performance / index (Rw - airborne sound insulation standard certification in decibels / dB) of the said rooflights and roof structure shall be detailed. The rooflight/s as approved shall be installed prior to commencement of use and shall be retained thereafter.

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

31. The rooflight/s to the ground floor music practice room shall be fully sealed and non-openable in order to mitigate and reduce to a minimum local adverse noise impact.

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

32. Prior to the installation of any external ventilation louvres to the shopfront / façade of the commercial units fronting King Street and on a phased unit by unit basis as necessary, the design and specification of the said louvres shall be submitted to and approved in writing by the Local Planning Authority. The said louvres shall be 'acoustic louvres' specifically designed and treated to reduce noise emissions / pollution from within the units. The louvres as approved shall be installed prior to commencement of use and shall be retained thereafter.

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

33. Prior to the installation of any roof top plant including PV panels, details of the screening system for the rooftop plant shall be submitted to and approved by the Local Planning Authority. The rooftop plant shall be screened thereafter only in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building and conservation Area. (Cambridge Local Plan 2018, policy 61)

34. Prior to the installation of any solar panels (water pre-heat, etc) and/or photovoltaic cells, full details including type, dimensions, materials, location and fixing shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the local planning authority agrees to any variation in writing.

Reason: To avoid harm to the special interest of the Conservation Area and Listed Building. (Cambridge Local Plan 2018, policy 61)

35. Conditions 3 to 29 of planning permission 17/1497/FUL shall continue to apply to this permission. Where such conditions pertaining to 17/1497/FUL have been discharged, the development of 20/03651/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

INFORMATIVE: It is noted that condition 22 of the full application requires the submission of a detailed renewable energy statement for the scheme setting out the levels of carbon reduction that will be achieved, so further details will follow. With regards to the calculations that will form part of the renewable energy statement, it is recommended that the carbon intensity figures from SAP10 are used.

INFORMATIVE: Appropriate infiltration testing should be undertaken (in line with BRE365 / Ciria 156) to ascertain whether soakaways will be appropriate for use on the site. The proposed site layout includes pipes laid beneath buildings. This is contrary to Sewer for Adoption which requires appropriate access for maintenance.

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Application Number	20/03626/LBC	Agenda Item	
Date Received	4th September 2020	Officer	Mary Collins
Target Date	30th October 2020		
Ward	Market		
Site	6-18 King Street		
Proposal	Provision of connection to the Todd Building		
Applicant	Christ's College St Andrew's Street Cambridge CB2 3BU		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would preserve or enhance the character of the existing Listed Building.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site consists of a large rectangular area of land situated within the northern end of the grounds of Christ's College on land in-between Hobson Street and King Street in the historic core of Cambridge. The site covers a large proportion of land known as the New Court which is situated adjacent to the Stevenson Building and Todd Building, both of which are Grade II Listed. The large New Court building to the north-east is a Building of Local Interest (BLI). The site is situated in the Historic Core section of the Central Conservation Area (1971).
- 1.2 The site includes nos.6 – 18 King Street which is a collection of predominantly early 19th century buildings that are used for a combination of retail and teaching spaces (Cambridge School of Visual and Performing Arts) with some student rooms above. These buildings are two and two-and-a-half storeys in scale. Nos.6 – 10 and 18 King Street are identified in the Historic Core

Conservation Area Appraisal (2015) as positive buildings. King Street is formed of a mixture of retail, food and drink, and, other City Centre uses at ground-floor level, typically with some form of residential accommodation above. The buildings fronting King Street are predominantly two or three-storeys in scale with a degree of variation in terms of the fenestration and architectural treatment of built forms. The terraced properties along Malcolm Street to the north of the site are all Grade II Listed Buildings.

2.0 THE PROPOSAL

Listed Building Consent is sought for provision of connection to the Todd Building.

2.1 The application is accompanied by the following supporting information:

1. Supporting Statement
2. Drawings

3.0 SITE HISTORY

3.1 The site has an extensive planning history. The most recent applications on this site are listed below:

Reference	Description	Outcome
20/03651/S73	Section 73 Variation of Condition 2 (Approved Drawings) of planning permission 17/1497/FUL (Erection of 64 student rooms, 7 student kitchens, 4 college offices, music practice room and seminar rooms, commercial unit (386 sqm) provision of a connection to the Todd Building and associated landscaping and cycle parking (includes demolition of later structure of 6-10 with facade retention, demolition of 12 to 16 and alterations to 18)) to enable alterations to the design and allow for internal adjustments for fire precautions, plant and renewable energy features	Pending decision
17/1497/FUL	Erection of 64 student rooms, 7 student kitchens, 4 college offices, music practice room and seminar rooms, commercial unit (386 sqm) provision of a connection to the Todd Building and associated landscaping and cycle parking (includes demolition of later structure of 6-10 with facade retention, demolition of 12 to 16 and alterations to 18)	Refused. Allowed on appeal.
17/1498/LBC	Provision of a connection to the Todd Building.	Refused. Allowed on appeal.
16/1121/LBC	Alterations to Todd Building including demolition of stair tower to facilitate redevelopment for 68 student rooms, 8 student kitchens, 4 college flats, 3	Withdrawn

16/0904/FUL	college offices, music practice room and seminar rooms, commercial unit (420 sq m) including the provision of a connection to the Todd Building. Erection of 68 student rooms, 8 student kitchens, 4 college flats, 3 college offices, music practice room and seminar rooms, commercial unit (420 sqm) including the provision of a connection to the Todd Building and associated landscaping and cycle parking (following demolition of existing buildings)	Withdrawn
13/1165/FUL	Temporary change of use from A1 (retail) to D1 (education) for a period of 3 years	Approved
C/98/0622	Variation of condition 2 of C/97/1031 to allow two art classes on Sundays	Approved
C/97/1031	Change of use from A1 to art studio facilities and art library (D1) on 1 st and 2 nd floors	Approved
C/96/0197	No.18 – Raising in height of existing two-storey rear extension and provision of new entrance steps to rear	Approved
C/96/0141	No.18 – Internal alterations at ground, first and second floors together with raising	Approved
C/94/0657	No.18 – Extension to shared bedsit kitchen and creation of rear access to 2 no. bedsits	Approved

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

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 55 61

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 March 2014 Circular 11/95 (Annex A)
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6.0 CONSULTATIONS

Conservation Team

6.1 The revised drawings show some alterations to the roof configuration, the details of the link back to the Todd Building and changes to windows and internal fit out.

The proposed alterations do not have any greater impact on the character or appearance of the conservation area other than the potential impact of the PV panels which could be seen from long range views. Details of these panels should be submitted under condition prior to their installation so that their final location can be agreed.

The same goes for the position of the potential rooftop plant. Unless carefully considered these elements can have a negative impact on character and appearance of the conservation area. Should this come forward the details of the plant and any screening should be required under a condition.

The proposals for the Todd Building link are similar in scale to what was previously consented but with the link repositioned. This will have no greater impact on the character or special interest of the listed building than the previous details.

Taking the above into account, I consider that the proposal will not adversely affect the character of the Listed Building.

Taking the above into account, I consider that the proposal will preserve or enhance the character or appearance of the conservation area.

The proposals will comply with Local Plan policy 61.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraph 190 would apply.

Historic England

6.2 Do not wish to offer any comments.

6.3 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 ASSESSMENT

Impact on the Listed Building

7.1 The principle of development has been established through the extant consent 17/1498/LBC.

7.2 Officers should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

- 7.3 The National Planning Policy Framework clearly sets out the requirement to conserve the significance of heritage assets, and emphasises that great weight should be given to this (and the more important the asset the greater that weight should be), paragraphs 184, 192 and 193. For this reason, any harm requires a clear and convincing justification. Less than substantial harm should be weighed against the public benefits of the proposal (paragraphs 194 and 196).
- 7.4 The bay of the new atrium which attaches to the Todd Building would be entirely clear and without louvres so that together with the continuous rooflight the effect will be of a clear 'slot' adjacent to the Listed Building. The slot would also be emphasised by being inset from the other two bays of the atrium link. The result of the change is that more of the east wall of the Todd Building, with a bay of windows, will be visible from the exterior rather than from within the atrium.
- 7.5 The proposal pays special regard to the special historic, architectural and aesthetic character of the Listed Building and will not adversely affect the character of the Listed Building and will preserve or enhance the character or appearance of the conservation area.
- 7.6 The proposal is compliant with Cambridge Local Plan (2018) policy 61 and NPPF (2019) Paragraphs 190.

8.0 CONCLUSION

- 8.1 The proposal pays special regard to the special historic, architectural and aesthetic character of the Listed Building and will not adversely affect the character of the Listed Building.

9.0 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 consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) 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 and for the avoidance of doubt.

3. Before starting any works to the link, details of the method of fixings to the existing fabric of the Todd Building shall be submitted to and approved in writing with the local planning authority. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building. (Cambridge Local Plan 2018, policy 61)

Application Number	20/03038/S73	Agenda Item	
Date Received	13th July 2020	Officer	Lewis Tomlinson
Target Date	7th September 2020		
Ward	Trumpington		
Site	60 Trumpington Road		
Proposal	Variation of condition 2 (approved plans) of planning application 18/1058/FUL		
Applicant	Mr Rupert Kirby Hinxtan Court Hinxtan Saffron Walden CB10 1RG		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed external changes are considered to be acceptable in regard to the impact upon the approved scheme, the surrounding area and the neighbouring properties
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site comprises a former restaurant/ takeaway and associated car parking on the east side of Trumpington Road, close to the vehicular junction between Trumpington Road and Long Road. Also included within the application site is the dwelling and its curtilage at No 2 Nightingale Cottages. The existing vacant former public house building on the site is two-storeys in scale, rendered and has a hipped roof.

1.2 The surrounding area is residential in character. To the north there is a pair of semi-detached properties known as Nightingale Cottages. The southern dwelling of this pair is included within the application site. To the south of the site runs the private lane that connects North Cottages to Trumpington Road. No.1 North Cottages is

positioned to the south-west of the site and has a small garden on its eastern side. Beyond this garden, also to the south is the row of terraced properties that form Nos. 2–4 North Cottages. These properties are configured so that the majority of habitable rooms are single aspect and are served only by north-facing windows. To the east of the site are the remaining properties that form Nos. 5–17 North Cottages.

2.0 THE PROPOSAL

2.1 Planning permission was granted under 18/1058/FUL at planning committee in September 2019 for the 'Demolition of the former Zahza Grill Restaurant and replacement with 4 terraced dwellings, along with access, parking and landscaping. First floor rear extension to No.2 Nightingale Cottages, with new front door and removal of existing lean-to element.

2.2 Planning permission is sought under Section 73 to vary condition 2 (approved plans) of planning permission 18/1058/FUL to permit changes including:

South elevation – side facing North Cottages (drawing no.P10)

- First floor external angled wall straightened out
- Reduction in the size of the first floor bathroom window
- Addition of a first floor window for the en-suite
- Addition of zinc cladding at second floor

West elevation – front facing Trumpington Road (drawing no.P10)

- Second floor glazed terrace removal of railings as the make up of the glazing is changed

East elevation – rear (drawing no.P11)

- Side recess removed on each dwelling at ground floor and first floor
- Lower side roof raised

- Alteration to the ridge of the rear extension and the eaves of No.2 Nightingale Cottage

Other alterations

- Addition of a rooflight to ground floor roof of unit 4
- The render has been replaced with buff brickwork

3.0 SITE HISTORY

17/0548/FUL	Demolition of former restaurant, with redevelopment of the site for the erection of 2x3 bedroom and 1x2 bedroom detached linked dwellings; 1x2 bedroom apartment; 2x1 bedroom apartments; associated cycle and car parking provision and landscaping.	Approved
18/1058/FUL	Demolition of the former Zahza Grill Restaurant and replacement with 4 terraced dwellings, along with access, parking and landscaping. First floor rear extension to No.2 Nightingale Cottages, with new front door and removal of existing lean-to element.	Approved

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, 28, 29, 30, 31, 32, 33, 35, 36, 41, 50, 51, 55, 56, 57, 58, 59, 70, 71, 76, 80, 81, 82

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

Central Government Guidance	<p>National Planning Policy Framework 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95 (Annex A)</p> <p>Manual for Streets</p>
Supplementary Planning Guidance	<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>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p>
	<u>Trumpington Road suburbs and approaches</u>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No objection subject to a condition regarding traffic management plan.

