



Cambridge City Council Planning

Date: Wednesday, 6 March 2024

Time: 10.00 am

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

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 four-part agenda and will be considered in the following order:

- **Part One**
General and Minor Planning Applications
- **Part Two**
Major Planning Applications
- **Part Three**
Minor/Other Planning Applications
- **Part Four**
General and Enforcement Items

There will be a forty-five minute lunch break some time between 12noon and 2pm. With possible short breaks between agenda items subject to the Chair's discretion.

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

2 Apologies

3 Declarations of Interest

Part 1: General and Minor Planning Applications

- 4 Year One Review of the Greater Cambridge Design Review Panel and the Incorporation of the Disability Consultative Panel into the GCDRP (Pages 5 - 62)
- 5 22-05352-FUL 18 Adams Road (Pages 63 - 112)

Part 2: Major Planning Applications

- 6 23-04037-FUL Babbage House, Castle Park (Pages 113 - 164)
- 7 23-03704-FUL BT Site Long Road (Pages 165 - 176)

Part 3: Minor/Other Planning Applications

- 8 23-04895-S73 Cherry Hinton Library, High Street, Cherry Hinton (Pages 177 - 194)
- 9 23-03778-HFUL 65 Ferrars Way (Pages 195 - 210)
- 10 23-03762-FUL - 79 Coleridge Road (Pages 211 - 226)

Part 4: General Items

- 11 CCC Appeals Report (21.02.2024) (Pages 227 - 230)

Planning Members: Smart (Chair), Baigent (Vice-Chair), Bennett, Carling, Dryden, Levien, Porrer and Thornburrow

Alternates: Flaubert, Gilderdale, Howard, Nestor and Nethsingha

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GREATER CAMBRIDGE SHARED PLANNING

Year One Review of the Greater Cambridge Design Review Panel (GCDRP) and the incorporation of the Disability Consultative Panel into the GCDRP

Planning Committee Date: 6 March 2024

Report to: Cambridge City Council Planning Committee (for Information)

Report by:

Tom Davies, Designer, Built Environment and Trovine Monteiro, Built Environment Team Leader, Greater Cambridge Shared Planning Service.

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Ward/parishes affected: All

1. Executive summary

1.1 Members will be aware that the Greater Cambridge Design Review Panel (GCDRP) was set up and launched in January 2022 offering an independent and impartial evaluation of the design of significant proposals, at the pre-application and planning application stages, by a panel of built environment experts. As part of the Terms of Reference an Independent Advisory Group (IAG) was set up to oversee the governance, which met in September 2023.

1.2 Greater Cambridge Shared Planning Service (GCSPS) also run a Disability Consultative Panel (DCP) which reviews the accessibility of

significant planning applications and pre-applications by a panel which consist of people of different disabilities or those that have cared for people with disability. Schemes that are reviewed by the DCP are also reviewed by the GCDRP.

- 1.3 The purpose of this paper is to inform Planning Committee of the recommendations made by the IAG and to provide detail on the incorporation of the DCP into the GCDRP. A similar report was also presented to the last meeting of South Cambridgeshire District Planning Committee on 14th February 2024.
- 1.4 Incorporating the disability access remit into a single body (GCDRP) will bring several benefits including making it easier for applicants who would be receiving advice in a single panel review meeting instead of having to attend two meetings; enabling disability access and inclusive design to be discussed alongside other specialisms; benefitting from GCDRP's established pay to use service that recovers its costs, enables the quality of service to be sustained including recruitment, review of its processes, its impacts and remunerating its panel members.

2. Recommendation

- 2.1 Officers recommend that the Cambridge City Council Planning Committee notes:
 - The recommendations made by the Independent Advisory Group (IAG) about the GCDRP and how these will be taken forward, and
 - The incorporation of the Disability Consultative Panel into the existing GCDRP and establishment of an Accessibility Forum.

3. Background

- 3.1 Members will be aware that the Greater Cambridge Design Review Panel (GCDRP) was set up and launched in January 2022 after a review of existing design review arrangements in Cambridge City Council (CCC) and South Cambridgeshire District Council (SCDC), following the formation of the Greater Cambridge Shared Planning Service (GCSPS). Design Review is an important and valued, if discretionary, service and is recognised in the National Planning Policy Framework (2023). The aim was to ensure that the planning service and applicants had access to a consistent, efficient, effective and independent panel and one which recovered its running costs.
- 3.2 Design Review Panels offer independent and impartial evaluation of the design merits of significant proposals, at pre-application and application stages, by a panel of built and natural environment experts. The advice of the panel is advisory, with the aim of identifying where improvements that can be made, to influence the planning process, improve the quality of buildings and places for the benefit of the public. It is governed

according to its terms of reference (see Appendix 3). Between 1 January 2022 – 30 June 2023, 23 full reviews and 4 subsequent reviews have taken place.

- 3.3 This is the first annual report undertaken by the IAG, and as such its focus has largely been on matters of process, as schemes considered so far by the GCDRP are at an early stage and either still going through the planning process or only recently received consent. In future years the annual reports will be able to review schemes as they progress and are built and comment on the difference the panel has made to outcomes on the ground.

Recommendations of the Independent advisory board

- 3.4 As per the terms of reference, an independent advisory board was setup to oversee the governance of the panel that included the chairs, vice chairs of the GCDRP, lead members of planning for both councils, Planning Committee Chairs for CCC and SCDC, Senior Officers of GCSP and two independent chairs. The independent chairs in consultation with the Joint Director of Planning would make recommendations to adjust working practices to ensure the effectiveness of the panel.

- 3.5 The Independent Advisory Group met on the 19th of September 2023, which was chaired by Robin Nicholson (independent chair of IAG), and attended by Co-chair of IAG, Esther Kurland. It made recommendation to improve the working of the design review panel which are summarized as follows:

- To apply the 4Cs framework of the Cambridgeshire Quality Charter flexibly and limit the questions asked by panel member to those that are relevant and a matter of fact,
- Made suggestions to chair the panel more effectively with the chairing spread between chairs and vice chairs,
- Suggested having a private briefing session with planning officers after the panel meeting to reflect and provide feedback on the review,
- Suggested that officers should provide an update to the GCDRP chairs and vice chairs on the outcome of planning applications that went to panels quarterly,
- Recommended that Applicants/Planning officers explain how the scheme has evolved after GCDRP's input within the design and access statement and planning officer report,
- Acknowledged the expansion of the Design review service to other planning authorities and incorporation of the disability panel within the GCDRP,
- Acknowledged the need to expand the membership to include more expertise in sustainability, biodiversity and accessibility.
- Suggested to have an annual meeting of the GCDRP and the Cambridgeshire Quality Panel.

3.6 In discussion with the Chairs, Vice Chairs and the Joint Director for Planning, most of the recommendations will be taken forward with the exception of a private briefing session with planning officers post a review as this could be perceived to have an impact on the independence of the panel. Detail of the IAG meeting and the annual report are attached as Appendix 1 and 2 respectively.

Incorporation of the Disability Consultative Panel in GCDRP

3.7 Members will be aware that the GCSPS also run a Disability Consultative Panel which focuses on advising applicants on the accessibility of significant planning applications, preapplications in Cambridge City and more recently in South Cambridgeshire District by a panel with people of different disabilities or those that have cared for people with disability. The panel has been operating since 1999, free of charge, without any cost to the applicant.

3.8 The DCP needed a review to see how the panel was running, in order to develop resilience if an officer was sick or went on annual leave, to ensure there was consistent attendance (looking into issues of remuneration), recruitment and refresh of members, to ensure that it recovered its administrative/management costs and to ensure it provided a consistent service across SCDC and CCC.

3.9 Following an internal review of the Disability Consultative Panel, it was considered that there are significant benefits for incorporating the disability function within the GCDRP. These include:

- Streamlining processes within GCSPS that make best use of existing resources and deliver value for money for both councils.
- Making it easier for applicants to obtain independent advice on all design issues, including accessibility in a single meeting.
- Enabling disability access and inclusive design to be discussed alongside other specialisms, as many of the issues around design are inter-related and linked.
- Recovering the cost for administering the service.
- Benefiting from all the professional expertise, back of house processes, website, administration, management, communication, governance, best practice, terms of reference, monitoring, scrutiny, publicity offered by the Greater Cambridge Design Review Panel.

3.10 The existing DCP is made up of residents / community members, some of whom have different disabilities themselves or who care for people with a disability and are able to provide their lived experience on issues of access and disability that schemes need to overcome. Whilst the GCDRP will be able to provide the specialist expertise, it perhaps, may not be able to provide the lived experience that DCP panel members offer depending on who applies to come onto the panel. Existing DCP members will be invited to apply.

- 3.11 In addition, GCSPS is proposing that it also establishes an Accessibility Forum to meet with GCSP and the access officers every quarter, in the same way as it does with Agents, Parish Councils and Residents Association Forums. Through this existing DCP members, and any new members that wish to join, will be able to provide an insight, in a voluntary capacity, on various initiatives, guidance and strategies that the Councils may deploy to educate, advocate, and improve disability issues across the Greater Cambridge area.
- 3.12 GCSPS officers have advised DCP members of the changes that are being proposed and are in discussions about the new arrangements. Sufficient notice will be provided before the new arrangements are in place.
- 3.13 The next steps are as follows:
- Finalising the Equality Impact Assessment (EqIA) following discussions with the Equality Officers of both councils.
 - Amending the terms of reference of the GCDRP to make it explicit that design review explicitly covers accessibility, inclusive design, and disability.
 - Recruiting for new GCDRP panel members in March, April 2024 to cover matters of accessibility and inclusive design, together with other specialisms. This will include inviting the existing members of the DCP to apply, should they wish to.
 - Amending our back of house processes to ensure that the applicants and the design review panel incorporate disability issues.
 - GCSPS would like to express our gratitude to the DCP for their advice, all that they have achieved and contributed in this capacity over the years by holding a 'Thank You' event.
 - Establishing an Accessibility Forum.

4. Implications

Financial Implications

- 4.1 Implementing most of the recommendations of the independent governance group will be within the existing resources of the GCSP service.
- However, we intend to raise the fee of the GCDRP by £500 for each review type, from April 2024, to remunerate panel members by an additional £50 and account for an additional disability expert. The remuneration is a honorarium which is benchmarked against other panels including Frame, Essex Place Panel and Cambridgeshire Quality Panel.
 - The expansion of the panel to adjacent authorities will likely attract additional, external income into the team and would be beneficial to both councils.
- 4.2 The proposal to incorporate the DCP into the GCDRP will be absorbed within existing resources of the GCSPS. However, when implemented, it

will represent a saving by streamlining the functions from two into one panel i.e. the GCDRP which is paid for by applicants. This will save the councils administration, room hire, staff attendance, management costs which are currently not recovered.

Staffing Implications

4.3 GCSPS will resource the expansion of its design review service based on and proportionate to the income it receives. It will use existing resources within the team.

4.4 The proposal to incorporate the DCP into the GCDRP will be absorbed within existing resources of the GCSPS.

Equality and Poverty Implications

4.5 An Equality Impact Assessment (EQIA) has been undertaken; officers have discussed and clarified:

- The purpose of incorporation of the DCP into GCDRP to streamline processes to become more efficient, avoiding duplication, providing a consistent service to both councils, securing better and effective outcomes, rather than necessarily saving costs.
- Proposing to amend the terms of reference of the GCDRP to include disability, recruiting experts in disability (who may have a disability and able to provide lived experience – existing DCP members can apply) to provide comfort that disability and access issues will be given equal standing in meetings.
- Using existing council resources and existing membership to contribute in new ways (for example awareness campaigns – for example accessibility to pubs) by establishing an Access user group that meets every quarterly.
- Providing comfort that appropriate scrutiny is in place through the establishment of Independent advisory group of the GCDRP to monitor and review the panels functions that includes disability.

Environmental Implications

4.6 The recommendations proposed by the IAG and the incorporation of the DCP into GCDRP have an aim to help improve planning decisions and better environmental outcomes through the delivery of better buildings, place and landscapes.

Procurement Implications

4.7 Appointment of new panel members will be done following a transparent, open process following Council Policy.

Community Safety Implications

4.8 None.

5. Consultation and Communication Considerations

5.1 GCSPS have discussed the changes that are being proposed with DCP members. Officers met with the DCP members at a meeting of the Disability Panel on 28 November 2023 and outlined the changes discussed in this report. The Team has prepared a EQIA and consulted with the Equality, Diversity and Inclusion forum for SCDC.

6. Background papers used in the preparation of this report:

- Appendix 1: IAG Meeting Notes and recommendations
- Appendix 2: Annual Report of the Greater Cambridge Design Review Panel 2022 - 23
- Appendix 3: The Greater Cambridge Design Review panel's terms of reference: the Terms of Reference

Report Authors

Tom Davies, Designer, Built Environment Team and Trovine Monteiro, Built Environment Team Leader - Greater Cambridge Shared Planning Service.

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**Greater Cambridge Design Review Panel
Independent Advisory Group Draft Meeting Notes and Recommendations**

Date and Time: Tuesday, 19 September 2023, 15:00-16:30 (Hybrid Meeting)

Attendance:

Independent Advisory Group Members:

- 1) Esther Kurland (EK) – Independent Design Review Expert/ Joint Chair of the GCDRP IAG
- 2) Robin Nicholson (Chair) (RN) – Independent Design Review Expert/ Joint Chair of the GCDRP IAG
- 3) Maggie Baddeley (MB) – Planner and Chartered Surveyor/ GCDRP Chair
- 4) Simon Carne (SC) – Urban Designer and Architect / GCDRP Vice Chair
- 5) Russell Brown (RB) – Architect / GCDRP Chair
- 6) Jane Green (JG) – Built and Natural Environment Team Manager
- 7) Trovine Monteiro (TM) – Built Environment Team Leader
- 8) Cllr Tumi Hawkins (TH) – Lead Member for Planning (South Cambridgeshire District Council)
- 9) Cllr Katie Thornburrow (KT) – Lead Member for Planning (Cambridge City Council)
- 10) Cllr Martin Smart (MS) – Planning Committee Chair (Cambridge City Council)
- 11) Cllr Martin Cahn (MC) – Planning Committee Chair (South Cambridgeshire District Council)

Apologies

- 1) Heather Jones – Deputy Director Planning and Building Quality

Observers

- 1) Joanne Preston – Principal Urban Designer / Design Review Panel Manager
- 2) Bonnie Kwok – Principal Urban Designer / Design Review Panel Manager
- 3) Katie Roberts – Executive Assistant / Panel Support Officer
- 4) Shaheeda Montgomery – Apprentice Planner

Meeting Notes

1. Robin Nicholson chaired the first IAG meeting. He and Esther both felt that the set-up process and operating framework for the new GCDRP was exemplary including the Independent Advisor Group to oversee the panels work.
2. It was good to see the extensive use of the 4Cs (Community, Connectivity, Character and Climate) which were originally developed to help structure conversation on city extensions and new settlements.
3. It was felt that the 4Cs framework should not be rigidly applied and that any panel members should be able to talk about any of the 4Cs in addition to their specialist 'C' as there clearly are some overlapping issues (for example Character includes Architecture and Landscape). A more holistic approach is to be encouraged to talk about the overall scheme at the start. Each panel member should be able to make comments that build on those of other panel members.
4. The 'Questions' section of the meeting should be limited to 'questions of fact relating to issues that will be discussed at the review' only and should not be used by applicants or panel members to make comments on the proposals.
5. Chairs should be able to express their own style but should guide the conversation. They should set out the order for the members to speak (based on the importance of the issues being discussed) but step back to hear other panel members view on the 4 Cs (used flexibly- see point 3) and should sum up and provide a synopsis of the conversation at the end. The Chairs should be able to build on others comments alongside the synopsis. Chairs/Officers to observe good examples of other panels being chaired.
6. In addition to a private briefing session with planning officers before the review of the scheme with applicants, a 'wash-up' session for planning officers post the review was suggested, to give immediate feedback/next steps to Panel Members to ensure issues raised by the planning officers have been addressed. No new issues should be raised.
7. The officers should update the design review panel on the outcomes of planning applications once they have been determined reporting every quarter.
8. With David Prichard resigning as Vice Chair, there wasn't a need felt to replace him, with chairing of panels spread between the 2 Chairs as well as Vice Chair.
9. The Committee Chairs and lead members felt that the DRP report was very useful in helping planning committee members in the decision-making process. It would be good for the Planning Committee to have a briefing on the 4Cs and how they are used by the panel in making comments on schemes. This could be extended to the wider to other stakeholders. The planning committee would like to know what changes have been made by the applicant following input from the DRP, stated in the design and access statement and planning officer report. Drawing numbers should be clearly labelled for comparison purposes.
10. Schemes should be reviewed at the earliest opportunity. Sometimes there is too much information to consider. GCSP advice to applicants is to bring complex schemes twice to the panel, at an early concept as well as detailed stage. However, this should not be a mere formality where the design hasn't changed, and schemes haven't addressed issues raised in the first round. Otherwise, it can become a token gesture.
11. Schemes within the administrative boundary of the local planning authority should be brought to the design review panel/s established by the local planning authority for that purpose. The council could set out policies to ensure that this happens, together with more promotion about the panel with applicants, agents and the wider public.
12. There was an acknowledgement of the expansion of the design review service to other local planning authorities and the incorporation of the disability panel expert within the GCDRP. However, it was important to ensure that the panels focus wasn't diluted, and the panel wasn't

there to conduct a disability audit of the scheme, but to provide strategic, expert and independent overview of schemes. Recruitment for the disability expert would need to be carried out.

13. Energy, Water Efficiency issues and Biodiversity issues keep coming up in planning applications which would need to be retrofitted if built as submitted. Lead members for planning would like to see experts from these areas to join our DRP to get the best buildings for the future. However, the requirements to address climate change would need to be backed up by policy.
14. There is a need to establish a way to deal with the growing pressure to increase height in Greater Cambridge, referring to the council's policy position, briefing note to the panel where it doesn't exist and looking at appeal cases. The panel needs to keep its independence and not blur its views with that of the Local authority.
15. There is difficulty in specialist panel members availability to cover climate. In addition to recruitment of panel members to cover climate, a suggestion was made to see whether some panel members had dual expertise that could fulfil this function. Any Membership should also look for expertise that include more women, people from BAME background and with disabilities.
16. An annual meeting of both the GCDRP and The CQP would be helpful as there are overlapping areas common to both panels.

Recommendations

1. The 4 'C' should be applied more flexibly as a means of structuring the review to ensure that the discussion is not limited by this framework.
2. The 'Questions' section of the meeting should be limited to 'questions of facts relating to issues that will be discussed at the review' only.
3. In addition to a private briefing session with planning officers before the review of the scheme with applicants, there should also be an informal private session between the planning officers and panel after each review to reflect on the review. No new issues should be raised. This discussion should not be recorded as part of the panel report.
4. The chairing could be more effective: to order the conversation, step back, include all views, apply the 4 Cs flexibly and summarise at the end. Chairs/Officers to observe good examples of how other panels are being chaired.
5. GCDRP managers should update the DRP about the outcomes of planning applications after they have been completed.
6. Applicants/ Planning officers should explain how schemes have evolved after GCDRP's input within the DAS/planning officer report. Drawing reference numbers should be included in the DRP meeting reports.
7. With David Prichard resigning as Vice Chair, there wasn't a need felt to replace him, with chairing of panels spread between the 2 Chairs as well as Vice Chair.
8. There was an acknowledgement of the expansion of the design review service to other local planning authorities and the incorporation of the disability panel expert within the GCDRP.
9. The panel membership should be extended to include sustainability experts, biodiversity and accessibility experts. Membership should also include more women, people from BAME background and with disabilities.
10. An annual meeting of both the GCDRP and of the QP would be helpful as there are overlapping areas common to both panels.

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Annual Report
of the
Greater Cambridge Design Review Panel
2022 - 2023

September 2023

Contents

1. Introduction
2. Panel member selection and representation
3. Number and frequency of meetings
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5. Impact on the planning process
6. Resources required to run each panel
7. Feedback from Chairs, Panel Members and Officers
8. Panel development (training)
9. Expanding the DRP service
10. Incorporation of Disability Panel

Appendices

- Appendix A:** Review letters
- Appendix B:** Table of Panel Member attendance
- Appendix C:** Feedback from Chairs, Panel Members and Officers
- Appendix D:** Terms of Reference
- Appendix E:** EDI survey
- Appendix F:** Panel income and expenses

1. Introduction

1.1 Purpose of this report

This report has been prepared by the Greater Cambridge Shared Planning Service (GCSPS) as part of the annual review of the Greater Cambridge Design Review Panel (GCDRP), which was established in January 2022. The Panel supports South Cambridgeshire District Council (SCDC) and Cambridge City Council (CCC) in achieving excellent design in new development. It offers multi-disciplinary advice from leading built and natural environment professionals through a robust design review process consistent with the Cambridge Quality Charter for Growth.

The GCDRP is overseen by an Independent Advisory Group (IAG). The IAG ensure the effectiveness and accountability of the Panel in the public interest and, in consultation with the Joint Director of Planning & Economic Development, make recommendations to adjust working practices in accordance with these terms of reference.

The IAG is jointly chaired by the independent built environment experts Esther Kurland and Robin Nicholson and comprises the Chairs of the GCDRP (Maggie Baddeley and Russell Brown), senior Council officers, the Lead Members and Planning Committee Chairs of both Councils (excluding the Joint Development Control Committee as these developments are reviewed by the Cambridgeshire Quality Panel).

This IAG will meet in September 2023 to review the draft report, assess any issues, advise on improvements and the future direction of the Panel. The final report is a public document, comprising the feedback, finance, and a summary of the impact of the GCDRP through the planning process and as development is constructed. The final report will include the IAG's recommendations for the development of the GCDRP.

1.2 Summary of the Greater Cambridge Design Review Panel

<i>Responsible Authority</i>	Greater Cambridge Shared Planning Service (South Cambridgeshire District Council and Cambridge City Council)
<i>Panel charges*</i>	Full Review £4,000 + VAT Subsequent Review £3,500 + VAT Chair's Review £2,000 + VAT *This is the full amount charged to applicants.
<i>Payments to panel members</i>	Panel Chairs £300 per review Panel Members £200 per review All Members receive travel expenses and lunch/ refreshments
<i>Resources</i>	2 x GCDRP Managers (2-3 days per month each) + 1 x GCDRP Support Officer (full time). The current Managers are Principal Urban Design Officers Bonnie Kwok and Joanne Preston. The Support Officer is Katie Roberts, Executive Assistant.
<i>Formed</i>	2022
<i>Terms of reference</i>	Yes – published on the GCSP website
<i>Meeting frequency</i>	2 nd and 4 th Thursday of every month
<i>Meeting format</i>	A first Full Design Review of a scheme takes around 3 – 4 hours: <ul style="list-style-type: none"> - Site visit, 60 minutes (Panel Manager, Planning Officer, Panel Members and applicant's design team) - Briefing by Planning Officer, 15 minutes (Panel and officers only) - Chair introductions and notice of conflict of interest, 5 minutes - Project team presentation, 30 minutes - Panel questions and clarifications, 10 minutes - Panel discussion and summary from the Chair, 60 minutes
<i>Site visit</i>	Site visit for each in-person full review
<i>Output</i>	Review letter with qualitative recommendations
<i>Timescale for written feedback</i>	Letter within 10 working days of the meeting
<i>User feedback post meeting</i>	User evaluation feedback survey requested from applicant, Panel Members and officers
<i>Active promotion</i>	GCSP website, LinkedIn, SCDC magazine
<i>Type of scheme reviewed</i>	All categories of development as defined in 'referral criteria' in terms of reference due to their size, location or significance
<i>Membership</i>	43 Panel Members (including 2 Chairs and 1 Vice Chair) with expertise across the 4 'C's of the Cambridgeshire Quality Charter for Growth. Members were recruited via online advertisements using a published marking criterion. Chairs and Vice Chairs were additionally interviewed for the role. The term for Panel Members, Chairs and Vice Chairs is 3 years.

Figure 1: Table summarising the operation and governance of the GCDRP

2. Panel Member selection and representation

The Panel is made up of 45 members including 2 Chairs and 1 Vice Chair (ref.2.1), with a balance of skills that address the themes of Community, Character, Connectivity and Climate. The members are diverse and nationally respected professionals from the fields of architecture, urban design, planning, landscape architecture, public realm, sustainability, highway engineers, transport planning, conservation, biodiversity and active travel. Panel members are based in Cambridge and different areas of the UK to ensure that the Panel benefits from local knowledge and best practice approaches from elsewhere. A biography for each Panel member is published on the GCDRP [website](#).

Following their appointment to the Panel, both Chairs and all Panel members were invited to complete an anonymised online equality, diversity and inclusion survey; 38 out of 45 panel members responded. A summary of the responses is included within Appendix E.

A typical review involves 4-5 panel members and the Chair. The Panel Managers and Panel Support Officer select the Panel for each review based on the expertise required and the relevance of the members' professional experience to the schemes being reviewed, and their availability. The procedure around managing potential conflicts of interest is clearly set out within the Terms of Reference and this appears to be working well. Where Panel members have previously reviewed a scheme or site, they are invited to attend subsequent reviews of that project. Appendix B shows the Panel make-up of reviews from 1 January 2022 - 30 June 2023. 96% of Panel members have been deployed in the review period.

2.1 Considerations

- In November 2021 David Prichard resigned as Panel Member and Vice Chair. With the agreement of the Chairs and remaining Vice Chair, the Panel has been operating with one Vice Chair since, and this has not posed a resourcing issue to date.
- In recent months, the number of schemes brought for review has increased and it can prove difficult to find Panel members available to cover 'Climate' due to the unavailability of Panel members and a limited number of Panel members who specialise in this area. This has resulted in the same Panel

members being asked to attend many reviews. In contrast, there is a bigger pool of Panel members offering expertise to represent the ‘Character: architecture and urban design’ and there have been fewer opportunities for some of these Panel members to take part in at least one meeting. Appendix B shows Panel members’ attendance at the GCDRP for 18 months between 01 January 2022- 30 June 2023.

- Advice is sought on how we can reach out to under-represented groups. We are particularly interested in recruiting professionals/experts those who consider themselves to have a disability as defined by the Equality Act 2010. This is particularly important as the Cambridge Disability Panel review functions will be incorporated with the GCDRP (See section 10 of this report for further information). None of the existing GCDRP members, who responded to the survey, considered themselves to have a disability.

3. Number and frequency of Panel meetings

GCDRP meetings are scheduled to take place on the second and fourth Thursday of the month. Between 1 January 2022 – 30 June 2023, 23 full reviews and 4 subsequent reviews have taken place, including one full review which was held exceptionally on a Tuesday to accommodate demand. The total number of reviews for this period is 27.

Year	Period	Number of full reviews	Number of subsequent reviews	Number of Chair’s reviews	Total number of reviews
2022	Q1	3	0	0	3
	Q2	4	2	0	6
	Q3	6	0	0	6
	Q4	1	0	0	1
2023	Q1	3	1	0	4
	Q2	6	1	0	7
<i>Total</i>		23	4	0	27

Figure 2: Table summarising the number of reviews carried out by the GCDRP

3.1 Considerations

- To date, there have not been any requests for Chair’s reviews. This is to be expected at this stage in the Panel’s lifespan as the Chair’s review is reserved for schemes that have already been seen by the Panel at least twice.
- Demand for the GCDRP has noticeably increased in the 2nd and 3rd quarters of 2023 and there are already 4 reviews scheduled to take place

between July and September 2023. Some applicants have commented that they must wait over 1 month for a meeting slot because the Panel is booked up in advance.

- On several occasions, after reserving a meeting slot for an applicant and selecting the appropriate Panel members, the applicant has cancelled the review at late notice. This is a waste of resources for Officers and an inconvenience for Panel members and other applicants who could otherwise have been offered that meeting date.
- Some applicants have requested a longer review and site visit for larger schemes. There are currently no charging criteria or format for an extended review and site visit within the current Terms of Reference.

4. Type of schemes reviewed

Of the 27 reviews of the 23 schemes carried out by the GCDRP between 1 January 2022 - 30 June 2023, all were reviewed at a pre-application stage. All 23 schemes were major applications (over 1000sq or 15 homes). The scheme that did not fall into this category was 'significant' because it proposed a series of public realm furniture interventions in important locations within Cambridge City centre and therefore had a high degree of public impact. Other schemes reviewed by the panel included office, research and development and residential mixed-use development.

Date of Panel	Name of Scheme	Type	Application Status
27/01/22	Bespoke furniture (City Council)	Public realm	Permitted development
10/03/22	Burlington Press (City Council)	Offices	Pre-application
10/03/22 and 14/07/22	Sawston Dales Manor Business Park (SCDC)	Research and Development	Approved
9/06/22	Bee Hive Centre (City Council)	Research and Development	Pre-application
23/06/22 and 11/08/22	Stapleford Retirement Village (SCDC)	Residential	Approved
14/07/22	[REDACTED]	Residential	Pre-application
25/08/22	Trinity School (SCDC)	Residential	Approved
22/09/22 and 23/03/23	[REDACTED]	Offices	Pre-application

Date of Panel	Name of Scheme	Type	Application Status
22/09/22 and 13/04/23	Grafton Centre (City Council)	Research and Development	Pre-application
13/10/22	The Welding Institute (SCDC)	Research and Development	Pre-application
27/10/22	Brookmount Court (City Council)	Research and Development	Pre-application
27/10/22	230 Newmarket Road (City Council)	Office and Retail	Pre-application
16/11/22	Melbourn Science Park (SCDC)	Research and Development	Pre-application
8/12/22	████████████████████	Residential	Pre-application
23/02/23	School Hill, Histon (SCDC)	Residential	Pre-application
7/03/23	Fanshawe road (City Council)	Residential	Pre-application
9/03/23	The Way, Fowlmere (SCDC)	Offices	Pre-application
27/04/23	East Barnwell CIP (City Council)	Residential mixed use	Pre-application
27/04/23	St John's College (City Council)	Residential - Student Accommodation	Pre-application
11/05/23	Hauxton Waste Water Treatment Plant (SCDC)	Research and Development	Pre-application
25/05/23	Babbage House (City Council)	Office	Pre-application
8/06/23	████████████████████	Office	Pre-application
8/06/23	Land South of Coldham's Lane, Cherry Hinton (City Council)	Research and Development	Pre-application

Figure 3: List of schemes reviewed by GCDRP from January 2022-June 2023

5. Impact on the planning process

Following each review, applicants are sent a survey about their experience. One question specifically asks the applicant to rate how much they agree with the statement:

'We intend to change the scheme as a result of the Panel's feedback'—strongly agree, agree, neutral, disagree, strongly disagree. Only 4 survey responses have been received; of these, 3 applicants 'agreed' and 1 answered 'neutral'.

4 schemes that have been reviewed by the Panel have progressed to a planning application submission. Planning permission has been received for 3 schemes and 1 is awaiting a decision.

The GCDRP Terms of Reference require the review letters to be attached to the committee and delegation reports and this has been the case for all schemes that have been taken through the planning process. Once a planning application has been submitted, the reports are also published on the GCDRP website.

The following comments were made by Panel Chair, **Maggie Baddeley**, on the extent to which the Panels' comments were considered in the final applications (and officer's reports/ decisions):

Sawston (a hybrid application)

1. It is key to note that the first Panel could not comment comprehensively on bulk, scale, massing, materiality, roofscape etc. in their review, as a comprehensive Landscape and Visual Impact Assessment (LVIA) had not been undertaken - this was a major constraint on that review session, limiting how the Panel Members could respond to most aspects of the proposal.
2. In the second review, the LVIA had been submitted but was not responded to by the Panel - the panel report refers to the Local Planning Authority Officer needing to look at it in detail - and there were no detailed comments on many aspects of revisions to the buildings and their settings in that second report either.
3. The first Panel's comments regarding there being too many site access points was not responded to in the application in terms of there being fewer accesses, although the application did at least propose segregating the uses for the south and east entrance roads to the site, between vehicle users and pedestrians / cyclists.
4. The landscape officer's comments in the Officer's Report summarise the changes made since an (unspecified) 'July doc.' and these changes do reflect the Panels' comments - although they are not directly referred to - in relation to:
 1. the proposed footprint for development being reduced, allowing an extended landscape setting for the buildings, including designed edges to the north and south of the site;
 2. extended landscape to the main entrance areas to the west and the splitting of access for cycles, pedestrians, goods and cars, allowing the

- removal of most of the northern access road along the Green belt boundary;
3. the stepping back of the upper floors of development along this boundary to reduce Green Belt landscape impacts;
 4. a high standard of outdoor amenity space for workers and visitors and a sense of arrival, character and distinctive placemaking around the development.
5. Many matters that the first Panel commented on are subject to further submissions via discharge of conditions, e.g. regarding planting on the North East boundary, tree etc. species, Biodiversity Net Gain and energy.
 6. Disappointingly, the only direct reference to the proposal having been design reviewed in the Officer's Report is as follows (it might have been appropriate for their comments on the application to explain changes during/ since pre-app?): *'Prior to the submission of the application, the scheme was subject to two pre-applications which included two reviews by the Council's Design Review Panel.'*

Stapleford (a reserved matters approval (RMA) application, following a hybrid appeal permission)

1. The RMA application responded to and reflected many of the two panels' comments. The Officer's Report also includes both of the written panel reports as appendices to that report; likewise in the Officer's Report itself, the Urban Design Officer's comments include reference to the two design review panels and how issues raised had subsequently been dealt with. The Officer's Report also refers explicitly to the design review process (para. 10.23): *'Through the pre-application discussions and design review panel feedback, the layout shown through this reserved matters application is considered to demonstrate a far more cohesive and considered typology approach to the character of the development when compared to the outline indicative masterplan.'*
2. Both reviews identified the essential need for a sustainability and energy strategy document that would also provide a design justification for scheme elements to date, and any further design development. An integrated blue and green infrastructure strategy was seen as being 'absolutely key' to the project's success too - but none was presented. At Committee, officers were satisfied all of these requirements had been met, although matters such as biodiversity, green/ brown roofs and drainage would be dealt with via conditions.
3. Various recommendations were taken on board in the application by the design team that had been made in the first review e.g. about how to try and better address the dominance of the car and extensive parking areas.
4. Both Panels were concerned about the design qualities of the central hub in the scheme and suggested either total redesign, or if a contemporary design were to be retained at the very least, there should be resolution of issues around the roof height and the approved parameter plan's 8m maximum. But no MMA is referred to in the Officer's Report; the panel admittedly was made aware that the applicant wanted to keep to 8m for the

pavilion, despite the constraints this would impose down the line on providing PVs/ a green or brown roof.

5. Extensive issues around health and wellbeing remained in the second review (re. wayfinding, footpaths, the eastern landscape buffer, and shared/ circulation spaces). The application drawings do at least address concerns around pedestrian (and possibly wheelchair/ scooter) routes.
6. The second Panel would have found an insight into the proposed lighting strategy for the site helpful - lighting is now subject to two separate conditions, but disappointingly not in terms of a site-wide strategy as such.

Wider impact of the Panel

Chairs and Panel Members were asked to provide observations on the key challenges that GCSP faces in addressing design quality. The following areas were identified as requiring further attention:

- Sustainability information is lacking or added at the end of documents/ presentations as an afterthought.
- Generally, the community engagement/provision aspect of schemes is poor compared to Chairs' experience in other boroughs e.g. those in London.
- The quality of housing schemes could be improved with a move away from standard house types being used.
- Some developers appear to have little awareness of National Design Guide.

5.1 Considerations

- The applicant survey is issued as an online survey following each review along with the report. Although the survey should take less than 4 minutes to answer, the response rate from applicants is low (4 out of 27 reviews).
- Are there more effective ways to monitor the impact of the Panel?
- How can the Panel be more impactful to improve design quality?