Drainage Officer

6.2 No objection.

Ecology Officer

6.3 No objection.

Environmental Health Team

6.4 No objection.

Urban Design Team

6.5 No objection.

6.6 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 owners/occupiers of the following addresses have made representations:

- 1 North Cottages
- 6 North Cottages
- 180 Shelford Road

7.2 The representations can be summarised as follows:

- Additions of a new window on the southern boundary wall will overlook even if it is obscured glazing. Contrary to previous planning condition
- Addition of a rooflight will cause light pollution especially towards 1 & 2 North Cottages

- The replacement of buff render with zinc will result in a less bright and less reflective material.
- The proposed amendments are significant and go against the conditions
- Full length windows result in poor privacy for the occupiers
- The proposed development encroaches onto a private right of way
- Hoarding has been erected on a private right of way
- The incorrect ownership certificate has been signed

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

Principle of Development

8.1 The principle of development has been established through the extant consent 18/1058/FUL.

Context of site, design and external spaces

8.2 Officers note the neighbour's concerns about the change of use of external materials. However, as zinc was included in the approved scheme, and as the proposed additional zinc is proposed in an appropriate place, this is considered to be acceptable. In terms of visual impact upon the surrounding area, the rest of the proposed external changes are also considered to be acceptable. The Urban Design Team have raised no objection.

8.3 In the opinion of Officers the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56 and 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.4 Neighbours have raised concerns about the addition of the first floor window on the southern elevation, how

this will result in overlooking and how this is contrary to the previous planning conditions. Two conditions were included on the consent for 18/1058/FUL, one condition which removed the permitted development rights for the insertion of windows and one condition which required the approved first floor window on the southern elevation to be obscured glazed and non-opening up until 1.7m from the finished floor level. A condition regarding the removal of permitted development rights, in this case the insertion of windows, does not mean that the applicant can never insert windows. It is a mechanism to ensure that the insertion of windows requires planning permission to be applied for and therefore undergo an assessment to determine whether planning permission will be granted or not.

- 8.5 In this case, the proposed additional window is considered to be acceptable subject to a condition requiring it to be obscured glazing and non-opening up until 1.7m from the finished floor level. Officers note neighbours' concerns that overlooking will still occur. However, the proposed condition is a common standard condition to prevent overlooking and Officers are satisfied this sufficiently mitigates any potential harm.
- 8.6 Concerns have also been raised about potential light pollution from the proposed rooflight upon No's 2 & 3 North Cottages. The light pollution would be minimal from the proposed rooflight and would not warrant a refusal of the application. Neighbours have raised concerns about the change from render to zinc, and the knock-on impact it would have on light in North Cottages. Again, this would be minimal and would not warrant a refusal of the application. Taking all the above into consideration, Officers consider the proposed changes would respect the residential amenity of its neighbours and the constraints of the site in compliance with Cambridge Local Plan 2018 policies 57 and 35.

Land ownership and private right of way

- 8.7 Neighbours have raised an issue that the incorrect certificate has been signed in the application form and state that the approved development would encroach onto a private right of way. The applicant has responded and disputed this claim. The issue of a private right of way being impinged or encroached is a civil matter and not a matter for the local planning authority to consider as part of a planning application assessment. That being said, the Council must accept the submission of a signed certificate unless there is clear evidence that an incorrect certificate has been supplied. Whilst neighbouring parties have disputed the validity of the certificate, no evidence has been provided to the Council demonstrating that the applicant does not own all the land within the application site and therefore the Council must accept the certificate on face value and is duty bound to determine the application.

9.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development shall be implemented in accordance with the 3 year time limit imposed on 18/1058/FUL. Conditions 3-40 of planning permission 18/1058/FUL (set out below as conditions 3-40) shall continue to apply to this permission. Condition 40 (unit 4 first floor windows obscured glazing) has been extended from a singular window to plural windows. Where such conditions pertaining to 18/1058/FUL have been discharged, the development of 20/03038/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

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. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the Local Planning Authority:

(a) Desk study to include:

-Detailed history of the site uses and surrounding area (including any use of radioactive materials)

-General environmental setting.

-Site investigation strategy based on the information identified in the desk study.

(b) A report setting out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the Local Planning Authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the Local Planning Authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

9. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of the materials to be used in the construction of the external surfaces of buildings, which includes external features such as entrance doors, porch and canopies, projecting windows, roof cladding, external metal work, rain water goods and coping shall be submitted to and approved in writing by the local planning authority.

Brick sample panels of the facing materials to be used shall be erected on site and shall be 1m x 1m to establish the detailing of bonding, coursing, colour and type of jointing shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2018 policies 52, 55, and 57)

10. Prior to the commencement of development/construction, details of a ventilation scheme as an alternative to open windows for the terraced accommodation units 1 to 4 and No.2 Nightingale Cottages on the Trumpington Road facade shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour.
The scheme shall be installed before the use hereby permitted is commenced and shall not be altered.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area. (Cambridge Local Plan 2018 policy 35)

11. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800hours 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)

12. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

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

13. In the event of the foundations for the proposed development requiring piling, no such piling shall take place until a report / method statement detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration has been submitted to, and approved in writing by, the local planning authority. 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)

14. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

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

15. For Units 1 - 4, notwithstanding the provisions of Schedule 2, Part 1, Classes A, B E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the enlargement, improvement or other alteration of the dwellinghouses, including insertion of new windows; loft conversion including rear dormers; and the provision within the curtilage of the dwellinghouses of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.

Reason: To ensure sufficient amenity space is retained for future occupiers of the dwelling, to protect the character of the area and to protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018 policies 52 and 57)

16. Notwithstanding the approved plans, the dwellings, 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)

17. 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 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. This should also include a scheme of lighting for the public areas within the site. 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)

18. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

This should include:

- Retention of the hedge opposite 1 North Cottages as shown P04revG
- Boundary treatment details of the fence for Unit 4 opposite the garden of 1 North Cottages and also the fence opposite 2 - 4 North Cottages
- Boundary treatment for dwelling units 1 - 4

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59)

19. No development hereby permitted shall be commenced until surface water drainage details have been submitted to the local planning authority. Before these details are submitted, an assessment shall be carried out 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 associated 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 + 40% an allowance for climate change. The submitted details shall:
- a) provide 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; and
 - b) provide 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 to secure the operation of the scheme throughout its lifetime.
 - c) The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.

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)

20. No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new buildings, hedgehog access features and proposed native planting. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: To protect local wildlife (Policy 70 of the Cambridge Local Plan (2018)).

21. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

22. No development above ground level, other than demolition, shall commence until full details of green roofs have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable. The green roofs once installed shall be maintained in perpetuity.

Reason: In the interests of responding suitably to climate change and water management (Cambridge Local Plan 2018 Policy 31)

23. Prior to the occupation of the development, hereby permitted, the curtilages of units 1 - 4 shall be fully laid out and finished in accordance with the approved plans. The curtilages shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56)

24. The garden studios hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse. They shall at no time be used as sleeping accommodation, nor shall they be separately occupied or let, used to accommodate bed-and-breakfast guests or other short-term visitors paying rent or fees.

Reason: To avoid harm to the character of the area, to protect the amenity of neighbouring occupiers and because if the outbuilding were to be slept in or used as a separate unit of accommodation it would provide a poor level of amenity for its intended occupiers (Cambridge Local Plan 2018, policies 35, 50, 55, 52, and 57 and to ensure consistency with the Town and Country Planning (General Permitted Development Order 2015).

25. The dwellings hereby approved shall not be occupied until the cycle and bin storage has been provided in accordance with the details within drawing No. P20. The cycle and bin storage shall be retained in accordance with these details thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles and bins. (Cambridge Local Plan 2018 policies 55, 56, and 82)

26. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To secure the preservation of the archaeological interest of the area either by record or in situ as appropriate. (Local Plan 2018 policy 61)

27. The development hereby approved shall utilise low NO_x boilers, i.e., boilers that meet a dry NO_x emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality. Details of the boilers shall be submitted to the local planning authority for approval prior to installation.

The details shall include a manufacturers NO_x emission test certificate or other evidence to demonstrate that every installed boiler meets the approved emissions standard shall be submitted to and approved by the local planning authority. The details shall demonstrate compliance with the agreed emissions limits. The scheme as approved shall be fully carried out in accordance with the approved details before first occupation and shall be thereafter retained.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives and accords with the requirements of the National Planning Policy Framework (NPPF), policy 36 of the Cambridge Local Plan 2018 and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018)

28. Prior to occupation of the proposed development, a scheme for the installation of electric vehicle charging points within the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of encouraging more sustainable forms of travel/transport and to reduce the impact of development on local air quality, in accordance with Policies 36 & 82 Cambridge Local Plan (2018); and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018)

29. For Unit 4, notwithstanding the provisions of Schedule 2, Part 2, Classes A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the erection of fence forward of the principal elevation , shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018 policies 52 and 57)

30. Notwithstanding the approved plans, the first floor windows on the south facing elevation of Unit 4 shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be non-opening unless the part of the window, door or opening is more than 1.7m above the finished floor level of the room in which it is installed. The development shall be retained as such thereafter.

Reason: In the interests of residential amenity and for the amenity of future occupiers (Cambridge Local Plan 2018 policies 55 and 58)

INFORMATIVE: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE:

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

INFORMATIVE:

Informative on wildlife access gaps within garden boundary treatments

The applicant is reminded that the National Planning Policy Framework (2018) seeks all developments to 'minimise impacts on and provide net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures'. Residential gardens are increasingly important refuges for declining species such as hedgehogs and local enhancement can be achieved through provision of access gaps (minimum 130mm x 130mm) within boundary features to connect these habitats.

Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

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Agenda Item 8

PLANNING COMMITTEE

6 January 2021

Application Number	20/03327/FUL	Agenda Item	
Date Received	1/9/2020	Officer	Dean Scrivener
Target Date	8/1/2021		
Ward	Trumpington		
Site			
Proposal	Erection of one two storey dwelling with basement for additional living space		
Applicant	Mrs Angie Collins		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The design and scale of the proposed development would not have an adverse impact on the character of the surrounding area;- The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers;- The proposed development would provide a high-quality living environment for the future occupiers.- The proposed development would safeguard the existing trees adjacent to the site, subject to conditions
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 This application site lies to the rear and side of Rose and Vine Cottages both of which front on to the east side of Trumpington Road, close to the junction with Long Road. The site is well screened along the northern boundary which adjoins to Perse School playing fields, with mature trees which have statutory protection in the way of Tree Preservation Orders (TPOs). The site itself is relatively overgrown with dense vegetation.
- 1.2 To the south of the site lies a row of terraced properties – North Cottages - which are set within a linear pattern. Each of their rear gardens are long and narrow in shape and are terminated by a passage way which runs along the rear of these garden areas.
- 1.3 To the east of the site lies a two storey detached property which is set within a sizeable plot.

2.0 THE PROPOSAL

- 2.1 This planning application proposes the erection of one two storey dwelling with basement for additional living space.
- 2.2 The application is accompanied by the following supporting information:
 1. Design and Access Statement
 2. Arboricultural Impact Assessment and Preliminary Method Statement
 3. Existing and Proposed Plans

3.0 RELEVANT SITE HISTORY

- 3.1 A previous application was approved for two semi-detached properties with a dropped kerb and access onto Trumpington Road (19/0616/FUL), see below.

Reference	Description	Outcome
19/0616/FUL	Erection of two dwellings to the rear, with dropped kerb to Trumpington Road and associated development.	APPROVED

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY**5.1 Cambridge Local Plan 2018**

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 3 28 31 32 33 34 35 36 50 51 55 56 57 59 70 71 81 82

5.2 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 National Design Guide 2019 Circular 11/95 (Annex A) Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)
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Supplementary Planning Documents	<p>Greater Cambridge Sustainable Design and Construction (Jan 2020)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</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 objections subject to conditions/informatives regarding the following:

- A condition requiring that two pedestrian visibility splays of 2mx2m to be provided each side of the vehicular access
- A condition requesting that the proposed driveway 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

- The driveway to be constructed using a bound material to prevent debris spreading onto the adopted public highway
- A condition restricting the times of vehicles with an excess gross weight of 3.5 entering and exiting the site
- An informative stating that the granting of planning permission does not constitute a permission or licence to a developer to carry out works within, or disturbance of, or interference with, the public highway

Environmental Health

6.2 Acceptable subject to conditions/informatives regarding the following:

- Construction hours
- Construction/demolition noise/vibration & piling
- Electric vehicle charging point

City Council Sustainable Drainage Engineer

6.3 Acceptable subject to conditions/informatives regarding the following:

- No development shall commence until a surface water drainage strategy has been submitted and approved
- Details for the long term maintenance arrangements for the surface water drainage system to be submitted and approved

Landscape Architect

6.4 No objections subject to clarification on the cycle storage details and comments raised by the Tree Officer.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations which object to the application:

- The Perse Upper School, Hills Road

- No. 8 North Cottages
- No. 102 Whitfield Street, Fitzrovia, London

7.2 The representations can be summarised as follows:

- Overbearing impact
- Overlooking impact
- Overshadowing/loss of light
- Ownership of the land – A copy of the ownership certificate should be made available on the planning portal to ensure the right certifications are being signed and submitted as it is unclear whether the applicant owned the land 21 days prior to submission
- Removal of the previously approved passageway will reduce space for maintenance on the south elevation of the dwelling
- Bulk and size of the proposal not in keeping with the local area
- The height of the proposed dwelling is taller than the previously approved development
- The height of the proposed garage is higher than the approved garden studios at No. 60 Trumpington Road
- Increased damp and reduced air movement upon the existing wet area to the rear of the existing cottages
- Any windows overlooking North Cottages should be obscure glass and non-opening at least 1.5m above floor finish
- The proposed basement may affect the foundations of the surrounding area
- Increase in traffic volume
- Reduction in wildlife habitat due to the loss of the semi-rural habitat lost
- Impact upon the existing trees
- Safety of children due to dogs

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

Principle of Development

- 8.1 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally. Given the location of the site is within a sustainable location and is in walking and cycling distance of Cambridge City centre and shops and services in Trumpington, the application site is considered suitable to accommodate residential development.
- 8.2 Furthermore, residential development has already been approved on the site (19/0616/FUL), and therefore the principle is established and is acceptable.

Context of site, design and external spaces

- 8.3 Trumpington Road mainly comprises large detached dwellings set within spacious plots. This application site lies to the rear and side of Rose and Vine Cottages both of which front on to the east side Trumpington Road, close to the junction with Long Road. The immediate context to the south comprises rows of terraced properties set within narrow and linear plots lower in height than the proposal, however, there are several large detached dwellings which surround these terraced properties and therefore there is a mix of scale of development. 60 Trumpington Road to the southwest of the proposed building, has been subject to proposals to redevelop that site for housing and includes a S73 application, which at the time of writing this report, is due to be reported to this Planning Committee one ahead on the agenda. The outcome of the S73 application bears no consequence on the officer recommendation for this scheme.
- 8.4 The proposed dwelling would resemble a similar footprint, scale, and height as the previously approved semi-detached dwellings, albeit the ridge height is 0.1m higher than the ridge height of the previously approved development. This is a minimal difference and is not significantly higher than the previous development. Although the immediate area is

predominantly characterised by rows of terraced properties set within linear and narrow plots, there are much larger detached dwellings set within spacious plots surrounding these terraced properties and therefore, the overall scale of the proposed dwelling is considered to be in keeping with the mixed character of the local area and is acceptable.

- 8.5 The proposed dwelling has been shifted slightly towards the southern boundary by approximately 1m, when compared to the previous development. This would result in the loss of a pathway along the southern boundary and there is a concern raised that this loss would result in less space for maintenance works on the southern elevation. In terms of layout and appearance, the loss of this pathway is insignificant, and the proposal is acceptable. Maintenance issues are not a material planning consideration and are a civil matter which the applicant would need to address should any issues arise. I note in any event the use of brick walling which would typically require low maintenance.
- 8.6 The overall appearance, form and design of the proposed dwelling is different from the previous approved development. The elements of the roof form, fenestration and front porch would represent a Georgian style house, especially with the tall chimney breasts on either side. Although this style is not repeated within the immediate vicinity of the site, this Victorian villa style proposal is evident further down Trumpington Road to the south. Therefore, the overall design, character and appearance of the dwelling is considered to be in keeping with the character of the local area and is acceptable in this instance.
- 8.7 The application also proposes a garage set to the south side of the dwelling, to accommodate two cars. The overall height and scale of the garage would resemble a subservient and proportionate ancillary building to the dwelling and is therefore acceptable.

- 8.8 There is a concern raised in respect of the height of the proposed garage, as this would be higher than that of the garden studios approved under the application at No. 60 Trumpington Road (18/1058/FUL). The approved garden studios at this adjacent site would comprise a height of 3.85m, compared to the 4.6m in height of the proposed garage under the current application. This difference in height is considered to be minimal and not significant to result in any visual harm upon the local area and is therefore acceptable.
- 8.9 Overall, the form, height, scale and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area. The proposal is therefore compliant with Cambridge Local Plan (2018) policies 55, 56 and 57.

Residential Amenity

Overbearing Impact

- 8.10 The proposed dwelling would be located to the north of the existing row of terraced properties along North Cottages. Most of the southern elevation would project along the southern boundary of the site, directly facing Nos. 5, 6 and 7 North Cottages. There is a passageway which passes between the end of the gardens and the site. Given the separation distance between these properties and the dwelling, it is considered that no significantly harmful overbearing impact would occur upon the amenity areas of these neighbouring properties in this instance.
- 8.11 The dwelling would be located approximately 11m from the rear garden area of Rose Cottage and 12m from the rear garden of Vine Cottage. These distances are not considered to result in any significantly harmful overbearing impacts upon these properties and are acceptable.
- 8.12 The proposed garage would be positioned immediately to the rear garden of Vine Cottage, and within close proximity to the rear garden of No. 1, Nightingale Cottages. However, given the roof form would be shallow and slope away from the boundaries of these neighbouring properties, as well as the relatively low

pitch, the garage is not considered to result in any significantly harmful overbearing impact in this instance and is acceptable.

- 8.13 Lastly, given the set back of the existing dwelling at No. 125 North Cottages, as well as the reasonable distance between the siting of the proposed dwelling and the common boundary, the proposal is not considered to result in any significantly harmful overbearing impact.

Overlooking Impact

- 8.14 There are two first floor windows proposed within the south elevation of the dwelling. One would serve the master bedroom and the other would serve an en-suite. The en-suite is not classed as a habitable space and therefore no significant overlooking impact will arise from this subject to an obscure glazing condition. Given the separation distance between the south elevation and the rear of the neighbouring properties at Nos. 5-7 North Cottages, no significantly harmful overlooking impact is considered to arise. There is a comment raised that these windows should be obscured glazed and fitted at least 1.5m above finished floor level. Given that a condition was imposed upon the previous application to obscure glaze the two first floor windows on the south elevation of unit 2, a similar condition shall be imposed upon any consent granted to ensure no significant overlooking impact will arise upon the rear amenity areas.
- 8.15 Secondly, the front elevation would contain five first floor windows, one serving a hallway and the others serving bedrooms 2 and 3. Again, given the distance between the dwelling and the rear amenity areas serving Rose Cottage and Vine Cottage, no significantly harmful overlooking impact is considered to arise.
- 8.16 The rear elevation would also contain five first floor windows, one serving a dressing room and the others serving bedroom 1 and the master bedroom. Again, given the separation distance between the dwelling and the rear amenity area serving No. 125 to the east of the site, no significantly harmful overlooking impact is considered to arise upon this neighbouring property.

Overshadowing Impact

8.17 Overall, given the distances between the siting of the dwelling in relation to the neighboring properties and their respective amenity areas, no significant overshadowing is considered to arise upon the adjacent neighbouring properties in this instance.

Wider Area

8.18 The Environmental Health Officer has been consulted on the application and has recommended approval, subject to conditions regarding construction hours and piling/noise vibration. In order to protect the amenities of neighbouring properties, these conditions are considered necessary and reasonable and shall be imposed upon any consent granted.

Amenity for future occupiers of the site

8.19 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. The proposed dwelling would be in accordance with the minimum standards and would provide a high-quality internal living environment for the future occupants. The gross internal floor space measurements for the dwelling 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 (m ²)	Difference in size (m ²)
1	4	7	3	121	230	+109

8.20 Policy 50 of Cambridge Local Plan (2018) also states that all new residential units will be expected to have direct access to an area of private amenity space. The proposed dwelling will benefit from an adequately sized amenity space to the rear for future occupants to enjoy and is acceptable.

Accessible homes

8.21 The development has been assessed for compliance with Policy 51 in relation to all the new units. A condition shall be

imposed upon any consent granted to secure this requirement and comply with policy 51.

Refuse Arrangements

- 8.22 Bins will be stored out of site behind the proposed garage. The proposal is therefore compliant with the RECAP guidance and is in accordance with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.23 The access will largely remain the same as previously approved under the previous application, albeit slightly realigned with the north elevation of the dwelling. This slight change is acceptable.
- 8.24 The Local Highway Authority have been consulted on the application and have raised no objections, subject to conditions regarding visibility splays, construction of the access and a weight restriction for contractor vehicles entering and exiting the site. These conditions are deemed necessary and reasonable and shall be imposed upon any consent granted.
- 8.25 Overall, given the proposed access arrangements have already been approved, the proposal is considered to retain the safe and effective operation of the adopted highway, in accordance with paragraphs 108 and 109 of the NPPF.

Car Parking

- 8.26 Given the location of the site is within walking and cycling distance of Cambridge City Centre, the development is considered to be within a sustainable location.
- 8.27 The proposed level of car parking would comply with the maximum standards set out in Appendix L of the Cambridge Local Plan 2018. For the reasons set out above, officers consider the proposed level of car parking is acceptable. The proposal would therefore meet the aims of Cambridge Local Plan 2018 policy 82.
- 8.28 There is a comment raised concerning the increase in traffic volume as a result of the proposed development. Typical vehicle movements associated with a single dwelling are not considered to result in a significant number to result in any

adverse impact upon the safe and effective operation of the highway. The Local Highway Authority have been consulted on the application and have raised no issues in this respect.

Cycle Parking

- 8.29 Cycle parking is provided with eight cycle spaces which is in accordance with the cycle parking standards under Appendix L of the Cambridge Local Plan. These will be located behind the garage however no details have been submitted regarding their storage. A condition shall be imposed upon any consent granted to ensure these details are approved prior to occupation of the dwelling. Overall, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Integrated Water Management and Flood Risk

- 8.30 The application has been assessed by the City Council Sustainable Drainage Engineer and has been considered acceptable subject to conditions to secure a surface water drainage strategy and maintenance plan. These conditions shall be imposed upon any consent granted to ensure the development adopts sustainable drainage methods in accordance with policies 31 and 32 of the Cambridge Local Plan 2018.