6. Resources required to run each panel

Appendix F illustrates the Panel's fees and expenses from 1 January 2022 - 30 June 2023. In 2022 the Panel generated ██████ after panel member fees and expenses have been accounted, and in the first 6 months of 2023 it has generated ██████ If the number of reviews continues at the current rate, the Panel is expected to generate ██████ in 2023. This is in line with the best-case scenario testing that was carried out as part of the GCDRP review in 2021.

When Officer time, panel member fees and expenses is considered, the average surplus per review is ██████ which is re-invested into panel development (see section 8). The combined cost to the Councils of operating the Design and Conservation

Panel and the Design Enabling Panel was ██████████ per year between 2017-2019, which was not recovered in full.

6.1 Considerations

- How do Panel member fees compare with other Panels?
- How do the applicant fees compare to other services?

7. Feedback from Applicants, Chairs, Panel Members and Officers

After each review, applicant's, Panel Members and Officers are asked to complete a short online survey to understand more about their experience of using the Panel and where improvement could be made. In addition, more general feedback has been collected from Panel members and those Officers and who have referred development proposals to the GCDRP between January 2022 and June 2023. The survey responses can be found in Appendix C.

7.1 Applicants

6 Applicants responded to a request for feedback on their experience of using the Panel. The following comments and suggestions were made:

- The review provided a helpful and an important "pause, check and reset" during the design process. If there was anything to change this time round, it would have been to have had the facility to receive a recording of the review, as previously in May 2021.
- A key issue is the difference of opinion on fairly major issues between the DRP and the advice from officers during the PPA process.
- the amount of admin required of the applicant team to be disproportionate when considering the fee that is being charged. The venue, lunch, etc all fell on the applicant, which inherently felt wrong. It is important to note that the council usually provide the venue and lunch, however on the occasion of this review, for logistical purposes it was agreed that the applicant team would provide this.
- Our experience was very positive. The informal nature and ability to discuss the proposals on site with members of the Panel was welcomed as it gave an opportunity for a conversation which expanded upon the scheme.
- The opportunity to listen to discussion and get feedback at the meeting after the presentation rather than just in a formal letter was very beneficial.
- The joint site visit and the hybrid nature of the session worked well.
- For DRP, no matter the scale of the project, the presentation and discussion periods appear to be the same length. For larger schemes that is quite a challenge and invariable cannot cover all points sufficient to satisfy all panel

members and their individual interests in the project. It would not need a lot more time, but a discussion should be had with applicants to agree what a sensible presentation and discussion time is.

- Could the main topics for discussion be identified before the session. On larger projects there could readily be 20 people involved in the project team. Within panel discussions sometimes the key person is not in attendance to answer questions, but conversely it does not seem right to have 20 people attending (in person or virtual). The review could certainly make better use of the hybrid option and could be bolstered by agreeing what the key topics are.
- If there are key questions, then these could be raised prior to the session to ensure the presentation includes for those specific points.' 'Could the panel also draw out what is good about a project and not be so focussed on what could be better (in their view). The written comments will be available to the Committee members and for some good schemes that just need refinement one would not always know that from the written record.

7.2 Chairs and Panel Members

There were 42 survey responses from the Chairs and Panel members. The feedback was positive with chairs and panel members answering mostly 'agree' and 'strongly agree' to the following statements:

- The virtual site visit benefited the review session
- The briefing by officers during the design review covered the most relevant topics
- You were fully able to contribute your advice in the meeting
- The comments you made during the Panel meeting were accurately reflected in the Review Letter

There was a mixed response to the statement '*There was a good standard and scope of information presented by applicants during the design review meeting*'. The requirements from applicants are set out in the [Quick Guide for Applicants](#).

In addition to the multiple-choice survey responses, panel members and chairs have suggested the following improvements:

- Flexibility around length of reviews depending on type and scale of proposals
- Tighter agendas to ensure a single review does not run across more than 1 morning or afternoon when panel members are paid to attend for a half a day.
- Preference for in person reviews and site visits
- Require the applicant's sustainability consultant to attend the panel meeting
- Sometimes an unreasonably large amount of information is provided by the applicant in advance of the meeting. Expectations around the amount of

information reviewed by panel members needs to be managed by the chair/managers.

- Planning officers require training around material weight of DRP.

7.3 Officers

In total, ten planning officers responded to the general request for feedback, representing a response rate of 100%. There were 10 responses to the online survey which is sent out following each review.

Positive aspects of the GCDRP

The majority of planning officers have found the advice offered by the GCDRP helpful, resulting in improvements on the overall design quality of the development proposals. The positive aspects of the GCDRP are summarised below:

- The design review service has been effective in the Planning Performance Agreement (PPA) process as it complements other additional pre-application services, such as Design Workshops and Youth Engagement Service.
- Planning officers generally felt welcomed by Panel Members. They felt that the overall design review experience was a positive one and it was also considered a productive exercise where everyone was involved.
- Panel Members can see laterally through the proposals and pin-point key design issues.
- Panel Members recognises planning officers' design concerns regarding layout, massing, scale, height, heritage, parking provision, landscape design, public realm, etc which had helped reinforce the need for significant changes to the development proposals.
- The design review meetings provide the opportunity for planning officers to gain insight on professional views.
- The design review meetings encourage officers and developers' design teams to think creatively and to address design issues early rather than them being overlooked or not addressed adequately at the application stage.
- Panel Members encourage the developers and their design teams to consider sustainability measures, such as incorporating Sustainable Urban Drainage Systems (SuDs), achieving 20% Biodiversity Net Gain, etc at an earlier stage in the planning and design process. In some cases, the developers agreed to go beyond policy requirements in terms of sustainability measures.

Aspects of the GCDRP which would benefit from improvements

Planning officers have also identified areas for further improvement to help create a better design review service that meets the expectations of service users. They are as follows:

- When developers or planning agents request for DRP meetings, they should discuss with the relevant planning officer first to ensure that the development

proposals are not premature or are inappropriate, particularly in instances where there are objections to principle of developments.

- For larger sites, more time should be allocated for site visits. The current one-hour timeframe can feel rushed.
- Some presentation materials/packages are overly long and on occasions have taken up significant time in the design review meetings, leaving little time for meaningful discussions.
- The planning officer briefing section was too short and did not allow sufficient time for the planning officer and his/her specialists to answer important questions by the Panel.
- Further training to be provided to planning officers to give them the confidence to interrupt discussions if the Panel starts discussing matters that are outside of the developers' control or matters that are not relevant to the application / are not material planning considerations.
- On some occasions, Panel Members shared their opinions with officers and/or the applicant/agent during site visits which is not encouraged. There is a need to remind Panel Members to hold back comments/opinions until the actual design review meeting.
- Some Panel Members appeared to lack knowledge on local plan policies and neighbourhood plans. It was suggested that Panel Members would benefit from reviewing Local Policies prior to the design review meeting or refer to the case officer where what they suggest may conflict with local plan policies so that advice offered does not conflict with local plan policies.
- There is a need to ensure the Chair is strict with the comment/feedback part of the meeting. There have been occasions where the applicant/planning agent spoke nearly as much as the Panel Members.

Suggested improvements to the GCDRP

There are recommendations made by planning officers which can be considered in the future:

- A guidance document can be produced to help developers' design team to prepare their presentation materials/packages, ensuring that they are not overly long and would provide sufficient information on site context and on design evolution. (Note, this is set out in the Quick Guide for Applicants)
- Provide training to planning officers on how to write a Case Officer Briefing Note and what is the best way to approach the Panel Member briefing session. This is due to some planning officers are unsure about how they should express their opinions given the independent nature of the GCDRP, and not wanting to give the impression of swaying or leading Panel Members down a certain path.
- Provide clarification on who can attend the site visits on behalf of the Local Planning Authority (LPA) apart from the planning officer. This is to ensure

that relevant specialists from the LPA are available to answer any questions by Panel Members during the site visits, and to avoid any miscommunications between developers/planning agents and Panel Members regarding site character/features etc.

- A further part of the meeting is proposed, which focusses on the panel gaining feedback from Planning Officers (closed discussion).

8. Panel development

In recognition of the importance of providing regular design review training for all key stakeholders, Officers have organised a range of training sessions prior to, and following, the inception of the GCDRP to ensure that all those who take part in the design review meetings have a clear understanding of the background, purpose, value and process of the Panel. The design review training sessions were delivered by the GCDRP team and were well attended.

Details of training provided to date:

Date(s)	Attendees	Training content
January 2022	Panel Members	Induction, GCSP Policy Context, Design Review Process
March 2022	Planning Officers	Design Review Process and relevance to their roles
March 2022	SCDC Elected Members	Design Review Process and relevance to their roles
July 2022	CCC Elected Members	Design Review Process and relevance to their roles
March 2023	Planning Officers	Design Review Process and relevance to their roles

Figure 4: List of training events from January 2022-June 2023

Planning officers, specialist officers and Lead Members of planning committee are encouraged to observe the design review meetings from time to time as part of their continuing professional development (CPD). This helps them develop their knowledge of design review and listening to independent panel members evaluating design, develops their design skills to help them in assessing good design.

GCDRP will continue to provide training sessions to key stakeholders on an annual basis, to ensure the most up-to-date information about the Panel is disseminated and knowledge about best practice in design review is shared. This will incorporate feedback from stakeholders collected regularly throughout the design review process.

9. Expanding the DRP service to other Local Planning Authorities

The former design review panel for South Cambridgeshire District Council, the Design Enabling Panel (DEP), provided services to evaluate several National Planning Policy Framework Paragraph 79/80 house proposals for a neighbouring Local Planning Authority and plans are currently underway to extend the GCDRP to extend design review services for a range of development proposals in a neighbouring local planning authority. This expansion plan aims to respond to a market demand for a high-quality design review service, by using the expertise of the GCDRP panel members and administration team to support the delivery of quality outcomes and help offset the costs of delivery to GCSP.

9.1 Considerations

- There is a need to review resources to ensure the efficient and effective operation of our design service both internally and externally. Officers believe the recruitment of additional panel members with expertise in Sustainability is necessary to ensure the long-term success of the GCDRP.

10. Incorporation of the Disability Panel

Alongside the GCDRP, GCSP operate a Disability Panel. Officers are currently undertaking a review of the Disability Panel, which will be incorporated into the GCDRP as a specialist/expert discipline.

The Disability Panel was established in 1999 to review the accessibility of significant planning applications and pre-applications within the Cambridge City Council boundaries. The Panel also reviews the accessibility of schemes that are determined by the Joint Development Control Committee. It is made up of 10-12 members of local people who have different disabilities, who comment on planning applications based on their direct experience. The Panel is free to use by developers. Schemes that are reviewed by the Disability Panel are often also reviewed by the GCDRP and Cambridgeshire Quality Panel.

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GCSP Design Review Panel: Terms of Reference

1. Introduction

The Terms of Reference outline the purpose of the Greater Cambridge Design Review Panel (GCDRP) and explains how it is intended to work. The GCDRP replaces the Design and Conservation Panel and Design Enabling Panel and implements the recommendations of an independent review carried out in 2020-21.

2. Purpose of the Panel

The Greater Cambridge Design Review Panel (GCDRP) supports Greater Cambridge Shared Planning Service (GCSPS), for South Cambridgeshire District Council (SCDC) and Cambridge City Council (CCC), in achieving excellent design in new development. It offers multi-disciplinary advice from leading built and natural environment professionals through a robust design review process consistent with the Cambridge Quality Charter for Growth.

The GCDRP is set up to raise the quality of development by identifying where designs can be improved to achieve the best possible outcomes. This is in line with the planning authority's aspirations and in accordance with the local plans for the two councils. It is a critical friend to all parties, offering impartial advice to developers, planning officers and planning committee. It helps inform the planning process and gives greater confidence to decision makers to support innovative, high quality design. The Panel operates in the public interest and always considers the best outcome for the whole community.

3. Remit of the Panel

GCSPS benefits from 2 Design Review Panels: the Cambridgeshire Quality Panel and the Greater Cambridge Design Review Panel.

1. The [Cambridgeshire Quality Panel](#) is administered by Cambridgeshire County Council and it is governed by its own terms of reference. Within the Greater Cambridge area, it reviews strategic scale allocations within the adopted local plans, infrastructure projects and all new schools and extensions. In Cambridge City, the Cambridgeshire Quality Panel reviews sites that are generally covered by the City Fringes Joint Development Control Committee. The Cambridgeshire Quality Panel may also review policies, guidance and documents that have strategic and spatial implications at a sub-regional scale.
2. The **GCDRP** is set up to review major or significant planning and pre-planning applications for sites within the Greater Cambridge area, that fall outside of the remit of the Cambridgeshire Quality Panel. The GCDRP may also review any policies, guidance and documents that relate to these sites. Occasionally, the GCDRP may also review projects from outside of the GCSPS area in agreement with the Local Planning Authority.

4. Approach

The GCDRP will operate across Greater Cambridge. It will be managed by GCSPS and be overseen by an Independent Advisory Group. The Panel will have two Chairs, two Vice-Chairs and a pool of 20-30 panel members with diverse expertise. Where appropriate, sub-panels may be formed from the Panel membership to respond to the different development pressures or type within Greater Cambridge areas.

The Panel will usually meet twice per month and review up to two schemes per meeting, although additional meetings and reviews may be organised when required. Meetings will normally be held in Council offices in either Cambridge or South Cambridgeshire unless they are required to be held remotely, for example due to

social distancing restrictions being in place. Up-to-date information about the Panel and its membership is to be published on the GCSP website.

5. Principles and Practice

Design review is an independent and impartial evaluation process that should meet high standards to be respected and effective. In undertaking its advisory role, the GCDRP will adhere to the following established best practice principles:

- The [10 principles of design review](#)—independent, expert, multidisciplinary, accountable, transparent, proportionate, timely, advisory, objective, accessible, developed jointly by the RIBA, Landscape Institute, Design Council (formerly CABI) and RTPI developed.
- The integrity of the Panel is essential to its success and, for this reason, all panel members will abide by the seven [Nolan Principles of Public Life](#)—selflessness, integrity, objectivity, accountability, openness, honesty and leadership. Conflicts of interest procedures are set out in Section 12.
- Design review aims to provide a rounded assessment that considers the aesthetic, sustainability, and functionality of a project. For this reason, the GCDRP will assess schemes against the [Cambridgeshire Quality Charter for Growth](#), within the context of the adopted planning policy framework.
- The GCDRP will operate within the National Planning Policy Framework and policies within the Local Plan, taking into account the climate emergency that has been declared by both councils.
- The panel will be formed of professional experts from the field of the built and natural environment.
- The advice will be integrated into the pre-planning and planning application processes and considered as a material consideration in determining planning applications. The outcomes of panel meetings will be reported as part of the planning officers' report.

6. Governance

An Independent Advisory Group (IAG) will ensure the effectiveness and accountability of the panel in the public interest and, in consultation with the Joint Director of Planning & Economic Development, make recommendations to adjust working practices in accordance with these terms of reference.

The IAG will comprise two independent built environment experts with significant experience, reputation and external to the panel (such as Chairs or experts of other design review panels), the 2 Panel Chairs, senior council officers, the lead members and planning committee Chairs of both councils (excluding the Joint Development Control Committee as these developments are reviewed by the Cambridgeshire Quality Panel).

The independent built environment experts will rotate annually as the Chair of the IAG. They will be appointed initially for a 3-year term by The Joint Director of Planning & Economic Development in consultation with the Lead Members.

The IAG will meet once a year to review an Annual Report (see section 13), assess any issues, advise on improvements and the future direction of the panel. The Annual Report is a public document, comprising the feedback, finance and summary of the outcome of the Panel's advice within the planning process and as development is built. The Annual report will be prepared by the IAG Chair and circulated to the group in advance of the meeting. The IAG meeting minutes will be taken by Panel Manager, checked with the IAG Chair and shared with the group and the panel membership.

A review of the Panel and its Terms of Reference should be conducted after a maximum period of 5 years.

7. Management and Roles

The GCDRP is managed by the Council's Built and Natural Environment Team, with independent governance provided through the Independent Advisory Group.

The Panel Manager is responsible for the delivery of the panel process, including the selection of schemes and panel members for each review, the review agenda, collating the materials for review, arranging site visits, managing the review session and issuing the Panel letter and collecting feedback from stakeholders using surveys, and will be supported by an administrator. The Panel Manager will collate factual information to assist the IAG Chair in preparing the Annual Report, including stakeholder feedback, finance and summary of the outcome of the Panel's advice within the planning process and built development.

Planning Officers must attend reviews to brief the Panel on their planning application schemes. Planning officers will receive training on the Design Review Panel to make sure they can participate fully in the process. Planning officers should attach the review letter in full to their planning officer/committee reports and provide a commentary where advice has not been followed and why. Planning officers are also expected to observe the Panel from time to time as part of their continuing professional development because the discussion can be a helpful way to learn about design quality.

Panel Members are expected to commit to approximately 5-8 reviews per year. They should provide their availability in advance to the Panel manager and must be able to attend, to contribute to reviews when selected. Panel members must also attend an induction and/or briefing session set up to update the Panel on any issues, changes to its processes or policies, to ensure that they have the information they need to fully participate in the Panel process. Panel members are responsible for reporting conflicts of interest as set out in Section 12.

The Panel Chair is responsible for chairing the review sessions and writing the review letter with the assistance of the Panel Manager. In exceptional circumstances, the Chairs/Vice Chairs may also be asked to attend Planning Committee at the request of the planning committee chair in agreement with senior officers of GCSPS.

The Planning Committee will receive an annual briefing to explain the role of the GCDRP and Members are encouraged to attend reviews as observers. The GCDRP letter will be included within the planning committee report. The GCDRP comments are a material consideration in determining planning applications and should be given appropriate weight by the Committee.

The Developer attends the review session and has an opportunity to present and answer questions raised by the panel.

The Design Team prepares the briefing and presentation material for a review session (set out in section 9) and attends the review session. They present their scheme to the panel and have an opportunity to answer questions raised by the panel.

The Independent Advisory Board (IAB) is responsible for overseeing the governance of the panel and meets once a year (See section 6).

Observers: Observers may attend review sessions, with the consent of the Chair and Panel Manager.

8. Panel Members and Chair

GCDRP is to be made up of 20-30 members, with a balance of skills that address the themes of Community, Character, Connectivity and Climate. The members will be diverse and nationally respected professionals from the fields of architecture, urban design, planning, landscape architecture, public realm, green infrastructure, sustainability, highway engineers, transport planning, conservation, biodiversity, active travel, town centre management and water management. There will be a mix of Panel members from the Cambridge region and beyond who understand the region, its context and are committed to delivering the high aspirations stated in the Cambridge Charter for Growth. The roles and responsibilities of Panel members are set out in section 7.

Chairs and Panel members will be appointed via an open recruitment process, that encourages applications from people with protected characteristics. Panel members will be selected on their own merits using a clear and published set of criteria. Panel members and Chairs will be asked to submit a CV and covering letter stating how they meet the listed criteria. Chairs will be interviewed for the role by a panel that will include senior officers and the Lead Members from both authorities. The Joint Director of Planning & Economic Development, in consultation with the Lead Members, has final sign off on the appointment of Chair and Panel Members.

The Panel Members and Chairs will be appointed for a period of 3 years and refreshed thereafter following a review of attendance and performance in consultation with the IAG. If necessary, additional members may be recruited by the council following the process set out above, to fill any gaps in expertise. The performance of Panel Members and Chairs will be reviewed by the IAG at the annual meeting. Panel members and Chairs will be paid for their attendance. In addition, expenses will be paid to cover travel. The Chair will also be paid for half a day when they attend Planning committee.

9. Referral Criteria

The GCDRP will review schemes that meet the following 3 criteria:

- 1) The **scale, size and use** of development, including:
 - larger scale buildings and groups of buildings generally over 1000m² (gross) or where there is a site area of more than 0.5 hectares
 - large public realm schemes
 - housing schemes generally over 10 or more dwellings or a site area of more than 0.5 hectares

- 2) The **site** is particularly sensitive, irrespective of their scale, size and use. For example:
 - developments affecting significant views and heritage assets or have a major impact on their surroundings

3) The proposals are **significant** because of a **local issue, specific impact exceptional challenge, or public benefit**, including:

- design policies and guidance including, frameworks, masterplans, design codes and development briefs
- design for climate adaptation and mitigation
- schemes involving major public investment or council-led regeneration
- proposals that are unique and likely to set a precedent

The Panel manager, in consultation with planning officers, will confirm when a project is suitable for review.

Schemes benefit from being brought for review early in the pre-application process as designs have not been fixed, enabling the panel to be most effective in influencing the design and suggesting improvements. Schemes are encouraged to be brought to Design Review at least twice.

Design Reviews should be specified in any Planning Performance Agreement (PPA) entered with the planning authority as part of the planning process. The PPA should include the expected number of reviews and the stage in the process when the scheme will be reviewed. The fee for design review is separate to the PPA.

10. Panel Review Types

The GCDRP offers 3 types of review: A full Design Review with a site visit, a subsequent Design Review without a site visit and a desktop Chairs' review. Where possible, the same Panel Members will be used for subsequent reviews. Site visits will be grouped together and undertaken at the beginning of the meeting.

Fees and review types will be monitored as a standing item at the annual IAG meeting and adjusted accordingly to ensure the GCDRP remains financially viable. In exceptional circumstances the fees outlined below may be reduced to support community organisations and charities, in accessing the panel. For schemes which are particularly complex and/or required a bespoke review format (such as specialist sub panel) the fees outlined below may be increased to cover any additional costs to

GCSP. Reviews for projects outside of the GCSP area may also incur an additional fee and this will be agreed with the panel manager.

Full Design Review

A full Design Review is for a first review of the scheme, ideally at pre-application stage. It includes a site visit and a review by the Chair and 3-4 Panel Members. It will be attended by the planning officer and other key stakeholders such as officers from the County Council and Historic England.

Fee: £4000 + VAT

Typical Agenda (approx. 3 hours in total):

- Site visit, 60 minutes (Panel Manager, Planning Officer, Panel Members and the architect and developer from the design team)
- Panel briefing by Planning Officer, 15 minutes (panel and officers only)
- Chair introductions and notice of any conflict of interest, 5 minutes
- Project team presentation, 30 minutes
- Panel questions and clarifications, 10 minutes
- Panel discussion following the structure of the Cambridgeshire Quality Charter with a summary from the chair, 60 minutes

Subsequent Design Review

A design workshop is used for second and subsequent reviews, or less complex schemes that do not need a site visit. The format may also be useful for reviewing internal council policies and design guidance. A design workshop usually takes 2. hours per review.

Fee: £3500 + VAT

Typical Agenda (approx. 2 hours in total):

- Panel briefing by Planning Officer, 15 minutes (panel and officers only)
- Chair introductions, 5 minutes
- Project team presentation, 30 minutes
- Panel questions and clarifications, 10 minutes

- Panel discussion following the structure of the Cambridgeshire Quality Charter with a summary from the chair, 60 minutes

Chair's Review

The Chair's review will be used for a limited number of schemes with the agreement of Senior Officers within GCSPS. It provides a desktop review and advice on schemes that have already been to a Full Review and Subsequent Review at pre-application stage. In exceptional cases it may also be used for smaller, less complex schemes. The review will usually 1 hour and be conducted by the Chair plus 1 Panel Member. The design team is not present and only the planning officer presents.

Fee: £2000 + VAT

Meeting Advice Outcome

The review letter must be written in a clear and accessible language and reflect the main points made by the panel at the meeting. It will be structured under the headings of the Cambridgeshire Quality Charter's and should include the four 'C's:

- **Community:** Building a sense of community by providing a greater choice of housing along with community facilities which assist active participation of people in their neighbourhoods (including encouraging developers to set up proper systems of governance for their developments early in the process).
- **Connectivity:** Locating new developments where they can benefit from high connectivity to jobs and services and provision of sustainable infrastructure to match the pace of the development.
- **Climate:** Tackling climate change through good design, site layout and imaginative landscaping, including innovative approaches to energy, transport, waste and water (water treated as a friend not an enemy).
- **Character:** Creating places of character with distinctive neighbourhoods and public realm that encouraged people to walk and cycle

The Panel Chair will write the review letter and send it to the Panel Manager within 7 days of the review. The Panel Manager will check the letter for factual accuracy, ask

the Chair for clarifications, if required, and issue the final review letter to the design team, planning officer and other stakeholders (who attended the meeting) within 10 working days of the review.

Planning officers should share review letters with all relevant officers and stakeholders (subject to confidentiality issues) involved in assessing a scheme at pre-application and application stages. The design team should refer to the review letter within the Design and Access Statement of the planning application, which should set out how the panels comments have been addressed through the design process. Once an application has been submitted to GCSP and made public, the review letter will also be made available on the GCDRP webpage.

Planning officers should attach the review letter in full to the planning officer/committee reports and articulate where the scheme has and has not considered the Panel's comments and why. In exceptional cases, the Chair may be asked to attend Planning Committee meetings when requested by the planning committee Chair in agreement with the Joint Director of Planning & Economic Development and in consultation with the Lead Members. The role of the GCDRP is advisory but the comments are a material consideration as set out in the NPPF.

11. Conflicts of Interest

A conflict arises if there is any suggestion that a Panel Member, either as an individual or a member of a group or organisation, might have a financial, commercial or professional interest in a project, its client or its site.

Panel Members must check Panel meeting agendas and report any conflicts or perceived conflicts of interest to the Panel Manager as soon as they become aware. The Panel manager will then decide if it is a conflict. The Panel Member will not attend a review if the Panel Manager confirms there is a conflict, and the conflict will be recorded for future reference. If uncertain, the Panel Manager can discuss the conflict with the Panel Chair to reach an agreement. If any potential conflict is revealed during the meeting, the Panel Member must immediately report it to the Chair or Panel Manager. In some circumstances an association may not be

considered a conflict but in the interests of transparency the relationship will be recorded by the Panel Manager and mentioned by the Chair at the beginning of the review. This will also be noted in the advice letter. If an observer is invited to the meeting they will be asked to check for conflicts of interest before the review and must not attend if the Panel Manager confirms there is a conflict.

12. Monitoring and Evaluation

To understand the impact of the review process, the Panel Manager should record the panel's activity and follow up on the evolution and planning outcome of projects once they have passed the review stage. The Panel Manager will also use a survey to collect feedback from stakeholders (Agents and Design Team, Panel Members, Councillors, Officers) following each review and report on its findings annually. The IAG Chair will prepare an Annual Report, collating the Panel's activities, planning impact, and analysis of the feedback received. The Annual Report to be presented and reviewed by the IAG which will inform how the Panel evolves and address any issues raised. It will also be used to highlight the benefits of the panel to the wider community. A site visit of completed projects reviewed by the GCDRP may also inform the annual review.

13. Transparency and Confidentiality

The GCDRP is open and transparent regarding its processes and explains how it operates in the public interest. Information about the panel and its membership is to be published on the GCSP website, including:

- Terms of Reference
- Quick Guide for applicants
- Handbook setting out the processes for all involved
- Information about the panel chairs and members
- Information about the Independent Advisory Group members
- Annual Report and minutes of the annual meeting with information on the impact of the panel and feedback received by stakeholders
- The review letters and planning outcome of schemes reviewed will be published once a planning application has been made public (see below)

There will be circumstances where a pre-application review concerns commercially sensitive information and the developer/design team may request that the review letter is kept confidential. When the Panel Manager and Chair support the request the letter only goes to the applicant's team and the planning officer and is not made publicly available. For reviews at application stage the review letter is published as part of the planner's report and will be made available on the GCSP website.

Panel Members and observers will be provided with confidential information as part of their role in pre-application discussions. They shall not disclose or use that information for their own benefit, nor disclose it to any third party. Any press and media queries should be redirected to GCSP officers.

Freedom of information and Data Protection

As a public authority, the GCSPS is subject to the Freedom of Information Act 2000 (the Act). All requests for information about the GCSPS will be handled according to the provisions of the Act. Legal advice may be required on a case by case basis to establish whether any exemptions apply under the Act.

To facilitate the operation of the GCDRP the Council needs to collect, store and process the personal information (data) of Panel Members, including contact information and certain professional details. This data will be stored in a central database of the GCSPS network, where it is only accessible from relevant GCSPS accounts. The data will be used to contact members of the Panel to inform them of the dates and locations of the GCDRP sessions and make other communications relating to the running of the GCSPS. The Council expects Panel Members receiving this data to take reasonable steps to ensure its security. This data will be held for as long as the Panel Members remains on the GCDRP; after they have left, the information will be held for one year to allow for any post-membership communication that is required, before being securely disposed of in line with the GCSPS's retention and disposal schedule.

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Planning Committee Date	6 March 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/05352/FUL
Site	Land Rear Of 18 Adams Road Cambridge Cambridgeshire CB3 9AD
Ward / Parish	Newnham
Proposal	Erection of a single dwelling and garage
Applicant	Professor Cathy Speed
Presenting Officer	Mary Collins
Reason Reported to Committee	Called-in by Cllr Simon Smith Third party representations
Member Site Visit Date	5 February 2024
Key Issues	-Impact on Adams Road Bird Sanctuary -Impact on conservation area -Biodiversity -Trees
Recommendation	APPROVE subject to conditions.

1.0 Executive Summary

1.1 The application seeks planning permission for the erection of a single dwelling and garage.

1.2 The development accords with the Development Plan for the following reasons:

- The siting, form, height, layout and design of the proposed dwelling is acceptable and responds positively to the character of the Conservation Area, would be appropriate to the surrounding pattern of development and character of the area and sufficient garden space is retained which is important to biodiversity interests. In addition, it would have no adverse impacts upon the character of the Adams Road Bird Sanctuary (ARBS) as a protected open space.
- The proposed development follows the ecology mitigation hierarchy by minimising harm upon the protected species and habitats and providing deliverable compensation and mitigation measures.
- Sufficient space for replacement tree planting is retained within the site. Acceptable protection for the remaining trees. It is not considered that the proposed dwelling would significantly increase the likelihood of tree removals taking place in the future.
- The proposed development would not result in significant adverse impacts upon residential amenity.
- The proposed development would provide for a high-quality living environment for future occupiers.
- The proposed development would provide appropriate refuse and car/cycle parking facilities and would not result in unacceptable highways impacts.
- Following review of the January 2024 – 18 Adams Road – Ecology Rebuttal, prepared by Applied Ecology Limited, the previous request for further bat surveys and the previous objection (28th November 2023) has been withdrawn subject to the requested conditions to secure an ecologically sensitive lighting scheme, Great Crested Newt site clearance protection measures, onsite BNG and species-specific habitat enhancements.

1.3 Officers recommend that the Planning Committee approve the scheme.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	X

Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	X
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site is situated within the Newnham Ward in the City of Cambridge. It is located within the West Cambridge Conservation Area.
- 2.2 The site is located adjacent to the Adams Road Bird Sanctuary (ARBS), designated as a Protected Open Space (Natural and Semi-natural Green Space) and City and County Wildlife Site within the Cambridge Local Plan 2018.
- 2.3 The closest Listed Buildings are at No.60 and No.62 Grange Road and Buildings of Local Interest are identified along Adams Road. There are trees within the application site which are protected by virtue of being within the conservation area.
- 3.0 The Proposal**
- 3.1 Planning permission is sought for the erection of a single dwelling and garage.
- 3.2 The application has been amended to address representations and further ecology reports have been received and consultations have been carried out as appropriate.
- 3.3 A proposal for the erection of two dwellings following the demolition of No.18 Adams Road was brought to Planning Committee on 1st December 2021. The application was refused on 7th December 2022. The application was dismissed at appeal on 16th February 2023.

4.0 Relevant Site History

Reference	Description	Outcome
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15/1044/FUL	Demolition of garage. New extensions to west and east side of existing house Condition 4 - Archaeology	Permitted
15/1044/COND4		Discharged
18/0149/S73	Section 73 application to vary condition 1 (Approved Drawings) of planning permission 15/1044/FUL (Demolition of garage. New extensions to west and east side of existing house) to correct the approved drawings to 0228/P/110C, 0228/P/115 C, 0222/P/116 C and 0228/P/100.	Permitted
19/0831/FUL	Erection of 2no. dwellings following the demolition of 18 Adams Road	Withdrawn
20/01953/S73	S73 application to vary condition 1 (Approved Drawings) of planning permission 18/0149/S73 (Section 73 application to vary condition 1 (Approved Drawings) of planning permission 15/1044/FUL (Demolition of garage. New extensions to west and east side of existing house) to amend the approved drawings in order to make alterations to the design	Permitted
21/02098/HFUL	Installation of entrance gates to existing driveway	Permitted
21/01437/FUL	Erection of 2no dwellings following the demolition of No.18 Adams Road	Refused. Appeal dismissed

4.1 A copy of the Inspector's Decision letter in relation to the appeal is attached at appendix A.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 33: Contaminated land

Policy 34: Light pollution control

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 52: Protecting Garden land and subdivision of dwelling plots.

Policy 55: Responding to context.

Policy 56: Creating successful places.

Policy 57: Designing new buildings.

Policy 59: Designing landscape and the public realm.

Policy 61: Conservation and enhancement of historic environment

Policy 67: Protection of open space

Policy 68: Open space and recreation provision through new development

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats

Policy 71: Trees

Policy 80: Supporting sustainable access to development.

Policy 81: Mitigating the transport impact of development.

Policy 82: Parking management

5.3 **Neighbourhood Plan**

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Landscape in New Developments SPD – Adopted March 2010

Open Space SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

5.5 Other Guidance

West Cambridge conservation area

6.0 Consultations

6.1 County Highways Development Management – No Objection

Following a careful review of the documents provided to the Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal:

- the access be laid out and constructed so that it is 5m wide for the first 10m into the site from the boundary of the adopted public highway (in this case the back that two pedestrian visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. The splays shall be within land under the control of the applicant and not within the adopted public highway. The splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway for the lifetime of the development.
- 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 proposed drive be constructed using a bound material, for a distance of not less than 10m from the boundary of the adopted public highway into the site, to prevent debris spreading onto the adopted public highway.
- the proposed gates must be set back at least 5m into the applicant's property from the boundary of the adopted public highway. In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any 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.

6.2 Sustainable Drainage Officer – No Objection

A desktop study Flood Risk Assessment has been submitted. The proposals include a small basement area, which is to be used for storage and plant only. The above document summarises the assessment of flood risk from all sources and there is no identification of significant risk. Although, no groundwater flood risk was identified, further groundwater/geotechnical investigations should be carried out at detail design stage and the risk of groundwater egress into the basement and groundwater displacement should still be assessed with detailed investigation and managed accordingly. As this is a minor development it would be acceptable to obtain this information by way of condition along with the drainage conditions.

Recommended conditions.

- Groundwater Prior to the commencement of the development a detailed basement ground water impact assessment report shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide advice as to whether the development of the site will have any impact upon the ground water based on ground water monitoring. Should the report demonstrate any impact on groundwater, it shall also propose mitigation to be carried out in accordance with a proposed phased programme of implementation. Any mitigation shall be carried out in accordance with approved report and details of timing.
- Surface Water Drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.
- Foul drainage No building hereby permitted shall be occupied until foul water drainage works have been detailed and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

6.3 Conservation Officer – No Objection - The site is within the West Cambridge Conservation Area. Previous applications for this site have been supported by the Conservation Team. The most recent, 21/01437/FUL for the erection of two dwellings following the demolition of no. 18, was refused at Committee and the subject of an appeal.

The new proposals retain the existing dwelling at no. 18, and introduce a new, two storey, flat roofed residence to the north. There are no objections to these proposals.

The new dwelling is architecturally appropriate to the site. West Cambridge Conservation Area is characterised by large, individual properties in generous gardens. The siting of this house, which is smaller than that previously proposed on this site in the 2021 application, allows for amenity space around it without compromising no. 18 which is to remain. As with the previous applications, there will be limited views of the building from Grange Road,

through the Trinity Sports Field, and those views are acceptable in terms of the character and appearance of the conservation area. There will be limited if any views from Adams Road.