Trees/Landscaping

- 8.31 There is a mature row of trees along the northern boundary which have statutory protection by Tree Preservation Orders (TPOs). There is also a mature Sycamore tree located on the southern boundary. Comments have been raised in respect of safeguarding these trees from harm, as result of the proposed build and the foundations required for the basement.
- 8.32 The Tree Officer has been consulted on the application and no objection is raised subject to the imposition of a number of conditions. The applicant has submitted an Arboricultural Impact Assessment and Preliminary Method Statement with the current application. This document provides details regarding tree protection methods, construction techniques and working practices. Under the previous application, conditions requesting a Tree Protection Plan and Arboricultural Impact Assessment to be submitted, as well as site meetings between the Tree Officer

and the Construction Site Manager and compliance with the tree protection methodologies proposed. Furthermore, a condition requesting the replacements of any trees which are removed, uprooted, destroyed or dies within five years of the development completion date, shall be replanted with a similar size and species of tree. Given the close proximity of the proposed dwelling and the associated hardstanding to these trees, these conditions are considered necessary and reasonable to ensure the protection of these trees from any significant harm.

- 8.33 The Landscape Officer has been consulted on the application and has raised no objections, subject to clarification on the cycle storage and trees. As mentioned above, a condition shall be imposed to ensure the cycle storage details are obtained and approved prior to occupation of the dwelling.
- 8.34 Overall, the proposed development is acceptable subject to conditions, and is in accordance with policy 71 of the Cambridge Local Plan 2018.

Other Matters

- 8.35 To ensure compliance with policy 28 (sustainability) conditions 6 and 7 are proposed in relation to carbon reduction measures and to enforce water efficiency standards.
- 8.36 There is a comment raised that not all of the neighbouring properties have been formally consulted on the application. It can be confirmed that all statutory neighbouring properties have been formally consulted on the application.
- 8.37 There is a comment raised concerning the space for dogs on the proposed floor plans could jeopardise the safety of the children attending Perse Upper School. This is not a material planning consideration and any child safety precautions should be addressed to the applicant directly.
- 8.38 Comments have been raised concerning the lack of clarification as to whether the applicant owned land as indicated on the submitted Location Plan, 21 days prior to the submission of the application. The agent (on behalf of the applicant) has signed Certificate A on the application form submitted, dated 30th July 2020. It has also been confirmed that the land was purchased

by the applicant on the 8th June 2020, allowing for 21 days before the serving of the notice to all landowners. It is the applicant's responsibility to ensure this information is accurate and is considered a legal matter rather than a planning matter however, the Planning Authority are satisfied the applicant has undertaken correct legal proceedings in this instance.

8.39 There are comments raised concerning the increase in dampness and lack of air circulation as a result of the proposed siting of the dwelling. The dwelling being repositioned 1m further to south in comparison to the previous development is not considered to significantly worsen dampness or reduce air circulation. Furthermore, conditions 13 and 14 cover surface water drainage mitigation and maintenance.

8.40 It is noted that there is a concern raised regarding the potential loss of local wildlife. To ensure compliance with biodiversity requirements arising from policies 59 and 69 of the Cambridge Local Plan 2018, condition 12 is proposed to seek details of bird box provision, in order to promote and retain biodiversity.

8.41 Lastly, a concern has been raised in respect of the works required to install the basement, and its impact upon the existing foundations. The applicant will be required to apply to Building Regulations which will assess the potential impact upon the foundations and is therefore not a planning matter.

9.0 CONCLUSION

9.1 In conclusion, the proposed development would be in keeping with the scale and form of development within the local area and adequately respects the amenities of neighbouring properties.

10.0 RECOMMENDATION

APPROVE subject to the following conditions and informatives:

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. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 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).

5. 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).

6. No development above slab level shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all new residential units shall achieve reductions in CO2 emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:
 - a. Levels of carbon reduction achieved at each of the energy hierarchy; and
 - b. A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit

Where on-site renewable or low carbon technologies are proposed, the Statement shall also include:

- c. A schedule of proposed on-site renewable energy technologies, their location, design, and maintenance schedule; and
- d. Details of any mitigation measures required to maintain amenity and prevent nuisance.

There shall be no occupation of the development until the carbon reduction measures have been implemented in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and Greater Cambridge Sustainable Design and Construction SPD 2020).

7. The dwelling hereby approved shall not be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

8. Prior to commencement of development, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition), a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), in accordance with BS5837 2012, shall be submitted and approved by the local planning authority for its written approval. The AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71.

9. Prior to site clearance a pre-commencement site meeting shall be held and attended by the Construction Site Manager or equivalent, the arboricultural consultant and Local Planning Authority Tree Officer to discuss details of the approved AMS. A record of this meeting shall be provided to the local planning authority prior to any site clearance for its approval.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71.

10. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71.

11. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71.

12. No development above slab level shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird boxes on the new buildings and any other measures to demonstrate that there will be a net biodiversity gain on the site of at least 10%. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018 policies 59 and 69, NPPF 2019 para.170).

13. Prior to the commencement of development, other than demolition, a scheme for surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- 1) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events

- 2) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;

- 3) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;

- 4) A plan of the drained site area and which part of the proposed drainage system these will drain to;

- 5) Full details of the proposed attenuation and flow control measures;

- 6) Site Investigation and test results to confirm infiltration rates

- 7) Full details of the maintenance/adoption of the surface water drainage system;

8) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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).

14. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the dwelling hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in accordance with the approved details and shall be retained in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework and policy 31 and 32 of the Cambridge Local Plan 2018.

15. Notwithstanding the approved plans, 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).

16. The development hereby approved, shall be carried out in accordance with the materials as detailed on the approved plans/documents.

Reason: To ensure the development is satisfactorily assimilated within the local area (Cambridge Local Plan 2018 policy 55).

17. Visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

Reason: In the interests of highway safety, in accordance with paragraphs 108 and 109 of the NPPF and Cambridge Local Plan 2018 policy 81.

18. The proposed driveway shall be constructed using a bound material to prevent debris spreading onto the adopted public highway and 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.

Reason: To maintain the safe and effective operation of the highway, in accordance with paragraphs 108 and 109 of the NPPF and Cambridge Local Plan 2018 policy 81.

19. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall enter or leave the site only between the hours of 09.30hrs -15.30hrs.

Reason: To maintain the safe and effective operation of the highway, in accordance with paragraphs 108 and 109 of the NPPF and Cambridge Local Plan 2018 policy 82.

20. Apart from any top hung vent, the proposed first floor windows in the side (south) elevation of the dwelling hereby approved, shall be fitted with obscured glass (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut. The development shall be retained as such thereafter.

Reason: To adequately respect the amenity of neighbouring properties (Cambridge Local Plan 2018 policy 55).

INFORMATIVE: The granting of planning permission does not constitute a permission or licence to a developer to carry out works within, or disturbance of, or interference with, the public highway and that a separate permission must be sought from the Highway Authority for such works.

INFORMATIVE: The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.

INFORMATIVE: There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.

INFORMATIVE: Fire Service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling-house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory feature(s) should be provided.

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Application Number	20/03418/FUL	Agenda Item	
Date Received	10th August 2020	Officer	Phoebe Carter
Target Date	5th October 2020		
Ward	Market		
Site	14-17 Regent Terrace		
Proposal	Demolition of existing garages and erection of a new 4 storey building containing 7 apartments (6 no. 1 bed and 1 no. 2 bed).		
Applicant	Rheebridge Ltd c/o Agent		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> • The design and scale of the development is of high quality and would enhance the character and appearance of the Conservation Area. • The proposed development would not have any adverse impact on the residential amenity of adjoining neighbours and would provide acceptable living conditions for the future occupiers. • The proposal would provide residential development on a city centre brownfield site and is highly sustainable.
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1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 14-17 Regent Terrace is a plot of land with two single storey garage structures situated on the southwestern side of Regents Terrace. The surrounding area is mixed use, predominantly residential and commercial in character, with retail, office and educational properties nearby.
- 1.2 Parkers Piece is to the north and west; Hobbs House, a modern 3.5 storey block of residential flats to the northwest; and a mid 19th Century 2.5 storey terrace which are in educational use to the south. To the rear of the site abuts De Luca's restaurant, to the south west there is a three storey building with office accommodation on the first and second floors and retail on the ground floor, to the north west there are residential flats.
- 1.3 Regent Terrace is a narrow no through road, with limited vehicular access and some on-street parking. It is a busy pedestrian and cycle route.
- 1.4 The site falls within the Central Conservation Area, the Controlled Parking Zone and is regarded as an opportunity area. Parkers Piece opposite is Protected Open Space.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for the demolition of the existing single storey garage structures and a new four storey building, which will provide 7 flats (6 one-bed flats and 1 two-bed flat), with an integral bin and cycle store. The top floor will be contained within a mansard roof. To the rear of the building is a rear courtyard garden for one of the flats and access to Regent Street properties.
- 2.2 The application is accompanied by the following supporting information
1. Arboricultural Impact Assessment
 2. Drainage strategy report
 3. Environmental noise assessment
 4. Acoustic Report

5. Geoenvironmental assessment
6. Planning and Heritage Statement
7. Preliminary Ecological Appraisal
8. Design and Access Statement
9. Plans

2.3 The application has been amended to respond to concerns raised regarding its detailed design.

3.0 SITE HISTORY

Reference	Description	Outcome
07/0664/FUL	Erection of dividing wall with double gates (following demolition of existing store).	Withdrawn
C/92/0792	ERECTION OF THREE STOREY OFFICE BUILDING WITH ASSOCIATED PARKING AND LANDSCAPING.	Refused
C/92/0567	CHANGE OF USE FROM RESIDENTIAL TO CLASS A2 (FINANCIAL AND PROFESSIONAL).	Permitted
C/91/0672	ERECTION OF THREE STOREY OFFICE BLOCK (300M2) AND ASSOCIATED CAR PARKING.	Refused
C/67/0024	Erection of Garage for two cars	Permitted
C/66/0604	Alteration of existing Studio to form garage for one car	Permitted
C/66/0602	Erection of 1 No. prefabricated concrete garage	Permitted

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

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 10 28 29 30 31 33 35 36 45 50 51 55 56 57 59 60 61 62 65 67 71 81 82

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

Central Government Guidance	<p>National Planning Policy Framework 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>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Cambridge City Council Open Space and Recreation Strategy (2011)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
	<p><u>Area Guidelines</u></p> <p>Cambridge Historic Core Conservation Area Appraisal (2015)</p> <p>Parkers Piece Conservation Plan (2001)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 Original Comments: No Objection. A condition is recommended requiring a Traffic Management Plan and construction vehicle access hours. The residents of the new dwellings will not qualify for Residents' Parking Permits (other than visitor permitted) with the existing Residents Parking Schemes operating on surrounding streets.
- 6.2 Amendment Comments: No change to initial comments.

Environmental Health

- 6.3 Original Comments: Not possible to comment on the proposed development additional information required regarding noise impacts.
- 6.4 Amendment Comments: No objection. The development proposed is acceptable subject to the imposition of the conditions outlined below. Concerns regarding noise impacts have been mitigated following a technical note dated 23rd September 2020. Whilst the agreed noise mitigation will protect future occupiers from significant noise impacts, therefore is a possibility that the proposed residential development may not be integrated effectively which is a planning consideration.

- o Construction Hours
- o Collection during construction
- o Construction/demolition noise/vibration piling
- o Dust condition
- o Acoustic Assessment Compliance
- o Restricted Window Opening
- o Alternative Ventilation Scheme
- o Site investigation Report and remediation strategy
- o Implementation of remediation
- o Verification of Remediation
- o Verification/Validation Report
- o Material Management Plan
- o Unexpected Contamination
- o Plant noise insulation informative
- o Dust informative

Refuse and Recycling

- 6.5 Original Comments: No Objection: 3x 1100 bins have been proposed. For green waste they won't require a bin of this size as there are no gardens so would only require a 240litre green bin.
- 6.6 Amendment Comments: Please ensure door hooks to allow for doors to be kept open whilst the crews do the collections.

Urban Design and Conservation Team

- 6.7 Original Comments: Objection. Whilst the overall concept and some aspects of this scheme are acceptable, the design of the front elevation is out of character of this part of the Conservation Area and would set a bad precedent for other developments around Parkers Piece. The scheme cannot be supported on policy grounds but a relatively modest redesign of the front elevation could reduce the visual impact to the point where it could be supported subject to good detailing and choice of materials of construction.
- 6.8 Amendment Comments: No Objection. Amendment to the materials, fenestrations and roof form on the front elevation reduce the visual impact of the scheme. The proposal is supported subject to conditions regarding detailing, materials and protection of Hobson's Conduit.