In comparison to the refused scheme, the height of the proposed building in this plot is somewhat lower than the ridge of the existing building being of two storeys rather than the three previously proposed, and the footprint is smaller: this lessens the impact that the building will have on the West Cambridge Conservation Area.

The design of the proposed new building is modernist with the flat roof, rendered elevations, and large areas of glazing. The Design and Access Statement states that the windows will have electronic, black-out, roller blinds that will be used to ensure there is no unnecessary light spillage from the windows in this quiet location. Both levels of the house have green roofs as does the garage.

As the materials and the landscaping proposals have been submitted with the application, no Conservation conditions are considered necessary.

6.4 Senior Sustainability Officer – No Objection.

6.5 Ecology Officer – No Objection - Following review of the January 2024 – 18 Adams Road – Ecology Rebuttal, prepared by Applied Ecology Limited, I withdraw the previous request for further bat surveys and the previous objection (28th November 2023) to the proposed development, subject to the requested conditions to secure an ecologically sensitive lighting scheme, Great Crested Newt site clearance protection measures, onsite BNG and species-specific habitat enhancements.

Noted how revised application responds to the previous planning inspector's decision and concerns with regard ecology (APP/Q0505/W/22/3299064, 21/01437/FUL), through reducing the proposed number of dwellings to a single unit, locating the built form further from the boundary and providing additional ecological survey information with relation to potential impacts and proposed mitigation for invertebrates, bats, and GCN. There remains an inherent risk to the ARBS designated site through any form of development within the current garden buffer to the County Wildlife Site, however, it is considered the proposals meet current policy with regard both designated sites and protected species and the requested conditions reduce these risks to acceptable levels.

6.6 Wildlife Trust – Object Adams Road Sanctuary has been selected as a County Wildlife Site for its invertebrates, but in its urban City location it is also a haven for a wide variety of other fauna including birds, bats and amphibians. Adams Road Sanctuary would not be able to support the numbers of species it does without the supporting habitat provided by the large back gardens of Adams Road and other streets within the West Cambridge Conservation Area. The loss of the garden at 18 Adams Road represents almost a 10% loss of the supporting large garden habitats within a 30-metre buffer surrounding Adams Road Sanctuary CWS. Any further loss of large gardens in this location should be resisted in line with City Council Local Plan policies for biodiversity conservation

and garden development. While efforts have been made to acknowledge and address the potential for adverse impacts on Adams Road Sanctuary from lighting, the proposals for lighting mitigation are unrealistic and unenforceable. Future occupiers of a new property are very unlikely to follow the proposed restrictions and will in all likelihood install additional lighting, with consequential adverse impacts on the CWS, contrary to planning policy. The submitted Biodiversity Net Gain assessment for this application presents a far more realistic assessment than that included with the previous application and planning appeal. It shows a 2.3% net gain in habitat units which is not significant and as such does not meet local planning policy, as well as being well short of the 10% expected once BNG becomes mandatory later this year.

6.7 **Tree Officer – Object.** There are no formal objections to proposed tree removals. However, the proposed redevelopment of the site fails to address the detrimental impact retained trees will have on the usability of outside space and the impact of shading on the properties. While the existing house is shaded by the trees towards the south of the site, it currently benefits from the large garden to the north. Useable outside space will be compromised by the new house to the north. This will result in reasonable pressure to allow additional tree removals to improve light to the properties. Have concerns about the availability of space outside tree canopies and root protection areas for sustainable drainage, access, storage of materials and construction. Plans indicate significant replacement planting but given the extent of existing tree cover, significant tree planting is not considered to be sustainable as this would only further reduce the amount of useable outside space and increase unwanted shading. For the reasons above the proposal is not supported arboriculturally as it does not respect policy 71 of the Local Plan.

6.8 **Environmental Health – No Objection** - Pollution from the demolition and construction phases has the potential to affect the amenity of surrounding properties if not controlled. In the interests of amenity, recommend the following standard conditions:

- Demolition/Construction hours
- Demolition/Construction collection/delivery hours

6.9 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

7.0 Third Party Representations

7.1 39 representations have been received.

7.2 Those in objection (35) have raised the following issues:

- Impact upon Adams Road Bird Sanctuary (Protected Open Space, City and County Wildlife Site)

- Adverse impact upon ecology and tranquillity of this natural space, especially over construction period.
- Three storey design inappropriate. Visual impact upon users.
- Critical to respect a 30-metre green buffer building line around the Sanctuary to protect the habitat. Siting is inappropriate.
- Increased noise and movements, increased artificial light on dark and tranquil nature of Sanctuary.
- Social harm to users of sanctuary.
- Will destroy uniqueness and public contribution of Bird Sanctuary.
- NPPF states that decisions should identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value, mitigate and reduce noise from new development and limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- Contribution to public and social amenity and likely impacts on it of light, noise, vehicle movement and other disturbance (Policy 52), importance of Sanctuary and its large surrounding gardens to Conservation Area (Policy 61).
- Dominate entrance track.
- Harm the character of open space of environmental and/or recreational importance, and conflict with Policy 67.
- Open space identified for protection in the 'Natural and Semi Natural Green Space' category. Third highest among the 41 sites identified.
- Visual amenity issue as main bulk still evident from adjacent reserve path and accessway with light spill.
- Noise from gravel drive and construction works.
- Loss of significant portion of garden adjacent to ARBS harms its character (Policy 61)
- Glazing would be 20 to 25 metres from ARBS and would have near-continuous effect of the visible movements within this domestic space.
- Adams Road Bird Sanctuary (ARBS) is a unique habitat within the City. Ensure that any peripheral building development has a minimal effect on its bird life. The following are special bird species of the reserve
 - It is one of only two sites in the City with breeding Reed Warblers; four other species of warblers breed; it is an important site for over-wintering Blackcaps.
 - It has breeding Kingfishers – there are probably only three to four pairs nesting in the city.
 - It has breeding Sparrowhawks and Tawny Owls, Buzzards have nested. Red Kites regularly prospect the site. Peregrine falcons, from the city centre nest site, hunt over the reserve; Water Rail has recently been found here.
 - Little Egrets are regular visitors and may breed; a pair of Grey Heron breeds.
 - It supports uncommon wintering finches – Siskin, Redpoll; Bullfinch breeds here. ARBS is special! The site that attracts both woodland and water birds in an urban location. Lesser-spotted Woodpecker has been seen nearby and ARBS is a typical breeding habitat. It used to be the commonest woodpecker in the City – there are now just three breeding sites in Cambridgeshire and eight

in total in East Anglia. A new house built close to the reserve plus its recreational outdoor space will have a negative effect on its bird life and associated ecosystems in the reserve. Would urge any new build plus permanent peripheral lighting is far enough away from the borders of the reserve to cause minimal effect. ARBS is a unique nature reserve and habitat within Cambridge City.

- The Planning Inspector had highlighted - but the agent/applicant does not refer to -the BCNWT's statement that "part of the site's value for wildlife derives from the buffer created by the large gardens which surround the ARBS which support the breeding, feeding and sheltering requirements of many of the species found within it as they form complementary and supporting habitats" The present application still does bring built form close to the reserve boundary, intruding on the buffer - in fact, because of its east-west alignment, giving a total built form footprint that intrudes more, not less, on the buffer than that of the previous application.
- The areas of built form lying within the 30m curtilage - 350m² for the first proposal, vs 370m² for the second - are similar, but the second proposal is aligned east-west along the ARBS boundary, and this is significant in considering potential impacts on the ARBS. The total area of built form and hard-standing within the 30m curtilage under the current proposal is between 900 and 950m² - a footprint equivalent to that of over 25 typical Victorian terraced houses put together.

7.3 Those in support (4) have cited the following reasons:

- Proposal has addressed previous concerns and is in keeping with the scale and environmental impact of the site.
- The additional documents demonstrate a clear biodiversity gain not loss and that there will be no increased flood risk.
- The site is encumbered by section 29 covenants (as are many of the houses in the area) which allow St John's College to charge on any uplift on commercial development. This has the effect of limiting large-scale building. However, if a College were to buy the site, St John's waives any uplift charges if the building is seen to be of "educational value" and therefore a much larger structure would almost certainly be built, accommodating many hundreds of students. Its effect on the Bird Sanctuary will be far greater than a single family house.
- A single family home would also put an end to future uncertainty over the site for years to come.
- single-family home is acceptable in such a large plot and will have a relatively minor effect on the bird sanctuary.
- The modifications that have been made have reduced its impact.

8.0 Member Representations

8.1 Cllr Simon Smith and Cllr Cameron Holloway have made a representation objecting to the application on the following grounds:

- Compliance with policy 69 of the Cambridge Local Plan 2018.

9.0 **Local Interest Groups and Organisations / Petition**

9.1 Adams Road Bird Sanctuary (ARBS) have raised the following issues:

- Bat Conservation Trust guidance requires bat transect surveys to be carried out in autumn as standard. September is one of the peak months for bat activity, and surveys should check the peak period for any increase in barbastelle activity. For a site with a rare species (barbastelle) confirmed, it is of particular importance that at the least the minimum level of bat survey effort is carried out to inform proposals. The bat survey data submitted already are therefore insufficient according to the guidelines.
- Regardless of whether the amount of survey work meets BCT guidelines, the activity survey data collected to date actually support the premise that the long garden of 18 Adams Road is an important part of the wider ecological buffer zone surrounding the ARBS
- insufficient evidence provided to give assurance that bats would not be impacted by lighting (and tree removal), given the close proximity of the proposed house to the County Wildlife Site boundary. The importance of this is compounded by the confirmation of the very rare and light sensitive species barbastelle, and the overall value of the bat assemblage recorded within the development area.
- While the proposed lighting scheme seeks to minimise light spill, the figure provided at 2.2.5 from the lighting report still appears to show light levels of between 0.5 and 1.0 lux at the edge of the proposed new tree planting which will form the new boundary along which bats would be expected to fly. These lighting levels exceed those recommended by the BCT guidelines, and in our view there remains a significant likelihood of lighting impacts on bats at this site, in particular on light-sensitive species including the very rare barbastelle.
- The removal of trees and a hedgerow as part of the proposals has the potential to impact upon bat activity, and these impacts do not appear to have been adequately assessed.
- Potential loss of ecological value would compromise the amenity and recreational value of the ARBS for its users
- Within the small sites biodiversity metric, amenity grassland habitat has been categorised in the BNG analyses as 'Vegetated Garden'. The UK Hab definition of Vegetated Garden is: 'Garden that is principally vegetated, for example large areas of grass and flower beds'. The extensive (>0.35 hectares in size) expanse of exclusively grassland habitat on the plot would

be much more appropriate to categorise as either 'Modified Grassland' or the new (2023) category of 'Other neutral grassland' (probably the latter) rather than lumped into the same category as small inner-city gardens with lawns adjoining flower beds (the latter often incorporating a fairly high proportion of bare ground). Making this simple (and in our view appropriate) alteration to the biodiversity metric would result in a dramatic swing in results, and would we believe, certainly show a decrease in biodiversity as opposed to the current increase.

- Concern regarding accuracy of plan showing predicted view from Adams Road Bird Sanctuary. ARBS have submitted their own photo mock-up of view from the ARBS.
- Photographic and video evidence of a Great Crested Newt coming from the Garden of 18 Adams Road, into the ARBS.
- The Applied Ecology amendment submitted Jan 2024- deliberately ignores our written expert opinion and photographic evidence of a GCN in the garden of 18 Adams Road. This is a wilful omission. Our extensive report was in the public domain and AE should have recalibrated their amended ecology report.
- The City Ecology Officer assessment (15.01.24) is also unreliable as the officer has not accounted for this photographic evidence or updated his report from planning literature available since
- All our third party representations have been ignored – as clause 10.34 is fundamentally not true. The garden area has significant meaningful value to the amphibian fauna.

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

10.1 Planning Background

10.2 The most recent planning application, reference, 21/01437/FUL for the erection of two dwellings following the demolition of no. 18, was refused at Committee, and was dismissed at appeal.

10.3 Planning application 21/01437/FUL was refused for the following reasons:

1. *The application site is located within the West Cambridge Conservation Area and adjacent to the Adams Road Bird Sanctuary, which is identified as a Protected Open Space and County/City Wildlife Site. The Conservation Area is characterised by generous buildings located within substantial gardens with mature trees and planting. The proposal, which seeks to subdivide the site in order to create two dwelling plots in a tandem*

layout, would result in a form of development that would be at odds with this spacious character.

Additionally, by virtue of the scale, mass, design, lighting impacts and siting of the northernmost dwelling, the development would have a significant adverse impact upon both the character of the Conservation Area and upon the special character, and recreational and amenity value of the ARBS. The proposal would result in moderate less than substantial harm to the Conservation Area and paragraphs 202 and 203 of the NPPF 2021 would therefore be engaged. The public benefit, in contributing one additional dwelling to the housing stock, is considered to be modest and does not outweigh the harm resulting from the development. Consequently, the proposal would be contrary to Policies 52, 55, 56, 57, 61 and 67 of the Cambridge Local Plan 2018 and to the NPPF 2021.

- 2. The northernmost house would be located in close proximity to the southernmost dwelling. As a result, the latter dwelling would gain little benefit from light, space and views to the north. The application fails to consider the impact that shading from the retained trees would have on the usability of the outside space of the southernmost property. The proposal would therefore result in unreasonable future pressure for additional tree removals to improve light to the property. The application also fails to demonstrate that adequate mitigation can be secured to compensate for the loss of 9 trees proposed to be removed in order to accommodate the development. Consequently, the development would be contrary to Policy 71 of the Cambridge Local Plan 2018 which resists the loss of trees of amenity or other value unless there are demonstrable public benefits that would outweigh the current 21/01437/FUL and future amenity value of the trees.*
- 3. The site lies adjacent to the Adams Road Bird Sanctuary (ARBS), which is designated as a County/City Wildlife Site and is known to host protected species including nesting birds, bats, great crested newts and invertebrates. Due to the proximity of the built form to the ARBS and the significant loss of garden to built form and hardstanding, the proposal would have a major negative impact upon biodiversity within and adjacent to this designated site, and it has not been demonstrated that this can be adequately mitigated against or compensated for. Consequently, the development would be contrary to Policies 69 and 70 of the Cambridge Local Plan 2018, paragraph 180 of the NPPF 2021 and Natural England Guidance.*
- 4. By virtue of the loss of substantial areas of garden land to built form and hardstanding, the proposal fails to minimise the ecological harm resulting from the proposed development nor has it satisfactorily demonstrated that it could secure biodiversity net gain and achievable compensatory measures. Therefore, the development would be contrary to Policy 70 of the Cambridge Local Plan 2018 and paragraph 180 of the NPPF 2021.*

10.4 An appeal was subsequently dismissed on 16th February 2023.

- 10.5 With respect to the first reason for refusal, the Inspector concluded that the appeal property is not listed and does not appear to be of any particular architectural or historic interest. Nonetheless, the appeal property is consistent with the character and appearance of the surrounding area and makes a positive contribution to the conservation area. The proposed dwellings would each be large and set within substantial plots. The layout, design, scale and height of the dwellings would be consistent with the properties in the surrounding area. Furthermore, the dwellings would not be visible from Adams Road. The proposal would not compromise the character or appearance of the CA and would not result in harm to its significance.
- 10.6 With respect to the second reason for refusal, the Inspector noted that whilst mature trees on the site are attractive, by virtue of their location within the centre of the site, they make a limited contribution to the character and appearance of the surrounding area and found that the proposed replacement trees would adequately compensate for the removal of these trees and thus their loss would not be harmful to the character and appearance of the surrounding area and the CA. The AIA indicates that part of the gardens to the southernmost dwelling would be shaded by trees. The Inspector was satisfied that there would be sufficient areas beyond the spread of these trees, so that the resultant amenity space for the southernmost dwelling would not be over-dominated by trees and found no particular evidence that the proposal would lead to pressure to cut back or remove preserved trees in the longer term in order to improve light levels to the property.
- 10.7 With respect to biodiversity and reasons 3 and 4 for refusal, the Inspector found that the proposal would result in a negative impact on biodiversity in the ARBS and thus would not lead to an ecological enhancement or genuine and demonstrable gains for biodiversity. Whilst there may well be a net gain in biodiversity on the site itself, it has not been appropriately evidenced that the proposed on-site BNG measures would mitigate the adverse effects on the ARBS and overall leave biodiversity in a measurably better state than it was before any development took place. Thus, the proposal conflicts with those aims of LP policies 69 and 70 which seek to ensure that ecological harm is minimised, mitigated or compensated and does not have an adverse impact on a site of biodiversity importance. The Inspector also found conflict with paragraph 180 of the Framework which states that if significant harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort compensated for then planning permission should be refused.
- 10.8 With regard to the character and recreational value of the ARBS, the ARBS is screened by vegetation on all sides and separated from neighbouring houses by large rear gardens. This results in a verdant and tranquil character to the ARBS which, in addition to the biodiversity found within the site, appears to form part of its amenity and recreational value. The Inspector concluded that although the proposal would bring built form closer to the boundary with the ARBS, a screen of vegetation would be retained,

which, in addition to proposed planting along the northern site boundary, would partially screen the proposed dwellings in views from the ARBS. Consequently, the proposal was not considered to compromise the special character of the ARBS. Notwithstanding this, the Inspector concluded that the potential loss of ecological value would compromise the amenity and recreational value of the ARBS for its users. Consequently, the proposal would conflict with those aims of LP Policy 55 which, amongst other matters, state that proposals should identify and respond positively to existing features of natural, historic or local importance on and close to the proposed development site.

10.9 This application differs from the previous refusal in the following ways:

- The existing dwelling at 18 Adams Road is to be retained.
- The proposed dwelling to the north of the existing dwelling is part two storey and part single storey with flat living roofs.
- The proposed dwelling is now further away from the northern boundary and the ARBS with a separation of 10.4 metres.

Principle of Development

10.10 The proposal is for the erection of a single dwelling and garage in addition to the existing dwelling on site.

10.11 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

10.12 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with Policy 3 of the Local Plan 2018.

10.13 Policy 52 of the Cambridge Local Plan 2018 states that 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; and
- e. there is no detrimental effect on the potential comprehensive development of the wider area.

10.14 With this in mind, the principle of the proposal is acceptable subject to satisfaction against the above criteria. This will also be assessed against other relevant policies within the Local Plan 2018 in the below section.

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

10.15 Policies 52, 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

10.16 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.

10.17 The West Cambridge Conservation Area Appraisal highlights that the area provides an interesting mix of mainly late 19th or early 20th Century houses, in addition to more modern buildings. The largest Character Area is the Grange Road Area, which is defined by its spacious family houses of the late 19th Century, large gardens on generous plots with mature trees and planting and a high ratio of green open space to built area. The Appraisal continues by adding that the layout is notable for the survival of many of the late 19th Century residential buildings in their original plots, which tend to be quite narrow but deep, providing large back gardens.

10.18 Policy 67 states that the development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless the open space can be satisfactorily replaced or re-provision located close to the site. The Conservation Area Appraisal identifies the ARBS as a City Wildlife Site which is important for environmental and recreational purposes as well as the biodiversity contained within it.

10.19 Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires decision-makers to, in considering whether to grant planning permission for development which affects a listed building or its setting, have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 10.20 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 10.21 The new proposals retain the existing dwelling at no. 18, and introduce a new, two storey, flat roofed residence to the north. The new dwelling is architecturally appropriate to the site. West Cambridge Conservation Area is characterised by large, individual properties in generous gardens. The siting of this house, which is smaller than that previously proposed on this site in the 2021 application, allows for amenity space around it without compromising no. 18 which is to remain. There will be limited views of the building from Grange Road, through the Trinity Sports Field, and those views are acceptable in terms of the character and appearance of the conservation area. There will be limited if any views from Adams Road. Given its location behind the dwelling of No.18 Adams Road and substantial screening to the south and east of the application site, only limited long range views would be possible (from Adams Road and from Grange Road).
- 10.22 The design of the proposed new dwelling is modernist with the flat roof, rendered elevations, and large areas of glazing. Whilst the overall design has steered away from a traditional approach, the proposal is of high-quality design, resulting in a unique and individual building which draws on the contemporary buildings found elsewhere in the wider context. In comparison to the refused scheme, the height of the proposed building in this plot is somewhat lower than the ridge of the existing building being of two storeys rather than the three previously proposed, and the footprint is smaller, the impact the building will have on the West Cambridge Conservation Area is lessened.
- 10.23 The proposed dwelling would be inset from the northern boundary with the Adams Road Bird Sanctuary by 10.4 metres. It would be approximately 9.3 metres from the eastern boundary and with the drift way – the entrance track to the ARBS. This section of the proposed dwelling would be single storey and would extend rearwards (westwards) to a depth of approximately 15 metres and would be 3.765 metres high.
- 10.24 The proposed dwelling would be further stepped away from the boundary with the ARBS with a section being set approximately 16.7 metres from the boundary. This section would extend a further 23.9 metres rearwards. This section is part single storey and part two storey.
- 10.25 The two storey element is set back approximately 8 metres from the eastern most end of the single storey element. It is also set back by 3.7 metres from the western end of the dwelling. It is also set in from the northern edge of the dwelling by approximately 1.8 metres. The two storey section would be approximately 6.75 metres high. At first floor level facing the ARBS would be windows serving bedrooms and ensuites. The two storey section is to the southern side of the dwelling and the dwelling would present a two storey and single storey elevation to the east. The dwelling would be set

behind its garage. The garage would be set back by approximately 1.5 metres from the eastern boundary and with the drift way – the entrance track to the ARBS.

- 10.26 Although the proposed dwelling has an overall length of approximately 40 metres, the massing has been broken up and the dwelling sits centrally within a large plot with spacing around it and neighbouring properties.
- 10.27 The Design and Access Statement states that the windows will have electronic, black-out, roller blinds that will be used to ensure there is no unnecessary light spillage from the windows in this quiet location. Both levels of the house have green roofs as does the garage. As the materials and the landscaping proposals have been submitted with the application, no conservation conditions are considered necessary.
- 10.28 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 58 and 59 and the NPPF.
- 10.29 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy 61.
- 10.30 In terms of bin and cycle store provision, the proposed dwelling would have both stores located at the plot's frontage. The location and details of which are considered acceptable in accordance with Policy 57 of the Local Plan 2018.
- 10.31 Taking all this into account, it is considered that the proposed development would have an acceptable siting, form, height, layout and design, which responds positively to the character of the Conservation Area, would be appropriate to the surrounding pattern of development and character of the area and sufficient garden space is retained that is important to biodiversity interests.

Impact on ARBS and protected open space and Local Nature Reserve

- 10.32 Several representations have been raised with regards to the impact of the proposal on the character of the ARBS, specifically in terms of noise impacts, light spill and visual impacts, and adverse impacts upon this designated protected open space. The proposed two storey element of the dwelling would be located approximately 16.5 metres from this northern boundary, with the single storey element situated approximately 10.4 metres from this boundary.

- 10.33 A reasonable green buffer zone is proposed which would be approximately 5 metres wide. Details of species specification and mix would be conditioned on any approval granted. The mature trees within the boundary of the ARBS would be unaffected by the construction as demonstrated in the provided method statement within the arboricultural report, which will be conditioned as an approved document on any consent granted.
- 10.34 Whilst representations have raised the importance of the residential garden land which acts as a buffer and fulfills one or more of the criteria of land under Policy 67 of the Local Plan, the current application site is designated as residential garden land and is not vacant, therefore, whilst it may contribute to the biodiversity of the area, it cannot be considered as open space under this policy in its own right.
- 10.35 The proposed dwelling would be partially visible, particularly in the winter months, however the set back within the plot, the low profile scale of the dwelling and the limited light spill would not in the view of Officers result in unacceptable dominating impacts upon the character of the ARBS and would not adversely impact its natural recreational and environmental purposes. Given that this is the case, the proposal is not considered by Officers to have a recreational harm upon the purposes of this wildlife site nor its public contribution and its special characteristics/uniqueness.
- 10.36 Whilst concerns regarding noise impacts are acknowledged, given that the area surrounding the application site is largely residential in nature, comprising gardens and ancillary detached garden rooms, it is not considered that potential noise levels would have such an impact upon the character of the ARBS to warrant refusal of the scheme. To mitigate noise and dust impacts during the construction phase, a construction ecological mitigation plan and restrictions on construction times will be conditioned on any consent granted.
- 10.37 Concerns have been raised with regard to the visual impact upon the ARBS access track and its proximity of such. Whilst the proposal as demonstrated in the supporting documentation would be clearly visible, given the transient purpose of the access to serve users of the ARBS, it is not considered that the proposal would have a detrimental impact upon the character of the ARBS in this instance.
- 10.38 The Inspector concluded that although the proposal would bring built form closer to the boundary with the ARBS, a screen of vegetation would be retained, which, in addition to proposed planting along the northern site boundary, would partially screen the proposed development in views from the ARBS. Consequently, the proposal was not considered to compromise the special character of the ARBS. Notwithstanding this, the Inspector concluded that the potential loss of ecological value would compromise the amenity and recreational value of the ARBS for its users.

- 10.39 Whilst obviously any development of the current back garden buffer to the ARBS increases the risk of negatively impacting on the designated site and associated protected species and wildlife areas such as the ARBS may require buffer zones, which extend protection to the animals (invertebrates, birds, mammals) of the core zone, an assessment of the value of the garden as a buffer zone has been made. The fauna reports give an impression of the role this garden plays as a buffer zone in protecting the habitats within the ARBS. In this instance the garden area is not of any meaningful value to the amphibian fauna that inhabit the ARBS as it offers no form of cover for amphibians to shelter and is of low value for invertebrate species. The fauna reports have shown that there are no protected species using this garden habitat and demonstrate that the proposal would have no direct impact on the habitats and associated fauna within the ARBS. In this instance there is no loss of ecological value to the ARBS or its setting. The proposal would minimise ecological harm to populations and habitats within the ARBS by providing planting along the northern boundary approximately 5 metres wide. This is considered to provide suitable mitigation. Details of species specification and mix would be conditioned on any approval granted. A condition will be attached to ensure that the line of this planting and the species is maintained in perpetuity.
- 10.40 Taking all this into account, it is considered that the proposed development would have no adverse impacts upon the character of the ARBS as a protected open space and would not compromise its amenity and recreational value. Therefore, the proposal is compliant with Policies 67 and 69 of the Local Plan 2018 and the NPPF 2023.

Biodiversity

- 10.41 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 10.42 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal and biodiversity net gain assessment for development of land at 18 Adams Road, Cambridge results in an overall net gain of +0.16 habitat units, equivalent to a net gain of +11.01% and an overall net gain of +0.02 hedgerow units, equivalent to a net gain of +13.46%. This is achieved from the proposed landscape scheme, green roofs to the dwelling and native woodland buffer to the ARBS. This will meet the mandatory net gain requirements due for small sites from April 2024.

10.43 Policy 69 of the Local Plan 2018 states that in determining any planning application affecting a site of biodiversity or geodiversity importance, development will be permitted if it will not have an adverse impact on, or lead to the loss of, part or all of a site identified on the Policies Map. Regard must be had to the international, national or local status and designation of the site and the nature and quality of the site's intrinsic features, including its rarity.

Where development is permitted, proposals must include measures:

- a. to minimise harm;
- b. to secure achievable mitigation and/or compensatory measures; and
- c. where possible enhance the nature conservation value of the site affected through habitat creation, linkage and management.

In exceptional circumstances, where the importance of the development outweighs the need to retain the site, adequate replacement habitat must be provided.

Any replacement habitat must be provided before development commences on any proposed area of habitat to be lost.

10.44 The Adams Road Bird Sanctuary (ARBS) is one of a number of designated City Wildlife Sites and County Wildlife Sites based on substantive nature conservation interest against published criteria.

10.45 Paragraph 7.65 supporting text states that development would only be supported where it can be adequately demonstrated that proposals will not have an adverse effect on biodiversity; and that, where required, suitable mitigation measures are acceptable and deliverable. In addition, the potential for the enhancement of the site and adjacent habitats should also be explored. Proposals on or adjacent to a site of local conservation importance should not be granted without proper consideration of the potential to enhance the designated site's biodiversity through enhanced management, habitat creation or the formation of new linkages with adjacent habitat areas.

10.46 Paragraph 7.66 states that where development is proposed within, adjoining or which will otherwise affect a locally designated nature conservation site, comprehensive surveys of the historic and existing biodiversity importance, a professional ecological assessment of the impact of the proposed development and details of measures to protect and enhance the habitat or species identified will be required.

10.47 Policy 70 of the Local Plan 2018 states that development will be permitted which protects priority species and habitats and enhances habitats and populations of priority species. If significant harm to the population or conservation status of a protected species, priority species or priority habitat resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.

- 10.48 The existing application site comprises amenity grassland, trees, shrubs and hedgerows. According to the updated Preliminary Ecological Appraisal (PEA), the adjacent City Wildlife Site is designated on the basis of its broadleaved woodland, swamp, marginal vegetation and standing and running water. It is understood that the ARBS is known to host protected species such as nesting birds, bats, great crested newts and invertebrates.
- 10.49 The updated fauna survey shows that there are several species of light intolerant bat foraging and commuting in and around the site, there is some evidence to suggest that there is a likely roost (based on times of calls recorded soon after dusk); although, this is likely located within the Adams Road City and County Wildlife Site.
- 10.50 The updated Bat Conservation Trust guidelines 2023, require reduced survey effort than previous Bat Conservation Trust 2016 guidance and although the necessary three surveys, undertaken to inform the proposals, do not include a recommended autumn survey, the established species assemblage and use by foraging bats of the ARBS and boundary has already been proven by the two spring surveys and appropriate mitigation proposed. To ensure the bat assemblage, including light sensitive species, are not adversely impacted by the development, an ecologically sensitive lighting scheme will be secured via condition.
- 10.51 The application has demonstrated that it can achieve lux levels of 0.1 on the horizontal plane at the boundary with the ARBS and that light from the dwelling would not spill on to the adjacent ARBS. External lighting is proposed to be located to the south of the proposed dwelling, away from the ARBS. An ecologically sensitive artificial lighting scheme will be required by condition to clearly demonstrate that areas to be lit will not disturb light sensitive bat species and not exceed the maximum permitted 0.1 lux level on the vertical plane (before and post curfew) resulting from the development along the boundary of the ARBS. This condition would restrict additional external lighting being installed unless agreed in writing by the Local Planning Authority.
- 10.52 The proposed 5 metre planting zone would be within the application site and light from the proposed dwelling may spill onto it. This buffer is not required as a means of attenuating light spill onto the ARBS. Instead, its role would be to provide protection to the ARBS and the existing route used for foraging and commuting bats.
- 10.53 Details of the tree species, planting details and the maintenance program to ensure the trees are well established will be required by condition. It is understood that the trees would be densely planted so that there would be competition amongst them and as a result they would grow and establish faster. As discussed before a condition is proposed to ensure that the line of the planting is maintained in perpetuity.

- 10.54 Invertebrate surveys show that there are no species present within the site that are nationally rare or in decline; therefore, the report has concluded that there will be no significant impact to the qualifying traits of the Adams Road City and County Wildlife Site. With respect to Great Crested Newts, the Council's Ecologist concurs with Applied Ecology that the likelihood of the current garden habitats representing an important foraging habitat for the Adams Road Bird Sanctuary (ARBS) Great Crested Newt (GCN) population is low, and that the proposed onsite habitats enhancements, including woodland and log piles, could ultimately represent a betterment for this species.
- 10.55 The ARBS have seen a Great Crested Newt using the application site and have provided a photograph and video clip to confirm this sighting evidenced from crossing from the garden at 18 Adams Road into the Nature Reserve, during the daytime in February 2023. The Ecology officer is aware of this video and photograph and has taken this evidence into account in providing their advice. It has not altered their advice in respect of the application and its likely ecological impacts.
- 10.56 To avoid risk to individual Great Crested Newts and other amphibians during construction, a condition will be attached requiring a Construction Ecological Management Plan. This will ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests of the site.
- 10.57 With respect to terrestrial invertebrates, the submitted invertebrate survey has not identified the site as hosting an important assemblage of invertebrates and that the proposed landscape scheme is likely to increase the site value for certain groups. The construction risks to invertebrates can be mitigated through the Construction Ecological Management Plan and onsite habitat enhancement and ongoing maintenance can be secured through the BNG condition.
- 10.58 As discussed previously an assessment of the value of the garden as a buffer zone has been undertaken. The fauna reports show that there are no protected species using this garden habitat and that in this instance the existing garden is not of ecological value. As such the loss of some of the garden land to built form and hardstanding, would not detrimentally harm the ecological value of the ARBS, the adjacent City and County Wildlife Site and would comply with policy 69 of the Local Plan.
- 10.59 The proposed dwelling has also been positioned further from the boundary with the ARBS. The habitat on the application site would be enhanced and a reasonable green buffer of garden area, measuring approximately 10.4 metres would separate the proposed built form of the proposed dwelling which would help to compensate for any loss of vegetation. The planting of trees to the full extent of the northern boundary would also create a tangible 5-metre-wide buffer of vegetation and would create a degree of screening. A biodiversity net gain metric has been provided and a net gain in biodiversity has been demonstrated on the application site and this would

mitigate any effects on the ARBS and biodiversity of the garden would be enhanced through the proposed green buffer and the proposal would overall leave biodiversity in a measurably better state than it was before any development took place. Through the creation of the green buffer zone, habitat would be created with linkages to the adjacent site in accordance with Policy 69(c) of the Local Plan 2018.

- 10.60 The proposed 5 metre planting zone would be within the application site and light from the proposed dwelling may spill onto it. This buffer is not required as a means of attenuating light spill onto the ARBS. Instead, its role would be to protect the ARBS and the existing route used for foraging and commuting bats.
- 10.61 Details of the tree species, planting details and maintenance program to ensure the trees are well established will be required by condition. It is understood that the trees would be densely planted so that there would be competition amongst them and as a result they would grow and establish faster. As discussed before a condition is proposed to ensure that the line of the planting on the northern boundary between the ARBS and the application site is maintained in perpetuity.
- 10.62 To ensure that the role of the garden as a buffer is retained as far as possible and that no built development occurs in this area, a condition restricting permitted development rights under the GPDO 2015 as amended, Schedule 2, Part 1 will be attached. This will relate to extensions to the dwelling under Classes A, B, C and D, the construction of buildings etc in the curtilage of the dwelling under Class E. as well as hard surfaces under Class F.
- 10.63 To conclude, measures to minimise harm to the adjacent City and County Wildlife Site (ARBS) could be secured via a construction management ecological plan condition to limit noise, dust and removal of vegetation outside of active seasons and an ecological lighting design strategy condition and therefore any impacts on the adjacent designated site could be minimised in accordance with Policy 69(a) of the Cambridge Local Plan 2018.
- 10.64 In consultation with the Council's Ecology Officer, subject to appropriate conditions, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with Policies 57, 69 and 70 of the Cambridge Local Plan 2018.

Trees

- 10.65 Policy 71 of the Local Plan 2018 states that development will not be permitted which involves felling, significant surgery (either now or in the foreseeable future) and potential root damage to trees of amenity or other

value, unless there are demonstrable public benefits accruing from the proposal which clearly outweigh the current and future amenity value of the trees.

Development proposals should:

- a. preserve, protect and enhance existing trees and hedges that have amenity value as perceived from the public realm;
- b. provide appropriate replacement planting, where felling is proved necessary; and
- c. provide sufficient space for trees and other vegetation to mature.