Senior Sustainability Officer (Design and Construction)

- 6.9 Original Comments: No Objection. The proposed scheme is supported in sustainable construction terms, although further work is recommended in terms of thermal modelling to determine the level of risk of overheating should natural ventilation not be possible in response to Environmental Health's concern. Detailed specifications have not been provided regarding water efficiency and carbon reduction so these have been suggested as conditions.
- Carbon Reduction
 - Water Efficiency
 - Overheating Analysis

- 6.10 Amendment Comments: No Objection. Confirmation of the restricted window openings to the rear facade to protect the future occupiers from external noise. As such further work will be required to ensure that alternative ventilation provision will be sufficient to ensure thermal comfort and reduce the risk of overheating. Conditions previously recommended still apply.

Access Officer

- 6.11 Please ensure step free entrance. To meet the relevant building code there should be a blue badge parking space.

Landscape Team

- 6.12 Original Comments: No Objection. All provided hard and soft landscape proposals are acceptable. Additional information regarding build-up of the ground level raised beds and site preparation for planting areas is required. This could be conditioned by a Hard and soft landscaping condition however could be removed if an amendment is received. A further Landscape maintenance and management plan condition is recommended.
- 6.13 Amendment Comments: Support of the application if it is carried out in accordance with the ecological mitigation. Hard and Soft Landscaping condition can be removed.

Sustainable Drainage Officer

- 6.14 No Objection: The development proposed is acceptable subject to the imposition of a condition regarding a SUDS maintenance plan. The submission refers to part of Hobsons Conduit falling under the footprint of the proposed building. It is worth noting that if present is a disused section.

Nature Conservation Officer

- 6.15 No Objection: Would recommend conditions regarding swift box provision and biodiversity enhancement on the proposed green roofs.

Cambridge Past Present and Future

- 6.16 Original Comments: Object: Appropriate in principle however objects strongly to the proposed design which is considered to be out of character and short of quality. Fenestrations are out of keeping, and materials inappropriate. Note that Hobson Culvert passes below the proposed footprint of the building and request a planning permission is attached.
- 6.17 Amendment Comments: No Objection. Welcomes changes set out and they respond to the objections that were raised. Materials should be included within the design and access statement and shouldn't be left to the condition.
- 6.18 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 owners/occupiers of the following addresses have made representations:

- Flat 7, Hobbs House, Regent Terrace
- 130 Caxton End
- 12 - 13 Regent Terrace
- 81 Regent Street
- 83 Regent Street

7.2 The representations can be summarised as follows:

- Improvement of existing site
- Support roof line between Hobbs House to No. 13 Regent Terrace
- Builders should be mindful of tenants and owners of the adjacent properties
- Ensure windows do not overlook neighbouring garden
- Minimise dust and noise during construction
- Development doesn't exacerbate damp in basement of adjoining property
- Loss of views from terrace

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 the main issues are as follows:

1. Principle of development
2. Context of site, design, external spaces and impact on heritage assets
3. Carbon reduction and sustainable design
4. Water management and flood risk
5. Noise, vibration, air quality, odour and dust
6. Inclusive access
7. Residential amenity
8. Refuse arrangements
9. Highway safety
10. Car and cycle parking
11. Third party representations

Principle of Development

8.2 The existing garages are of no apparent architectural or historic interest and therefore their demolition would be of no consequence to the character or appearance of the Conservation Area.

8.3 Policy 3 of the Cambridge Local Plan (2018) supports residential development on windfall sites, subject to the existing land use and compatibility with adjoining uses. The site is situated in an area of mixed residential and commercial area, and therefore it is considered that additional dwelling units on this site could be supported. This is a centrally located site and is brownfield. There are strong planning grounds to support a regeneration of the site for residential uses. The principle of development is therefore acceptable subject to the material planning considerations discussed below.

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

- 8.4 The site is prominently located on the edge of one of the most important green, open spaces in the city and therefore is of particular importance in the Conservation Area. The existing site currently consists of two single storey garages which have no apparent architectural or historic interest and their demolition would be of no consequence to the character or appearance of the Conservation Area.
- 8.5 The view from the Parkers Piece, towards Regent Street over the existing garages, is not considered a significant view as it mostly looks towards the backs of the buildings and service areas of Regent Street. Therefore, the conservation team have no objection to having a 4 storey building on the site.
- 8.6 The buildings along Regent Terrace differ in height and scale, with domestic scale buildings at the southern end of Regent Terrace and larger buildings (which accommodate commercial premises on the ground floor with flats above) further along Regent Terrace to the north. The scale and massing of the proposal is generated from the constraints of the site and the adjacent buildings. The building has been divided into two blocks which are staggered in the frontage and height to relate to the adjacent buildings creating a step in the facade and roofline transitioning between Hobbs House to the north and the lower height of No. 13 Regent Terrace. The proposed 4th storey has been amended to a mansard roof, similar to Hobbs House, which is set back off the front elevation reducing its impact and visibility.
- 8.7 The front facade is relatively plain with decorative features that come from the balconies and window surrounds, giving the building character, these features are not out of place as there is precedent from this type of feature around Parker's Piece. The detailing of this will be important and therefore it is recommended that details of this are required by condition. It is also important that the materials used for the exterior of the building are of a high quality and appropriate for the area, and that the building is well detailed. The proposed use of brick, natural stone and natural slate are supported and considered appropriate for the area and the site. The Conservation Team were consulted as part of the application and have raised no objection subject to the inclusion of conditions. These conditions are considered

necessary to ensure the proposed building is finished to a high standard that is compatible with its surroundings.

- 8.8 The rear elevation of the building has a different, more contemporary character, which relates more closely to the surrounds of this side of the building, which is the back of other buildings and the service areas. This elevation is never viewed at the same time as the front of the building, and considering the difference in character of the areas to the front and rear of the building, the contrast is supported.
- 8.9 The proposed site falls into a Controlled Parking Zone and is a car free development, however given its direct links to Regent Street and close proximity to the city centre, there is a presumption in favour of walking, cycling and public transport. Secure cycle parking is integrated into the side of the building. This is assessed further in following sections in the report.
- 8.10 The site is constrained, with limited space for landscaping. Landscaping proposals have been submitted as part of the application. At the front of the site, the plans shows a 600mm high brick wall, with metal railings above, bringing the boundary treatment to 900mm height overall. A hedge would be planted behind this to soften the front of the boundary. This boundary treatment would be similar to the adjacent building and therefore is considered appropriate. Landscape details have been provided as part of the application and therefore a condition is recommended regarding the maintenance and management of the proposals.

Impact on Hobsons Conduit

- 8.11 The proposed development is on the route of Hobson's Conduit. This section is not currently used but as there may be plans to reinstate sections of this in the future, the section within the site must be preserved. In order to ensure that Hobson's Conduit is not stopped by the building it is recommended that details of the foundations are required by condition.

Overall

- 8.12 The proposal adequately respects the context of site, is of a good design, would enhance the character and appearance of the Conservation Area, is compliant with S72 of the TCP (Listed

Buildings and Conservation Area) Act 1990 and is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59, 60 and 61.

Carbon reduction and sustainable design

- 8.13 Conditions are recommended to secure carbon reduction and water conservation measures in accordance with Cambridge Local Plan 2018 policies 28 and 31. The approach to sustainability and water efficiency is set out in the Design and Access Statement, which is generally supported, although no carbon calculations or detailed water specification are provided. It is therefore considered this condition is reasonable as the measure are likely to be achievable.
- 8.14 The flats are dual aspect however there is to be restricted window openings in the rear facade to protect future occupiers from external noise. As such, further design work will be required to ensure that alternative ventilation provision will be sufficient to ensure thermal comfort and reduce the risk of overheating, and to identify whether any additional measures may be required. A condition has been recommended to secure this which will be attached to any permission granted.

Ecology

- 8.15 The Nature Conservation Project Officer is content with the recommendations within the MKA report for biodiversity enhancements and supports the planting scheme as it contains a variety of suitable flowering shrubs. It is recommended that the proposed swift box provision is secured via condition.
- 8.16 The proposed green roof provides the greatest opportunity for biodiversity enhancement and provide a net gain. A condition is recommended to secure this detail.
- 8.17 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2018) policy 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Integrated water management and flood risk

- 8.18 The site is not within an identified area of surface water flood risk. The existing site is covered by buildings or hardstanding. The proposal would include gardens, soft landscaping and a green roof which would increase the permeable area. Officers are therefore satisfied that an acceptable surface water drainage scheme could be secured through conditions which could better the drainage on site. Subject to this, it is considered the proposal is compliant with Cambridge Local Plan 2018 policies 31 and 32.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.19 The surrounding area is a mixture of residential and commercial properties. Directly to the rear of the site is a three storey building with a mixture of retail, office and residential accommodation. The site also borders a restaurant with a roof terrace which has views towards Parker's Piece.
- 8.20 Directly to the north of the site is Hobbs House, residential flats. The proposal is hard up against the blank side elevation of Hobbs House. The front elevation matches the building line of Hobbs House and steps back towards No. 13. To the rear care has been taken in orientation and massing with a staggered elevation to minimize any overshadowing to the adjacent properties. The proposed design ensures that the massing is not within 45 degrees of neighbouring windows and a shadow diagram has also been included in the documentation. The rear elevation has also been angled at 45 degrees to reduce the impact of overlooking on adjacent properties and mitigate overlooking from the Regent street properties. The neighbouring property, No. 13 to the south is a day nursery. To prevent overlooking from the windows in the upper storeys the windows overlooking the rear garden have projecting bay windows, set with deep cills, to prevent downward views toward the rear garden and prevent direct views onto the De Luca's Restaurant Terrace.
- 8.21 It is accepted that the rear terrace of De Luca's will be more enclosed as a result of the development, but this is a city centre site and the scale of the redevelopment potential of the site should not be unduly constrained by this existing outlook. Considering the siting, scale and massing overall and the context

of the site, officers do not consider that the proposal would unduly overlook, overshadow or overbear neighbouring dwellings or businesses to warrant a refusal of planning permission.

8.22 The Environmental Health Team has recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. This advice is accepted and conditions recommended accordingly.

8.23 In the opinion of officers, the proposal adequately respects the amenity of its neighbours and the constraints of the site and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

8.24 To the rear of the site is De Luca's Restaurant, 83 Regent Street, which has an outdoor seating terrace at the first floor. Environmental Health have raised concerns regarding the noise impact from De Luca's commercial premises. A Noise Report and Addendum has been submitted as part of this application assessing the impact upon the amenity and quality of life of future occupants and of the residential development and what impact it would have upon the business expanding in the future. Rear windows, noted on the revised plans, of the proposed development will be fixed shut to minimise the noise impact upon future occupiers. The windows that could open will be designed to ensure the casement opens toward the restaurants roof terrace, utilising the glass as additional noise mitigation when windows are opened. A condition is recommended for this.

8.25 As some windows are non-opening to the rear a ventilation condition is recommended to ensure the MVHR system installed to serve the habitable rooms at the rear of the development to achieve a ventilation rate of at least a partially window to enable the occupant adequate ventilation rates for thermal comfort without the need to open windows due to external noise. The location of the property, within the City Centre, will put the property closer to commercial enterprises which future occupiers will be aware of. Officers consider that the proposed measures will protect future occupants from significant noise impacts and future changes.

8.26 Policy 50 of the Cambridge Local Plan 2018 sets out internal residential space standards. All the proposed units comply, and exceed, with the standards. In this regard, the units would provide a high quality internal living environment for the future occupants. The floor space of the proposed units is presented in the table below against the requirements of Policy 50.