- 10.66 A total of nine trees would be removed to enable the construction of the proposed dwelling. Following a formal consultation with the Council's Trees Officer, whilst there are no formal objections to proposed tree removals, there is concern that the proposed redevelopment of the site fails to address the detrimental impact retained trees will have on the usability of outside space and the impact of shading on the existing and proposed properties. While the existing house is shaded by the trees towards the south of the site, it currently benefits from the large garden to the north. Useable outside space will be compromised by the new house to the north. This will result in reasonable pressure to allow additional tree removals to improve light to the properties. Plans indicate significant replacement planting but given the extent of existing tree cover, significant tree planting is not considered to be sustainable as this would only further reduce the amount of useable outside space and increase unwanted shading.
- 10.67 It is acknowledged, as demonstrated by the 'proposed site plan with tree survey' that the existing house to be retained would be shaded for some parts of the day. However, small parts of the garden would be subject to no shading and at other times of the day, parts of the patio area would not be subjected to shading.
- 10.68 The Inspector was satisfied that there would be sufficient areas beyond the spread of these trees, so that the resultant amenity space for the existing dwelling would not be over-dominated by trees and found no particular evidence that the proposal would lead to pressure to cut back or remove preserved trees in the longer term in order to improve light levels to the property.
- 10.69 With respect to the replacement tree planting, the majority of the proposed replacement trees would be situated along the northern boundary and would contribute to the green buffer bordering the ARBS. Given the tree planting is to the north it may reduce light levels to the amenity spaces, but it would not create overshadowing and unwanted shade. There is ample garden area to the west of the proposed dwelling. The north facing windows of habitable rooms are sited a distance of approximately 11 metres away and ground floor rooms are also served with south facing windows. Given this intervening distance, a detrimental loss of light to these windows should not result and overall adequate levels of natural light to ground floor rooms

would be achievable and an acceptable living environment for future occupiers would be provided.

- 10.70 It is considered that a replacement tree planting scheme could be deliverable on the site without impacting the usability of the proposed dwelling's internal and external spaces, nor impacting the root protection areas of trees within or adjacent to the site. Therefore, subject to a soft landscaping scheme detailing species choice and specification, the proposal is in accordance with Policy 71 of the Local Plan 2018.

Sub-division of garden land

- 10.71 Policy 52 of the Cambridge Local Plan 2018 protects garden land and the subdivision of existing dwelling plots. The application site would involve the sub-division of one residential plot. The existing plot is of a substantial size, measuring approximately 70 metres deep. It is not unusual to find several dwellings deep within the Grange Road part of the Conservation Area, an example of which include No.14 and No.15 Adams Road. In addition, No.5 Clarkson Road, No.7, No.6 and No.1 Clarkson Close form a north-south axis of residential development in a very similarly sized area to that of the application site. Five dwellings including that of No.4 Clarkson Close occupy this space. Similarly, the layout of the proposed dwellings would be perpendicular to the highway and would effectively result in a development of three dwellings deep when taking into account the neighbouring dwelling of No.19 Adams Road. Therefore, it is not considered that the proposed layout would adversely impact the Conservation Area in accordance with Policy 52, 55, 57 and 61 of the Local Plan 2018 and the NPPF 2023.
- 10.72 The sub-division of the existing residential plot would result in the reduction of No.18's existing garden land. Whilst this is the case, the existing site comprises approximately 4,750 sq. metres, 4200 sq. metres of which is garden land. Whilst the available residential garden land would be reduced, very generous garden spaces around the existing and the proposed dwellings would be maintained. Both gardens would have large areas which would be free of trees and would give a good level of outdoor amenity space. Therefore, it is not considered that proposed development would adversely impact the Conservation Area in accordance with Policy 52, 55, 57, 61 and 67 of the Local Plan 2018 and the NPPF 2023, and the legislative requirement of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. Each garden would
- 10.73 The form and height of the existing and proposed dwellings, whilst distinct from each other, would complement the various designs found within the Conservation Area, where both contemporary and traditional forms comprising of two and three storeys in height are found. Therefore, it is not considered that the proposed dwelling would adversely impact the Conservation Area in accordance with Policy 52, 55, 57, 61 and 67 of the Local Plan 2018 and the NPPF 2023, and the legislative requirement of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 10.74 With regards criterion c and d of Policy 52, this is discussed in detail within the relevant residential amenity and parking provision sections of the Officer report. With regards criterion e, given the nature of the proposed development and the application site being situated outside of allocated sites for redevelopment, there is no detrimental

Water Management and Flood Risk

- 10.75 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.76 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 10.77 The proposals include a small basement area, which is to be used for storage and plant only. The applicants have submitted a Flood Risk Assessment of basement groundwater flood risk which summarises the assessment of flood risk from all sources and there is no identification of significant risk.
- 10.78 The Council's Sustainable Drainage Engineer has advised that although, no groundwater flood risk was identified, further groundwater/geotechnical investigations should be carried out at detail design stage and the risk of groundwater egress into the basement and groundwater displacement should still be assessed with detailed investigation and managed accordingly. As this is a minor development it would be acceptable to obtain this information by way of condition along with the drainage conditions foul and surface water conditions which would have regard for appropriate disposal of surface water.
- 10.79 Policy 31 requires all flat roofs to be green or brown providing it is acceptable in the historic environment. In this instance, extensive flat roofs are proposed to the proposed dwelling and green or brown roofs would not detract from the character of the Conservation Area. Therefore, it is considered that this will be conditioned on any approval granted in accordance with this policy requirement.
- 10.80 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

Highway Safety and Transport Impacts

- 10.81 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

- 10.82 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.83 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal subject to conditions to a contractors parking plan, 2x2 metre pedestrian visibility splays and driveway construction conditions, the proposal is compliant with Policy 81 of the Local Plan 2018.
- 10.84 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

Refuse Arrangements

- 10.85 Bin stores are considered to be appropriately located with easy direct access to the roadside. Taking into account the dragging distance involved for the occupier of the existing dwelling, it is not considered that the additional distance required for the additional dwelling to the north would be unacceptable in this instance. Therefore, the proposal is considered to be compliant with Policies 56 and 57 of the Local Plan 2018.

Car parking and cycle provision

- 10.86 Car parking
- 10.87 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.
- 10.88 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.

- 10.89 The application site is located outside of the controlled parking zone. The proposed house would accommodate car parking for two cars within a detached garage. Therefore, it is considered that there would be sufficient space within the site for at least two car parking spaces with turning capacity in accordance with Policy 52 and 82 of the Local Plan 2018.
- 10.90 Covered cycle parking would be provided in convenient locations as demonstrated and details of which would be conditioned on any consent granted in accordance with Policy 52 and 82 of the Local Plan 2018.
- 10.91 The bike store would be located to the side of the dwelling in relation to the proposed pool/gym area and is considered to be easily accessible to future occupiers. The location and details of these elements are considered acceptable in accordance with Policy 57 of the Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD.

Carbon Reduction and Sustainable Design

- 10.92 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 10.93 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions.
- 10.94 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 10.95 The application documentation sets out that:
- a. Thermal insulation values will be roughly twice current UK standards, and all windows are triple glazed
 - b. A Baufriz house requires only 20% of the energy for space heating compared to a traditional brick built house.
 - c. The materials that will be used are 100% biodegradable.
 - d. The house will store approx. 102 tonnes of CO₂ (calculation basis: 355 m² outer wall area and 215 m² ceiling area).

e. Taking into account the CO2 emissions for the manufacturing process, interior construction and technical trades, the net storage volume is approx. 71 tonnes. This means the house will be a carbon store

10.96 There are no objections to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.

10.97 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Amenity

10.98 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

Residential Amenity Impact

Neighbour impacts

10.99 *Impact on 18 Adams Road*

10.100 There is a separation distance between the existing dwelling and the proposed dwelling of 17 metres. There are windows serving habitable rooms on the first floors of the both the existing dwelling and the proposed dwelling. The first-floor windows in the south elevation serve a corridor, a dressing room, a study and seating area. These are secondary windows and/or serve non-habitable room windows, and as such these could be conditioned to be obscured on any consent granted.

10.101 *Impact on 16 Adams Road*

10.102 Concerns have been raised regarding the visual intrusion on No.16 Adams Road. Whilst extensive areas of glazing are proposed on western elevation of the proposed dwelling, given the substantial distance and intervening mature vegetation, it is not considered that the proposal would result in significant disturbance on account of excessive lighting/illumination. Moreover, as discussed previously, it is considered that the light spill could be further mitigated by conditioning specialist glazing on any approval granted. The proposed dwelling would be 14 metres from the common boundary. Therefore, it is not considered that the proposed dwelling would result in significant overbearing, loss of light or overlooking impacts upon nearby neighbouring dwellings.

10.103 Therefore, taking all this into account, subject to conditions, it is considered that the proposal adequately respects the residential amenity of its

neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 35, 52, 55 and 56.

Future Occupants

- 10.104 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).
- 10.105 The proposed dwelling would meet the requirements of a 3-bedroom, 6-person internal space standards in accordance with Policy 50 of the Local Plan 2018.
- 10.106 Garden Size(s)
- 10.107 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 which should be of a shape, size and location to allow effective and practical use of the intended occupiers. Both the existing property and the proposed property would benefit from a generous sized outdoor amenity space.
- 10.108 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. The Design and Access Statement submitted states the proposal would comply with these standards and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing.
- 10.109 In terms of accessibility of the proposed dwelling, the proposal meets the requirements of Policy 51 (part M4(2) of Building Regulations compliance) by providing a ground floor WCs and level access. Therefore, the proposal is in accordance with Policy 51 of the Local Plan 2018. A condition will be attached to

Construction and Environmental Impacts

- 10.110 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimised through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 10.111 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52 and 57.

Third Party Representations

- 10.112 Issues raised by Third Parties in particular from ARBS have been covered in the preceding paragraphs of this report.
- 10.113 Concern has also been raised regarding the landscaping treatment in particular to the rear garden of the proposed dwelling and the construction of an area of raised lawn and a ha-ha. Aside from the ecological enhancements and tree planting to the buffer and boundary with the ARBS and any biodiversity net gain which would relate to the rear garden and which will be required by condition, how a private garden is landscaped and used in association with the dwelling is not within planning control. Conditions are proposed to be attached to control external lighting and to remove permitted development rights.
- 10.114 The site has been correctly identified in the BNG analysis as 'Vegetated Garden'. The land UK Hab definition of Vegetated Garden is: 'Garden that is principally vegetated, for example large areas of grass and flower beds'.
- 10.115 The site is established residential garden land and as such it cannot fall within any other categories such as 'Modified Grassland' or the new (2023) category of 'Other neutral grassland' as suggested by Third Parties.

Other Matters

- 10.116 The applicant has agreed to the recommended pre-commencement conditions to be attached to any planning consent granted.

11.0 Planning balance and conclusion

- 11.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 11.3 The proposed development would preserve the character and appearance of the Conservation Area, through the retention of the existing dwelling and the retention of sufficient garden land and considerable numbers of trees within the site. The scheme provides for a high-quality living environment for future occupiers whilst protecting neighbour amenities.
- 11.4 Whilst objections from the Council's Trees Officer are acknowledged, it is considered that on balance, the scheme has demonstrated that the biodiversity interests of the site and adjacent designated site would be both minimised, mitigated and compensatory measures provided in accordance with local plan policies. It is considered that there is sufficient space within the site for a deliverable tree planting scheme whilst not resulting in future pressure for tree removal.

- 11.5 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

12.0 Recommendation

Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

- 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 Prior to the commencement of the development a detailed basement ground water impact assessment report shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide advice as to whether the development of the site will have any impact upon the ground water based on ground water monitoring. Should the report demonstrate any impact on groundwater, it shall also propose mitigation to be carried out in accordance with a proposed phased programme of implementation. Any mitigation shall be carried out in accordance with approved report and details of timing.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased groundwater flood risk on or off site resulting from the proposed development in accordance with Policies 31 and 32 of the Cambridge Local Plan 2018.

- 4 No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) 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;
 - b) 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;
 - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
 - d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
 - e) Full details of the proposed attenuation and flow control measures;
 - f) Site Investigation and test results to confirm infiltration rates;
 - g) Full details of the maintenance/adoption of the surface water drainage system;
 - h) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with Policies 31 and 32 of the Cambridge Local Plan 2018.

- 5 No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of biodiversity protection zones.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timings of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

- 6 No demolition or construction works shall commence on site until a contractors' parking plan has been agreed in writing with the Planning Authority. The aim of the plan should be to demonstrate how the developer will control and regulate on street motor vehicle parking for the contractors and sub-contractors undertaking the works. The approved parking plan shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: In the interests of highway safety in accordance with Policies 81 and 82 of the Cambridge Local Plan 2018.

- 7 Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A record of this meeting shall be provided to the Council for 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 Policy 71 of the Cambridge Local Plan 2018.

- 8 No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) 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; The scheme must be developed and delivered in line with the Landscape Institute's current guidance on plant biosecurity (Biosecurity Toolkit);

b) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

c) If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

d) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected including provision for gaps in fencing for hedgehogs.

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 (existing retained or proposed) that, within a period of five years after planting (or replanting if previously failed), 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: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with policies 55, 57, 59 and 69 of the Cambridge Local Plan 2018.

- 9 Prior to the commencement of development above slab level, a scheme for biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog connectivity, log piles, habitat provision and other biodiversity enhancements, including how a measurable net gain in biodiversity will be accomplished, when it will be delivered and how it will be managed. The approved scheme shall be fully implemented within the agreed timescale following the substantial completion of the development unless, for reasons including viability or deliverability, it is otherwise agreed in writing by the local planning authority.

Reason: To provide ecological enhancements in accordance with Cambridge Local Plan 2018 policies 57, 59 and 69, the Greater Cambridge Shared Planning Biodiversity SPD 2022 and NPPF paragraphs 8, 180, 185 and 186

- 10 Prior to the installation of any artificial lighting, an ecologically sensitive artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any existing and proposed internal and external artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:

i) identify those parts of the site, especially the ARBS boundary, that are sensitive for bat species and where artificial lighting is likely to cause disturbance along identified important routes used for foraging and commuting.

ii) show how and where internal and external artificial lighting will be installed (through the provision of appropriate vertical and horizontal lighting lux contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb light sensitive bat species using the identified routes

iii) not exceed the maximum permitted 0.1 lux level on the vertical plane (before and post curfew) resulting from the development along the boundary of the ARBS.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures. No additional lighting should be installed without written approval from the Local Planning Authority.

Reason: To ensure light sensitive bat species are not impacted by the proposed development in accordance with Cambridge Local plan policy 70 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

- 11 Prior to development above slab level, a detailed glazing specification shall be provided and agreed in writing with the Local Planning Authority, detailing the specialist glazing and less than 1 lux lighting zones hereby approved in principle. All development shall be carried out in accordance with these details and retained for the lifetime of the development.

Reason: To conserve ecological interests in accordance with Policies 57, 69 and 70 of the Cambridge Local Plan 2018.

- 12 No building hereby permitted shall be occupied until foul water drainage works have been detailed and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with Policies 31 and 32 of the Cambridge Local Plan 2018.

- 13 In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from 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 assessed 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 statement.

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

- 14 No construction or demolition work shall be carried out and no plant or power operated machinery 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, unless otherwise previously agreed in writing with the Local Planning Authority.

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

- 15 There should 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 unless otherwise previously agreed in writing with the Local Planning Authority.

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

- 16 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 in accordance with Policies 28, 35 and 36 of the Cambridge Local Plan 2018.

- 17 The dwelling shall not be occupied until a water efficiency specification 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 in accordance with Policies 28 of the Cambridge Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 18 The approved tree protection methodology contained within the Arboricultural Impact Assessment prepared by A.T Coombes Associates Ltd, dated 21

November 2022 and the associated drawings (Appendix 4 - Tree Protection Plan and Appendix 5 Arboricultural Method Statement), 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 ensure that any works undertaken comply with arboricultural best practice and minimise the impact on the tree's health and amenity in accordance with Policy 71 of the Cambridge Local Plan 2018.

- 19 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 Policy 71 of the Cambridge Local Plan 2018.

- 20 No works to any trees shall be carried out until the Local Planning Authority has received and approved in writing the full details of replacement tree planting. Details are to include number of replacements, species, size, location and approximate date of planting. The replacement planting shall be carried out as approved.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity in accordance with Policy 71 of the Cambridge Local Plan 2018.

- 21 The garage/bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

22 The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the bin stores provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the refuse for future occupiers in accordance with Policies 56 and 57 of the Cambridge Local Plan 2018.

23 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 in accordance with Policy 51 of the Cambridge Local Plan 2018.

24 The flat roofs hereby approved shall be a Green Roof or Brown Roof unless otherwise agreed in writing by the Local Planning Authority. A Green Roof shall be designed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition, a Brown Roof shall be constructed with a substrate which would be allowed to self vegetate. The roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance/repair or escape in case of emergency.

Reason: To ensure that the development integrates the principles of sustainable design and construction and contributes to water management and adaptation to climate change in accordance with Policies 28 and 31 of the Cambridge Local Plan 2018.

25 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 any of the buildings 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 full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with Policy 31 and 32 of the Cambridge Local Plan 2018 and the NPPF 2023

26 No development shall take place above ground level, until details of the external materials to be used for the walls including details of type, finish and colour of external render/ applied-colour render have been submitted to and approved in writing by the Local Planning Authority. Development shall 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 in accordance with Policy 58 and 61 of the Cambridge Local Plan 2018.

- 27 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 in accordance with Policy 61 of the Cambridge Local Plan 2018.

- 28 Prior to first occupation of the dwelling, two pedestrian visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. The splays shall be within land under the control of the applicant and not within the adopted public highway. The splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway for the lifetime of the development.

Reason: In the interests of highway safety in accordance with Policy 81 of the Cambridge Local Plan 2018.

- 29 The driveway 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. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: In the interests of highway safety in accordance with Policy 81 of the Cambridge Local Plan 2018.

- 30 The access shall be laid out and constructed so that it is 5m wide for the first 10m into the site from the boundary of the adopted public highway (in this case the back of the footway) as described in paragraph 3.2 of the Transport Statement. The drive shall be constructed using a bound material for a distance of not less than 10m from the boundary of the adopted public highway (in this case the back of the footway) to prevent debris spreading onto the adopted public highway.

Reason: In the interests of highway safety in accordance with Policy 81 of the Cambridge Local Plan 2018.

- 31 Any gates must be set back at least 5m into the application site from the boundary of the adopted public highway.