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	2	4	1	70	85	15
2	1	2	1	50	52	2
3	1	2	1	50	60	10
4	1	2	1	50	52	2
5	1	2	1	50	60	10
6	1	1	1	39	45	6
7	1	2	1	50	51	1

Size of external amenity space

8.27 Policy 50 of Cambridge Local Plan 2018 states that all new residential units will be expected to have direct access to an area of private amenity space. All units have direct access to a private amenity area. Unit 1 has a courtyard to the front of the dwelling and a garden to the rear, all other units have access to a balcony or terrace facing towards Parker's Piece.

Accessible Homes

8.28 The development has been assessed for compliance with Policy 51 in relation to all the new units. The agent amended the internal layout of the block of flats to ensure the proposal complies with the requirements of Part M4 (2) of the Building Regulations. A condition is recommended to secure this requirement and comply with policy 51.

8.29 In the opinion of officers, the proposal provides a high-quality and accessible living environment and an appropriate standard of residential amenity for future occupiers, and in this respect it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 57.

Refuse Arrangements

- 8.30 The bins would be located within an integrated store within the building that would be accessed from the front of the site. It is considered that the proposal is compliant with Policy 57 of the Cambridge Local Plan 2018.

Highway Safety

- 8.31 The Highways Authority was consulted as part of the application and does not consider that there would be any adverse impact upon highway safety. Due to the location of the site, they have recommended conditions regarding deliveries which Officers consider reasonable. The proposal would therefore be compliant with policies 81 and 82 of the Cambridge Local Plan 2018.

Car and Cycle Parking

- 8.32 The proposal would result in the loss of two garages on Regent Terrace. The proposal is to be car-free and there are no off-street parking spaces provided. The site falls within a Controlled Parking zone and the Highways Authority have stated that development is a car free development and the residents of the new dwellings would not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on the surrounding streets. An informative is recommended to this effect. The Council has maximum parking standards outlined in Policy 82 and Appendix L of the Cambridge Local Plan (2018). Cambridge City Council promotes lower levels of private parking where good transport accessibility exists. The site is located in a very sustainable location within the City Centre and in close proximity to public transport routes, including the railway station. No disabled car parking space has been provided which is against the proposed minimum standard. Considering the central location of the property and the highly constrained nature of the site, it is considered unreasonable to refuse planning permission due to a lack of a disabled car parking space.
- 8.33 The proposal would provide 9 cycle spaces for the flats and a sheffield stand to the front for visitors. The cycle parking would be located within an integrated store within the building that would be accessed from the side passageway. This level of cycle parking would comply with Policy 82 & Appendix L and the Cycle Parking Guide for New Residential Developments.

Drainage

- 8.34 The Drainage Officer was consulted as part of the application and has raised no objection subject to the imposition of a SUDS management plan.

Third Party Representations

- 8.35 A third party comment has been received regarding loss of view from the roof terrace. Loss of view is not considered to be a material planning consideration. The majority of Regent Terrace, formally a back lane/service lane has been developed and has taken on a frontage street. Few views are left through to Regent Street and it is not considered a significant view from the Conservation Area. Officers therefore would consider it unreasonable to refuse the planning permission due to loss of view.
- 8.36 To limit the views towards the rear amenity space of No. 13 the plans have shown projecting bay windows with deep cills. The view has been shown within the plans and Officer's consider that the limited views are acceptable. Conditions from Environmental Health and Highways have been recommended to reduce the impact of construction on the neighbouring properties.

9.0 CONCLUSION

- 9.1 In conclusion, it is considered that the proposed development would enhance the character and appearance of the Conservation Area; would have an acceptable impact on the amenity of the occupiers of adjoining properties and future occupants having regard to the proposed unit sizes. This is a city centre brownfield site whose regeneration to provide flats would help meet housing need. Therefore, it is recommended that the application is approved, subject to conditions.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and 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. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 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)

5. No development shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning Authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. The development shall be carried out in accordance with the approved details only.

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 nearby properties (Cambridge Local Plan 2018 policy 35)

6. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

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

7. The noise insulation scheme and mitigation requirements as stated within the Sharps Redmore "environmental noise assessment" report dated 20th July 2020 & Sharps Redmore "technical note" dated 23rd September 2020 shall be fully implemented, maintained and not altered.

Reason: To ensure future occupiers

8. Prior to the commencement of development, as part of a noise insulation scheme to protect occupiers from external noise sources at the rear of the development, full details are required of the windows on the rear facade of the development to ensure that the glazing only opens outwards towards the roof terrace at De Luca, 83 Regent Street, Cambridge.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

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

9. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms on the rear facade of the development to negate / replace the need to open windows, in order to protect future occupiers from external noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

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

10. No development (except for demolition), or any investigations required to assess the contamination of the site, shall commence until a detailed Phase 2 Site Investigation Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

11. No development (except for demolition) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:
 - (a) A Phase 2 Intrusive Site Investigation Report based upon the approved Phase 2 Site Investigation Strategy.
 - (b) A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

12. The development shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

13. The development shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

14. Prior to importation or reuse of material for the development a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:
 - a) Include details of the volumes and types of material proposed to be imported or reused on site
 - b) Include details of the proposed source(s) of the imported or reused material
 - c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
 - d) Include the results of the chemical testing which must show the material is suitable for use on the development
 - e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33

15. If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

16. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. The principle areas of concern that should be addressed are:

- a) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
- b) Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
- c) Movement and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
- d) Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

Development shall be carried out in accordance with the approved details.

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

17. No demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall enter or leave the site only between the hours of 09.30hrs -15.30hrs, seven days a week.

Reason: in the interests of highway safety

18. The drainage and SUDS maintenance plan as contained with Andrew Firebrace Partnerships Limited report MO/19/0518/MP shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

19. The development, hereby permitted, shall not be used or occupied until, carbon reduction measures have been implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:
- a) Levels of carbon reduction achieved at each stage of the energy hierarchy;
 - b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;
- Where on-site renewable or low carbon technologies are proposed, the statement shall also include:
- c) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and
 - d) Details of any mitigation measures required to maintain amenity and prevent nuisance.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and Greater Cambridge Sustainable Design and Construction SPD 2020).

20. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

21. Prior to occupation, overheating analysis for those units that will not benefit from natural ventilation shall be undertaken to ensure that homes are not at risk of overheating. Overheating analysis must be undertaken using the latest CIBSE overheating methodology and include an assessment of future climate scenarios using 2050 weather data (medium to high emissions scenario) as a minimum. In order to design out the risk of overheating, the cooling hierarchy should be employed, prioritising architectural responses to minimise risk before considering mechanical ventilation. The analysis shall be submitted to and approved by the local planning authority with any measures to prevent overheating implemented in full prior to occupation

Reason: To ensure that the development is able to accommodate the impacts of climate change (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

22. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. 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.

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)

23. No development above slab level shall commence until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and / or bat boxes on the new buildings and any other measures to demonstrate that there will be a net biodiversity gain on the site of at least 10%. The installation of the boxes and biodiversity enhancements as agreed shall be carried out prior to the occupation of the development and subsequently maintained in accordance with the approved scheme for the lifetime of the development.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018 policies 59 and 69, NPPF 2019 para.170).

24. Notwithstanding the approved plans, all flat roofed elements within the development shall be green or brown roofs. No development above ground level, other than demolition, shall commence until full details of these green or brown roofs have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved and the green or brown roof(s) maintained for the lifetime of the development in accordance with the approved details. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable. The green roofs shall be installed in accordance with the approved details and shall be maintained thereafter for the lifetime of the development. The development shall be retained as such thereafter.

Reason: In the interests of responding suitably to climate change and water management (Cambridge Local Plan 2018; Policy 31)

25. Notwithstanding the approved plans, the building 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)

26. Prior to the commencement of the development full details of the foundations shall be submitted to and approved in writing by the Local Planning Authority, the development shall proceed only in accordance with the approved detail.

Reason: To prevent the stopping up or damage to Hobsons Conduit (Cambridge Local Plan Policy 61)

27. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 57 and 61)

28. Prior to the commencement of works above ground level, full details, including materials, structure, junctions, flooring and balustrading, or all balconies are to be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the character and appearance of the Conservation Area (Cambridge Local Plan 2018 Policy 61)

29. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the Local Planning Authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

30. No joinery is to be installed until drawings at a scale of 1:20 of all such joinery (doors and surrounds, windows and frames) have been submitted to and approved in writing by the Local Planning Authority. Joinery shall thereafter be installed only in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2018, policy 61).

31. No dormers shall be constructed until full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the Local Planning Authority. Dormers shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

32. Prior to the construction of any door or window apertures, large scale drawings of details of sills, lintels, jambs, transoms, mullions and thresholds shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2018, policy 61).

33. No rainwater goods shall be installed until full details of the means of rainwater collection and disposal have been submitted to and approved in writing by the Local Planning Authority. Rainwater goods shall thereafter be installed only in accordance with the approved details. Discharge of this condition may require the submission of materials samples as well as large-scale drawings.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

34. Prior to the construction of the parapet wall, full details of the coping to that wall are to be submitted to and approved in writing by the LPA. Large-scale cross-sectional drawings may be appropriate for depicting some details. Development shall proceed only in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2018, policy 61).

35. No boiler flues, soil pipes, waste pipes or air extract trunking shall be installed until the means of providing egress for all such items has been submitted to and approved by the Local Planning Authority. Flues, pipes and trunking shall be installed thereafter only in accordance with the approved details.

Reason: To preserve the character and appearance of the Conservation Area. (Cambridge Local Plan 2018, policy 61).

is required that a dust management plan should reference and have regard to various national and industry best practical technical guidance such as:

- o Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)

- o Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)

implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the new dwelling will not qualify for Residents' 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.

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PLANNING COMMITTEE

6th January 2021

Application Number	19/1408/FUL	Agenda Item	41
Date Received	10th October 2019	Officer	Lewis Tomlinson
Target Date	5th December 2019		
Ward	West Chesterton		
Site	45 Highworth Avenue		
Proposal	Residential redevelopment comprising three link detached dwellings to the rear and one detached dwelling on the site frontage along with car and cycle parking and associated infrastructure following demolition of existing building on the site.		
Applicant	c/o Agent		

SUMMARY	<p>The development does not accord with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed scale, continuous bulk and form of the two storey flat roofed terrace of 3 dwellings at the rear of the site would appear as inappropriate backland development 2. Overbearing impact upon No's 43, 47 and 51 Highworth Avenue 3. Driveway and parking will result in noise and disturbance upon No's 43 and 47 Highworth Avenue
RECOMMENDATION	REFUSAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site comprises of a 'T' shape with a bungalow and garages set back from the road and behind the building line. The bungalow sits within the main spine of the 'T' shaped site. The site also sits directly behind No.43's and No.47's gardens in a rectangular area of land approximately 0.11ha in size.

1.2 To the north/north-east/east is Highworth Avenue, especially no's 43, 47 and 51 Highworth Avenue. To the west/south-west is Hurst Park Avenue. The site surrounded by residential properties and their verdant spacious green gardens.

2.0 THE PROPOSAL

2.1 The application seeks planning permission for a 'Residential redevelopment comprising three link detached dwellings to the rear and one detached dwelling on the site frontage along with car and cycle parking and associated infrastructure following demolition of existing building on the site.'

3.0 SITE HISTORY

3.1 None relevant

4.0 PUBLICITY

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

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 28 29 31 32 33 34 35 36 50 51 52 55 56 57 59 68 70 71 80 81 82

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

<p>Central Government Guidance</p>	<p>National Planning Policy Framework 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>
<p>SPD's</p> <p>Previous Supplementary Planning Documents</p>	<p>Sustainable Design and Construction (2020)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012). This document, prepared to support policies in the 2006 local plan is no longer SPD, but is still a material consideration.</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Arboricultural Strategy (2004)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment</p>

	<p>(November 2010)</p> <p>Cambridge City Council Draft Air Quality Action Plan 2018-2023</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cambridge City Nature Conservation Strategy (2006)</p> <p>Contaminated Land in Cambridge - Developers Guide (2009)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Cambridge On-Street Residential Parking Study (2016)</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 Originally objected. Amended site plan submitted demonstrating the correct inter vehicle visibility splays which overcomes objection. Conditions regarding a traffic management plan, falls and levels, driveway bound material and pedestrian visibility splays.

Drainage Officer

- 6.2 No objections subject to conditions regarding surface water drainage and maintenance programme.

Environmental Health team

- 6.3 No objections subject to conditions regarding construction hours, construction/demolition noise/vibration & piling, dust, EV charge points and boilers.

Waste Officer

- 6.4 This is a private road, that the refuse vehicle will not be going down, so all bins need to be put out by residents near the main road (Highworth Ave) however because there won't be room on the pavement for all the bins, a collection point will need to be installed <10m from Highworth Ave. A collection point will need to be big enough to accommodate 8 x 240 wheelie bins (4 x blue+4 x green bins, as these go out on the same day). Bins need to be taken back to the properties by the residents after collection.

Archaeology Team

- 6.5 Our records indicate that the site lies in an area of archaeological potential. The site is located close to several previously investigated archaeological sites. In 2004 excavations 300m to the west of the site revealed prehistoric, Roman and medieval remains (Cambridge Historic Environment Record refs: MCB15631, ECB1316 & ECB1855). Post-medieval and Roman remains have also been found on Carlton Way, c.500m to the north-west. Furthermore, medieval occupation has been recorded c.500m to the south-east. Recommends a Written Scheme of Investigation condition.
- 6.6 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 owners/occupiers of the following addresses have made objections:
- 9 Hurst Park Avenue
 - 20 Hurst Park Avenue
 - 24 Hurst Park Avenue
 - 26 Hurst Park Avenue

- 32 Hurst Park Avenue
- 36 Hurst Park Avenue
- 63 Hurst Park Avenue
- 65 Hurst Park Avenue
- 66 Hurst Park Avenue
- 72 Hurst Park Avenue
- 8 Highworth Avenue
- 14 Highworth Avenue
- 15 Highworth Avenue
- 19 Highworth Avenue
- 20 Highworth Avenue
- 21 Highworth Avenue
- 22 Highworth Avenue
- 23 Highworth Avenue
- 28 Highworth Avenue
- 30 Highworth Avenue
- 31 Highworth Avenue
- 33 Highworth Avenue
- 35 Highworth Avenue
- 37 Highworth Avenue
- 39 Highworth Avenue
- 43 Highworth Avenue
- 51 Highworth Avenue
- 51A Highworth Avenue
- 55 Highworth Avenue
- 57 Highworth Avenue
- 59 Highworth Avenue
- 9 Orchard Avenue
- 10 Orchard Avenue
- 18 Orchard Avenue
- 38 Orchard Avenue
- 3 Leys Road
- 13 Leys Road
- 44 Leys Road
- 26 Highfield Avenue
- 28 Highfield Avenue

7.2 The letters of objections can be summarised as follows:

- Overdevelopment
- Density is too high
- Out of keeping

- Flats roofs are out of keeping
- The proposed dwellings are of the same design when most houses down Highworth Avenue are of a different design
- Highworth Avenue has a history of every house being of a different design and having frontage on to the street, each house having open space and garden to allow nature and the wildlife to flourish.
- No other backland development
- Will set precedent for further backland development
- This garden development will interrupt a wildlife corridor and impact upon local wildlife
- Lack of information regarding biodiversity enhancements or landscaping
- The proposal would provide small amenity areas for the dwellings
- 24, 26, 32 and 36 Hurst Park Avenue which will be overlooked from the terraces on the first floors of the linked houses.
- Impact upon 41, 43, 47, 51 Highworth Avenue as the proposed dwellings are immediately behind
- Noise and disturbance
- The proposed scheme would be higher than the existing bungalow
- No public consultation was carried out by the applicant
- The documents submitted fail to state exactly how this will be achieved and how the net gain will be measured.
- Turning cars will be difficult in the site which will probably lead to cars adding to the parking pressures in Highworth Avenue
- Additional traffic coming from the site may conflict with pedestrians and cyclists
- Extra cars will damage the road further
- Contrary to policies 50, 52, 56 of the Local Plan
- Questions over the developments' sustainability merits
- Water runoff needs to be considered
- Collection of bins is unclear
- The application should go to planning committee to be considered by members

7.3 The owners/occupiers of the following addresses have made representations in support:

- 57A Highworth Avenue

The letters of support can be summarised as follows:

- Improve the area

7.4 Councillor Mike Sargeant has called the application in to be considered by members of the planning committee for the following reason:

- It is potentially in contravention of Policy 52: Protecting garden land and the subdivision of existing dwelling plots.

7.5 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 the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Drainage
8. Sustainability
9. Third party representations

Principle of Development

8.2 Policy 3 of the Cambridge Local Plan 2018 states that for residential development, the spatial strategy is to focus the majority of new development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

8.3 As the proposal is for the subdivision of an existing residential plot, policy 52 of Cambridge Local Plan (2018) is relevant in assessing the acceptability of the proposal.

- 8.4 Policy 52 of the Cambridge Local Plan (2018) states that:
- 8.5 'Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:
- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
 - b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
 - c. the amenity and privacy of neighbouring, existing and new properties is protected;
 - d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties;
 - e. there is no detrimental effect on the partial comprehensive development of the wider area'
- 8.6 The existing bungalow on the site is set behind a garage and the existing building line of its neighbouring properties. Whilst there is a strong form of linear development along Highworth Avenue, the bungalow is already set back from the road and gives the perception that there an element of back-land development. Whether or not the existing bungalow in turn allows for a deeper development of the site on the plot is a matter for debate. This notwithstanding, the following paragraphs set out to assess and conclude that the proposed scheme fails to accord with policy 52.

Context of site, design and external spaces

- 8.7 The site comprises a bungalow set further back into the site, behind a garage and behind the existing building line set by the neighbouring properties. Highworth Avenue is characterised by two storey dwellings that are either detached or semi-detached with driveways in front for the parking of vehicles. The proposal includes a set of 3 terraced properties at the rear of the site accessed via a long driveway from Highworth Avenue due to the demolition of the existing bungalow. The proposal also

includes the erection of a detached two storey dwelling adjacent to No.43 Highworth Avenue.

- 8.8 The proposed terrace of 3 dwellings positioned at the rear of the site would be of two storey scale, of boxed form and flat roofed. The applicant amended the scheme to lower the ridge height of the dwellings to match the ridge height of the existing bungalow. Officers acknowledge this reduction in height. However, the bungalow has a dual pitched roof in comparison to the proposed two storey scale, boxed form and flat roofed terrace. The dual pitched roof helps to mitigate the roof form of the bungalow. The proposed scheme would open up views into the site due to the creation of a large long driveway and the terrace would fill the whole of the rear of the site especially when viewed from Highworth Avenue.
- 8.9 The character of the rear garden area is its spaciousness and green landscaped context. It is considered that the proposed scale, continuous bulk and form of the two storey flat roofed terrace of 3 dwellings at the rear of the site would appear as inappropriate back-land development, out of character with the rear of the site and its surroundings and being readily apparent when viewed from Highworth Avenue down the long driveway. As such the scheme would be out of keeping with the character of the site and surrounding area contrary to Policies 52, 55 and 57 of the Cambridge Local Plan 2018.

Officers raise no issues with the siting, design or scale of the new house proposed on the frontage.

Residential Amenity

Overlooking, Overbearing and Overshadowing

Impact on amenity of neighbouring occupiers

- 8.10 The site is surrounded by residential properties. To the north/north-east/east is Highworth Avenue, especially no's 43, 47 and 51. To the west/south-west is Hurst Park Avenue. Officer's consider unit 4 to have no significant impact upon the residential amenity of it's neighbouring properties. The residential amenity impact of units 1- 3 is set out below.

No.51 Highworth Avenue (to the north)

8.11 As outlined above, No.51's garden is sited immediately adjacent to the north-west rear boundary of the site and unit 3. The applicant has proposed a shallow strip of planting on the north west boundary between unit 3 and the common boundary with No.51. However, officers do not consider this to be sufficient to mitigate against the height and length of plot 3's elevation. The excessive length, two storey height, flat roof form and three dimensional bulk of the north west facing elevation and return of unit 3 would result in a significant overbearing impact upon the rear garden of No.51 Highworth Avenue. It is not of a form which is subservient or respectful of the rear garden context. There may be a degree of overshadowing upon the very rear of the garden of No.51. But this is not considered to be significant enough to warrant a reason for refusal given the size of the garden and consideration of the BRE guidance.

No's. 43 & 47 Highworth Avenue (to the east and to the north)

8.12 The two storey flat roofed terrace of 3 dwellings would be sited directly and closely to the rear of the gardens of No.43 and 47 Highworth Avenue. Due to the limited gap between these properties and the proposed dwellings, and by virtue of the proposed scale, bulk and form of the dwellings, the proposal would result in an unacceptable sense of overbearing upon the rear gardens of No.43 and 47 Highworth. The first floor front windows are louvred to direct views into the middle of the site, and away from the rear gardens. If officers were minded to approve the application, a condition would have been recommended to secure this.

No. 41 Highworth Avenue (to the south)

8.13 No.41 Highworth Avenue is set in line with and to the south of No.43 Highworth Avenue. At the very rear of No.41's garden, which is the area closest to the terrace properties, there are a number of outbuildings. For these reasons, officers do not consider there would be an overbearing impact upon the garden of No.41.

24, 26, 32 and 36 Hurst Park Avenue (to the west)

8.14 The Hurst Park Avenue properties are sited west of the built form of the proposed terrace. There would be a degree of overlooking of the very rear of the gardens of the immediate properties in Hurst Park Avenue from the first floor rear windows of the 3 units and also the first floor terraces on unit 1 & 2. There would also be a degree of overbearing, overlooking and overshadowing of the very rear of these gardens. Given the distance away, and taking into consideration of the large number of these gardens are screened by very mature trees within the neighbouring gardens, and that the first floor terraces are set in from the rear elevation and further away from these properties, officers do not consider there would be a significant adverse impact upon these properties.

Noise/Disturbance

8.15 Cars do not currently go beyond the parking areas of the immediate neighbouring properties, No's 43 and 47 Highworth Avenue. The proposal seeks to introduce a large driveway to access the terrace of 3 properties to fill the 'T' shaped site therefore creating a hammerhead turning area. At least 5 cars would use this driveway. There would also be a car parking space directly to the rear of No.47 and also two car parking spaces adjacent to the side boundary of No.43. This element of proposal would result in an increase in noise and disturbance to neighbouring properties through car movements, especially Nos.43 and 47 Highworth Avenue, in what is an otherwise quiet rear garden area. The proposal is therefore contrary to Policies 35, 52, 55, 56 and 57 of the Cambridge Local Plan 2018.

Amenity for future occupiers of the site

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

Unit Type	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (ml)	Proposed size of unit	Difference in size
1	3	5	2	93	175	+82
2	3	5	2	93	175	+82
3	3	5	2	93	171	+78
4	3	5	2	93	98	+5

- 8.17 As set out in the table above, all proposed units would comply with the space standards in respect of internal floor space. The proposed dwellings all provide moderately small gardens but they are sufficient in size for a small family to occupy and utilise. The gardens would face south west. The layout and arrangement of the gardens is acceptable and would comply with Cambridge Local Plan (2018) policy 50.

Accessible homes

- 8.18 The development has been assessed for compliance with Policy 51 and complies with the requirements of Part M4 (2) of the Building Regulations.

Refuse Arrangements

- 8.19 The Waste Officer has commented that a collection point to accommodate 8 bins should be located 10m away from Highworth Avenue to allow the Council's waste team to collect the bins. While this not shown on the submitted plan, there is space within the site to accommodate this. If officers were minded to support the proposal a condition requiring this would be recommended to provide adequate refuse and recycling in compliance with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.20 The Highway Authority originally objected to the application due to the incorrect demonstration of inter vehicle visibility splays. The applicant submitted an amended site plan demonstrating the correct inter vehicle visibility splays which overcomes the objection. Comments from third parties regarding vehicle visibility issues and highway safety concerns are noted, however the Local Highways Authority has raised no objection to the proposed development on the grounds of highway safety or the increased use of the access. In this regard the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

Car parking

- 8.21 Each of the proposed 4 dwellings is provided with a car parking space within the site with an additional space for visitors. As

such the proposed development would meet the requirements for parking set out within Policy 82 Appendix L.

- 8.22 However, as set out in the above residential amenity section of this report, the parking and turning arrangements for the proposed dwellings would result in an adverse impact upon the residential amenity of neighbouring properties.

Cycle parking

- 8.23 The proposal includes individual cycle stores for each dwelling. The proposal is compliant with the standards set out in Policy 82 Appendix L.

Drainage

- 8.24 The Drainage Officer has not raised any objections subject to a surface water drainage condition. The condition would secure an adequate surface water drainage scheme for the proposed dwellings. If officers were minded to support the scheme, such a condition would be recommended to ensure compliance with the National Planning Policy Framework (2019) and policy 31 of the Cambridge Local Plan (2018).

Sustainability

- 8.25 Neighbours have questions the sustainability merits of the proposed scheme. If officers were minded to recommend approval of the application, conditions regarding water efficiency and carbon reduction would have recommended in accordance with policy 28 of the Cambridge Local Plan 2018.

Third Party Representations

- 8.26 The third-party representations have mostly been addressed in the relevant sections above. The following issues remain:

Representation	Response
Biodiversity, Wildlife corridor and impact upon the local wildlife, Lack of information regarding	Acknowledge the lack of information. Biodiversity enhancement could be

biodiversity enhancements or landscaping	conditioned if officers were minded to recommend approval.
Overdevelopment/Density	Addressed above. Reflected in the 1 st reason for refusal
No other backland development, precedent for further backland development	Acknowledged. The principle of backland has been addressed above.
Flat roofs	Addressed above. Reflected in the 1 st reason for refusal
No public consultation carried by the applicant	The Council has no control over this.
Parking pressures in Highworth Avenue.	It is considered the proposal includes sufficient parking within the site and therefore should not add to overnight parking stress in Highworth Avenue.
Damage to the road due to extra cars	This is a matter for the Cambridgeshire County Council Highway Team.

9.0 CONCLUSION

9.1 Whilst the proposal would provide additional housing within a sustainable location it would also introduce a form of development which would be starkly out of keeping with the verdant rear garden environment in which the properties would be located. This rear garden area is relatively free from development and buildings of comparable scale and prominence to those proposed. As such, the scheme would appear wholly out of character with its surroundings and because of its large footprint towards the edges of the site and its two storey boxed form would also harm the amenity of adjacent neighbouring gardens. These impacts would be compounded by the additional noise and disturbance which

would arise from vehicular movements associated accessing the plots. Having regard to applicable national and local planning policies, particularly policy 52, and having taken all relevant material considerations into account, it is considered that planning permission should be refused.

10.0 RECOMMENDATION

REFUSE for the following reasons:

1. The proposed scale, continuous bulk and form of the two storey flat roofed terrace of 3 dwellings at the rear of the site would appear as inappropriate backland development, starkly out of keeping with the verdant rear garden environment in which the properties would be located and particularly when viewed from Highworth Avenue down the long driveway. The proposal would be out of keeping with the character of the surrounding area contrary to Policies 52, 55 and 57 of the Cambridge Local Plan 2018.
2. No.51's garden is sited immediately adjacent to the north-west rear boundary of the site and unit 3. The excessive length, two storey height, flat roof form and bulk of the north west facing elevation and its return of unit 3 would result in a significant overbearing impact upon the rear garden of No.51 Highworth Avenue contrary to Policies 52, 55, 56 and 57 of the Cambridge Local Plan 2018.
3. The two-storey flat roofed terrace of 3 dwellings would be sited directly and in close proximity to the rear of the gardens of No.43 and 47 Highworth Avenue. Due to the limited gap between these properties and the proposed dwelling, and by virtue of the proposed scale, bulk and form of the dwellings, the proposal would result in an unacceptable sense of overbearing upon the rear gardens of No.43 and 47 Highworth Avenue contrary to Policies 52, 55, 56 and 57 of the Cambridge Local Plan 2018.
4. The proposal would introduce additional car movements into an otherwise peaceful rear garden environment generating additional noise and disturbance impacts to neighbouring properties contrary to Policies 35, 52, 55, 56 and 57 of the Cambridge Local Plan 2018.

PLANNING COMMITTEE

6 January 2021

Application Number	20/01967/FUL	Agenda Item	
Date Received	27/05/2020	Officer	Saffron Loasby
Target Date	22/7/2020		
Ward	Trumpington		
Site	6 Chaucer Road		
Proposal	Change of use of the site to use Class D1 (Education); alterations to existing greenhouse to facilitate use as a classroom, erection of a single storey teaching/toilet block, and alterations to boundary treatment.		
Applicant	St Marys Junior School, c/o Barton Wilmore		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The design and scale of the proposed development would not have an adverse impact on the character of the surrounding area or Conservation Area; - The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The proposed development would not have an adverse impact on Highway Safety.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is located to the south of the city centre on the north side of Chaucer Road in the Southacre Conservation Area. The wider site comprises an existing educational building and facilities and is surrounded by predominantly

residential properties. St Marys School is for girls from the ages of 4-11. The overall premises of the Junior School are leased from the freeholder on a long term basis, however, the land that the site of the new classroom sits on is leased by St Mary's School on a short term lease of only 5 years. This has played a large part in the design process of this application proposal as the land could be requested back within a relatively short period.

- 1.2 The application site comprises an existing greenhouse building and a small triangular area of land immediately to the northeast of the building. Access to this building is from Chaucer Road and parking facilities are located to the south of the existing greenhouse. There is a group TPO located to the front and rear of the wider site, neither of which are near the proposal site.
- 1.3 There are no listed buildings within proximity of the application site.

2.0 THE PROPOSAL

- 2.1 The proposed development involves the recladding of the existing greenhouse structure to make it a useable space for teaching. It is also proposed to add a single storey building to the north of this to house toilet/staff facilities. The area of land to the northeast of the building will be included and resurfaced to be used as part of the wider changes. The boundary treatment will be altered slightly to 'square-off' the space thus linking the green house building with the new single storey building.
- 2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement;
2. Heritage statement
3. Flood Risk Form
4. Plans

3.0 SITE HISTORY

- 3.1 The planning history for this site is quite extensive, the most relevant application in relation to the application building is under planning reference 10/0816/CLUED which includes the

wider school site (outlined in blue). A certificate of lawful use was produced that recognised that the premises had been used as a D1 class continuously for over 10 years. This was drawn up in August 2010 and it referred to the use of the buildings by the University as an educational institution that had occurred for around 30 years. However, the certificate omitted to include the greenhouse and surrounding land in the site area. This application therefore seeks to regularise this as well as to carry out the additional works referenced in paragraph 2.1

4.0 PUBLICITY

4.1 Advertisement: Yes
 Adjoining Owners: Yes
 Site Notice Displayed: Yes

5.0 POLICY

5.1 Cambridge Local Plan 2018

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 28 29 31 32 35 55 56 57 58 61 62 70 71 74 81 82

5.2 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)
Previous	Greater Cambridge Sustainable Design and

Supplementary Planning Documents (These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)	Construction (Jan 2020) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)
	Southacre Conservation Area Appraisal (2013)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No adverse impact on Highway Safety

Environmental Health

6.2 Acceptable subject to conditions covering construction hours and piling.

City Council Conservation team

6.3 No objections

National Grid - Cadent

- 6.4 Recognises there are connections that run close to the development site and requests contact is made prior to development commencing.

7.0 REPRESENTATIONS

- 7.1 One letter of objection was received from a local resident, 5 Chaucer Road. Concern is raised regarding the increase in potential school capacity as a result of the new classroom and the impact this would have on the residents in terms of intensification of traffic and highway safety, notably during drop-off and collection times.
- 7.2 In response to this representation the agent has responded with a Statement of Clarification informing that the school has no intention of increasing pupil numbers as a result of this application should it be approved.

8.0 ASSESSMENT

Given the responses detailed above the main areas for assessment are as follows:

Principle of Development

- 8.1 Policy 1 of the Cambridge Local Plan (2018) seeks to ensure that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.
- 8.2 Policy 74 of the Cambridge Local Plan (2018) seeks to ensure all new or enhanced education facilities are permitted where
- a. the scale, range, quality and accessibility of education facilities are improved;
 - b. they are located in the area they are expected to serve;
 - c. they mitigate the impact of any associated residential development; and
 - d. they comply with the strategic objectives of the Children's Services Authority.

The Council will work with the Children's Services Authority to provide high quality and convenient local education services in

all parts of Cambridge, but particularly in areas of population growth.

- 8.3 Whilst St Mary's Junior School is an independent prep school the principle of the proposal is still considered to meet the requirements of the above policies.

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

- 8.4 The application site consists of an existing single storey green house and it is in close proximity to both No 5 and 6 Chaucer Road that are listed as 'Buildings of Local Interest' in the Southacre Conservation Area Appraisal 2013.
- 8.5 In relation to the impact of the development on the Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Area. Paragraph 193 of the National Planning Policy Framework states that, when considering the impact of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be. Para 196 goes on to state that, where a proposal will lead to less than substantial harm to the significance of an asset, this harm should be weighed against the public benefits of the proposal.
- 8.6 Given the building footprint and elevations are planned to remain predominantly the same from an external visual aspect, it is considered by officers that the impact of the proposal to convert the existing greenhouse will not result in detrimental harm to the appearance or character of the Conservation Area. The proposed development when viewed from Chaucer Road will be minimal. The City Council Conservation team has reviewed this revision and consider the external appearance to be satisfactory.
- 8.7 The proposal fails in part to provide full details of the proposed staff room and toilets, which are to be located to the north of the greenhouse. Whilst the visual impact of this building will be minimal from the road given the proposed dimensions and location within the site, there are no elevations provided with the

application. A proposed floor plan and section advise of size and layout but elevations detailing materials, openings and finish all need to be included. A condition has been added to ensure the finished building is in keeping with the surrounding area.

- 8.8 The form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute overdevelopment. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57,61 and 62.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The main area to be assessed in terms of neighbour impact is the potential intensification of the site by introducing new pupils. Neither the use of the building as a classroom nor the new staff room/toilet block will result in overlooking, overbearing or noise problems to surrounding residents, however there are concerns raised by a local resident that specifically refer to the additional vehicle movements and the resultant noise and disturbance this will cause to local residents. The agent has provided a Statement of Clarification confirming this is not the desire of the school and this proposal will not result in an increase in student numbers. At present there are no specific planning restrictions on the number of pupils able to attend the school and restricting future numbers as part of this application would not meet the relevant planning tests.

Highway Safety

- 8.10 The neighbour concern regarding potential highway intensification has been responded to by the agent and the consultation response from the LHA has confirmed the development is acceptable as submitted with no significant adverse impact on the highway. Officers are satisfied that the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car Parking

- 8.11 Policy 82 of the Cambridge Local Plan (2018) relates to parking management. This states that car free developments will be accepted where they have easy access by walking or cycling to the city centre, there is high public transport accessibility and where the car-free status can be realistically enforced for example through on-street car parking controls. The site lies outside of the CPZ, with a parking scheme proposed in the future (according to the Councils website). No additional spaces are proposed as a result of this development and it is considered that the proposal meets with the criteria and would satisfy policy 82.

9.0 CONCLUSION

- 9.1 The proposed development would not result in an adverse impact upon neighbouring properties, it would have minimal impact on the Conservation Area and Highway Safety and would also provide an acceptable level of amenity for neighbouring resident occupiers.

10.0 RECOMMENDATION: APPROVE

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. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 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)

5. 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)

6. No development shall take place above ground level until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridges City Council Local Plan 2018 policy 55 and 61).

7. No development shall take place above ground level until full scale plans and drawings of the proposed single storey building have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridges City Council Local Plan 2018 policy 55 and 61).