Reason: In the interests of highway safety in accordance with Policy 81 of the Cambridge Local Plan 2018.

- 32 No permanent connection to the electricity distribution network shall be undertaken until a dedicated electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that at least one active electric vehicle charge point will be designed and installed with a minimum power rating output of 7kW for each residential unit.

The approved scheme shall be fully installed before the development is occupied and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality in accordance with Policies 36 and 82 of the Cambridge Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 33 The line/width of the planting to the northern boundary of the application site as shown on the approved drawings shall be retained in perpetuity. Any trees/shrubs which die or are removed, uprooted or destroyed, shall be replaced with native variety species as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that this green buffer is retained and to assimilate the development into the area and to maintain/enhance biodiversity in accordance with Policy 70 of the Cambridge Local Plan 2018.

- 34 The dwelling hereby permitted, shall not be occupied until the proposed first floor windows in the southern elevation have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policies 55 and 57 of the Cambridge Local Plan 2018.

- 35 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, C, D, E, F, G, H of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: In order to ensure that development that would not otherwise require planning permission is not carried out with consequent potential harm to the character of the area in accordance with Policies 57 and 61 of the Cambridge Local Plan 2018.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs



Appeal Decision

Site visit made on 17 January 2023

by Nichola Robinson BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 February 2023

Appeal Ref: APP/Q0505/W/22/3299064

18 Adams Road, Cambridge CB3 9AD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Professor Cathy Speed against the decision of Cambridge City Council.
 - The application Ref 21/01437/FUL, dated 29 March 2021, was refused by notice dated 07 December 2021.
 - The development proposed is erection of 2no dwellings following the demolition of No.18 Adams Road.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The appellant has submitted a daylight and sunlight assessment and an ecology rebuttal with the appeal. The main parties have had the opportunity to comment on these documents. On this basis, I do not consider that any party would be unfairly prejudiced, and I therefore have had consideration to the submitted documents in determining this appeal.

Main Issues

3. The main issues are the effect of the proposal on:
 - biodiversity;
 - the character and recreational value of the Adams Road Bird Sanctuary; and
 - the character and appearance of the surrounding area including the West Cambridge Conservation Area

Reasons

Biodiversity

Background

4. The appeal site is 18 Adams Road, a large, detached property set within a spacious plot. The appeal site adjoins the Adams Road Bird Sanctuary (ARBS), which is identified as a Protected Open Space and a City and County Wildlife Site in the Cambridge Local Plan (LP) (2018) on account of its breeding populations of Great Crested Newt, Common Frog and Common Toad and its diverse invertebrate fauna.

5. The proposal would result in the erection of 2 dwellings following the demolition of the existing dwelling. The proposed northernmost dwelling would be sited closer to the boundary with the ARBS than the existing dwelling.

Effect on the Adams Road Bird Sanctuary (ARBS)

6. The consultation response from the Bedfordshire, Cambridgeshire and Northamptonshire Wildlife Trust (WT) states that the ARBS supports a wide variety of birds, amphibians, invertebrates and mammals and is important for environmental and recreational purposes based on substantive nature conservation interest. Their response goes on to state that part of the site's value for wildlife derives from the buffer created by the large gardens which surround the ARBS which support the breeding, feeding and sheltering requirements of many of the species found within it as they form complementary and supporting habitats.
7. The appeal site itself is not part of the City or County Wildlife Site. The appellant's Preliminary Ecological Appraisal survey (PEA) and Ecology rebuttal state that the percentage loss of buffer land to the ARBS would be small and the garden land that would be lost is primarily short turf regularly mown amenity grassland that is of low ecological value. It is stated that this grassland is highly unlikely to be of any meaningful value to the amphibian fauna that inhabit the ARBS as it offers no form of cover for amphibians to shelter and is of low value for invertebrate species. Thus, it is stated, the proposal would have no direct impact on the habitats and associated fauna within the ARBS.
8. Whilst the percentage loss of buffer land would be relatively small, nonetheless the proposal would bring built form and associated domestic paraphernalia and lighting closer to the ARBS. Additionally, whilst the site itself may be of low value, there is no meaningful evaluation of the role that these buffer zones play in protecting the habitats within the ARBS. Thus, it has not been demonstrated that the role of this buffer for breeding, sheltering and feeding of amphibian, mammal and invertebrate populations would not be diminished. Thus, the proposal would fail to minimise ecological harm to populations and habitats within the ARBS and would fail to secure appropriate compensatory measures to mitigate this harm.
9. It is stated that the proposed green roof, lighting, glazing, species specification for the green buffer zone, construction management and the protection of trees on the site boundary can all be dealt with by condition to mitigate against the effects of the proposal and I note that the appellant agrees to the imposition of such conditions. Planning Practice Guidance (PPG) advises that conditions may be imposed where doing so is necessary to avoid a refusal of planning permission. Indeed, I note that the Council's Conservation Projects Officer raised no objection to the proposal subject to the inclusion of conditions to control these matters. Nonetheless, I have not been provided with any particular evidence that such conditions would overcome the specific harm to the ARBS and its important role for breeding, feeding and sheltering of wildlife as identified in the consultation response from the WT. Thus, it is not appropriate to deal with the approval of such measures by condition.
10. My attention has been drawn to other residential developments which neighbour the ARBS. At my site visit I observed that most of these dwellings were set within spacious plots and located some distance from the boundary with the ARBS, with the exception of 4 Clarkson Close, which is located close to

the boundary. Notwithstanding this, the full details of the circumstances in which this dwelling was erected and its effect of on the ARBS are not before me. Thus, this dwelling does not set a precedent which I am bound to follow and furthermore does not justify further loss of buffer land to the ARBS.

Biodiversity Net Gain (BNG)

11. The National Planning Policy Guidance (NPPG) sets out that net gain in planning delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. The NPPG states that care needs to be taken to ensure that any benefits promised will lead to genuine and demonstrable gains for biodiversity and go further than measures already required to implement a compensation strategy.
12. National policy expects development to provide a net gain but does not specify a quantum. The Environment Act 2021 introduces a requirement for a 10% BNG on all developments but this requirement has not yet come into effect. I have not been made aware of local planning policies which set a BNG target.
13. The appellant's BNG metric states that there would be a 16.6% net gain in biodiversity on-site which would be achieved through woodland meadow and tree planting, a bee lawn and shrub planting within landscaping areas. The measures proposed would exceed emerging national targets.
14. Concerns are raised that a substantial portion of this BNG would rely on the garden areas being appropriately managed. I have not been provided with a detailed management plan which establishes how these gardens would be managed to secure gains for biodiversity in the long term. Nonetheless, there is nothing to exclude the inclusion of private rear gardens from delivering BNG.
15. The appellant has drawn my attention to a recently adopted Supplementary Planning Document, The Greater Cambridge Biodiversity Supplementary Planning Document (2022), which it is suggested supports the appellant's approach to BNG calculation. Whilst I have not been provided with the full details of this document, whether or not this is the case, I have no reason to find that the proposal would not lead to some BNG on the appeal site

Conclusions on biodiversity

16. I have found that the proposal would result in a negative impact on biodiversity in the ARBS and thus would not lead to an ecological enhancement or genuine and demonstrable gains for biodiversity. Whilst there may well be a net gain in biodiversity on the site itself, it has not been appropriately evidenced that the proposed on-site BNG measures would mitigate the adverse effects on the ARBS and overall leave biodiversity in a measurably better state than it was before any development took place. Thus, the proposal conflicts with those aims of LP policies 69 and 70 which seek to ensure that ecological harm is minimised, mitigated or compensated and does not have an adverse impact on a site of biodiversity importance. I also find conflict with paragraph 180 of the Framework which states that if significant harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort compensated for then planning permission should be refused.

Character and recreational value of the ARBS

17. The site neighbours the ARBS, which is screened by vegetation on all sides and separated from neighbouring houses by large rear gardens. This results in a verdant and tranquil character to the ARBS which, in addition to the biodiversity found within the site, appears to form part of its amenity and recreational value. Whilst I note that the ARBS is private, nonetheless I have not been presented with any substantive evidence to show that it is not a valuable recreational resource for people who are members.
18. The proposal would bring built form closer to the northern boundary. Nonetheless, a screen of vegetation would be retained, which, in addition to proposed planting along the northern site boundary, would partially screen the proposed dwellings in views from the ARBS. Consequently, the proposal would not compromise the special character of the ARBS.
19. Notwithstanding this, the potential loss of ecological value would compromise the amenity and recreational value of the ARBS for its users. Consequently, the proposal would conflict with those aims of LP Policy 55 which, amongst other matters, state that proposals should identify and respond positively to existing features of natural, historic or local importance on and close to the proposed development site.

Character and appearance of the surrounding area

20. The appeal site is located in a predominantly residential area within the West Cambridge Conservation Area (CA), which covers a residential area to the west of the City Centre. The area comprises spacious residential streets lined with large, detached houses of varying architectural styles set within spacious plots. Within the surrounding area there are examples of a number of dwellings with no street frontage including the appeal site. Many of the roads are lined by mature hedging and trees. This, along with planting within front gardens, gives the area an attractive green and verdant character which contributes to the significance of the CA.
21. The appeal property is not listed and does not appear to be of any particular architectural or historic interest. Nonetheless, the appeal property is consistent with the character and appearance of the surrounding area and makes a positive contribution to the CA. The appeal site contains a number of trees which are protected by reason of being in a conservation area and 2 trees which are protected by a Tree Preservation Order (TPO).
22. The proposal would result in the erection of two modern detached dwellings. The proposed dwellings would each be large and set within substantial plots. The layout, design, scale and height of the dwellings would be consistent with the properties in the surrounding area. Furthermore, the dwellings would not be visible from Adams Road.
23. Both parties agree that trees protected by a TPO would not be affected by the proposal. It is proposed to remove 9 trees which would be replaced with 11 trees along the northern site boundary. The proposal is supported by an Arboricultural Impact Assessment (AIA) which sets out that one A category tree (T28), 4 B category trees (T26, T29, T31, T32) and 4 C category trees (T27, T30, T33, T34) would be removed. At my site visit I observed that whilst these mature trees are attractive, by virtue of their location within the centre of the

site, they make a limited contribution to the character and appearance of the surrounding area. I have been presented with no particular evidence that the site does not have the capacity to accommodate the proposed replacement tree planting. Consequently, I find that the proposed replacement trees would adequately compensate for the removal of these trees and thus their loss would not be harmful to the character and appearance of the surrounding area and the CA.

24. Concerns are expressed that the proximity of the proposed southernmost dwelling to mature trees would result in restricted outlook and limited light levels to this dwelling, which would result in future pressure for works to trees to improve light levels to the property. The proposed southernmost dwelling would contain most of the openings within the east and west elevations and the areas of amenity space would be located to the east and west of the property. The daylight and sunlight assessment states that all proposed rooms would receive adequate levels of daylight. Thus, rooms in this dwelling would receive adequate levels of natural light from openings in the east and west elevations and would provide an acceptable living environment for future occupiers.
25. The AIA indicates that part of the gardens to the southernmost dwelling would be shaded by trees. Nonetheless, based on the submitted plans and my observations on site there would be sufficient areas beyond the spread of these trees that the proposed dwelling and associated amenity spaces would not be over-dominated. Thus, I find no particular evidence that the proposal would lead to pressure to cut back or remove preserved trees in the longer term in order to improve light levels to the property.
26. For the reasons set out above, I consider that the proposal would not compromise the character or appearance of the CA and would not result in harm to its significance. Thus, the proposal accords with LP Policies 52, 55, 56, 57, 61 and 67. Collectively these policies seek to ensure the conservation and enhancement of Cambridge's historic environment, provide appropriate replacement tree planting where felling is necessary, that development responds positively to its context and the form, height and layout of development is appropriate to the surrounding pattern of development and the character of the area. I also find no conflict with chapter 16 of the Framework regarding the conservation and enhancement of the historic environment.

Other Matters

27. I acknowledge that the construction of one additional dwelling on a site at low risk of flooding would make a small contribution towards the city's housing supply. The Government's objective is to boost the supply of homes. This factor weighs in favour of the scheme. However, one additional home would make only a small contribution in this respect.
28. The proposal is likely to be able to meet with the relevant local and national policies in terms of energy efficiency, bin and cycle store provision, parking, effect on neighbouring living conditions and internal and external space standards. However, the absence of harm in this regard does not weigh in favour of the proposal, as it would be required in any event.

29. The appellant states that the implementation of an existing permission¹ would allow for substantial extensions to the appeal property. I have no details of whether this permission is capable of implementation. Furthermore, the full details of this permission are not before me, and I have limited information about whether there would be an intention to carry out the works approved by this permission if this appeal were dismissed. Nonetheless, there would seem a greater than just theoretical possibility that this alternative would take place. Notwithstanding this, an extension would unlikely necessitate the same encroachment of built form towards the ARBS. Thus, if this permission were implemented, it would likely be less harmful to biodiversity and the special character of the ARBS.
30. I note that this proposal follows a previous application² for a similar development and the appellant has attempted to overcome the concerns previously raised. The details of this proposal are not before me, and I note that the Council did not make a decision on this application. Nonetheless, for the reasons outlined above the amendments would still result in a proposal that would result in harm to biodiversity and the character of the ARBS.
31. Reference has been made by interested parties regarding the effect of the proposal on listed buildings. Statute requires that I pay special regard to the desirability of preserving a listed building or its setting³. However, I note that the appeal site is located some distance from the nearest listed buildings and, by virtue of this visual and spatial separation, is not located within the setting of any listed buildings. Consequently, the proposed development would preserve the setting of these listed buildings.

Conclusion

36. For the reasons given above I conclude that the appeal should be dismissed.

Nichola Robinson

INSPECTOR

¹ Ref 15/1044/FUL

² Ref 19/0831/FUL

³ Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Agenda Item 6



Planning Committee Date	6 th March 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/04037/FUL
Site	Babbage House, Castle Park, Cambridge
Ward / Parish	Castle
Proposal	Refurbishment and retrofit of existing building with new fourth storey, rooftop plant and rear extension, new cycle parking and landscaping adjacent to the building together with new cycle hub in existing basement car park under Castle Court
Applicant	BPS2 Varsity 3 Limited
Presenting Officer	Katie Christodoulides
Reason Reported to Committee	Third party representations
Member Site Visit Date	4 th March 2024
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Design, Layout, Scale3. Heritage Assets4. Residential Amenity5. Trees and Landscaping6. Highway Safety and Parking
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks full planning consent for the refurbishment and retrofit of the existing office building with a new fourth storey for office use, rooftop plant and rear extension, new cycle parking and landscaping adjacent to the building together with new cycle hub in the existing basement car park under Castle Court. The existing floor space of the building is 1757m², and the proposed extension would increase the floor space by 1479m² to a total of 3236m².
- 1.2 The site lies within the Castle and Victoria Conservation Area and is in the setting of Allways House a Building of Local Interest (BLI). The site lies within the Air Quality Management Area and Flood Zone 1 (low risk). A London Plane tree which is subject to a Tree Preservation Order (TPO 16/2007) lies to the east of Babbage House. The eastern boundary of the site adjoins a Scheduled Ancient Monument (Castle Mound & Civil War Earthworks).
- 1.3 Babbage House comprises an existing office facility (use class E) which is currently vacant and forms part of Castle Park, a larger 1980's estate comprising various operational office buildings and Castle Hill, a Council managed car park. The proposal is set in the context of a wider future Masterplan for the campus.
- 1.4 The proposal would result in the extensive refurbishment and extension of an existing building and brownfield site, which would provide much needed commercial accommodation for single or multiple occupants in Cambridge. The proposal is appropriately designed and would result in a high-quality designed office development that would add to the overall quality of the area, is visually attractive and in keeping with the character and appearance of the Conservation area.
- 1.5 The proposal is considered to cause less than substantial harm to the designated heritage assets which in this instance are the Castle and Victoria Conservation Area, Building of Local Interest (BLI) Allways House and Nos.265-255 Victoria Road which are identified as buildings important to the character of the Conservation Area. This less than substantial harm is outweighed by the public benefits listed above.
- 1.6 The proposal would offer a highly sustainable development which would seek a BREEAM 'Excellent' rating, achieve an all electric approach with PV panels and air source heat pumps, result in a back to frame retrofit, proposed green roofs and achieve a 51% improvement in water efficiency equivalent to 4 Wat01 credits.
- 1.7 The proposal would secure 36 cycle parking spaces adjacent to Babbage House and 100 cycle parking spaces within a new cycle hub in the existing basement car park in Castle Court and one EV charging point. The

proposal would not result in any highway safety concerns and would be acceptable to neighbour amenity.

- 1.8 The proposal would retain the existing mature and substantial trees on site and enhance the hard and soft landscaping, while providing 29.88% Biodiversity Net Gain on site through provision of green roofs.
- 1.9 It is considered that the public benefits of the scheme would outweigh the harm that the proposal would have
- 1.10 Officers recommend that the Planning Committee approve the application subject to conditions outlined in the report.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	X London Plane
Conservation Area	X	Local Nature Reserve	
Listed Building		Flood Zone 1 (low risk)	X
Building of Local Interest	Adj -Allways House	Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument	Adj –Castle Mound & Civil War Earthworks	Controlled Parking Zone	X
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 Babbage House is sited on the eastern corner of the junction of Castle Street, Huntington Road and Victoria Road. The immediate area is a mix of residential, office, retail and food and drink uses. Babbage House is a three storey L-shaped 1980's building, built as one of the nine buildings which make up Castle Park.
- 2.2 To the north of the site lies a terrace of two storey Victorian properties. To the rear (east) is a vehicle access to the parking for Babbage House and cycle store with the Castle Hill public car park beyond. The main entrance to Babbage House is to the rear. To the south east is Allways House, a two storey 19th century building which sits between Babbage House and Titan House and is a Building of Local Interest (BLI).

- 2.3 A mature London Plane tree which is subject to a Tree Preservation Order (TPO 16/2007) lies to the east of Babbage House and a cherry tree lies to the rear of No.265 Victoria Road but outside of the application site.
- 2.4 The site lies within the Castle and Victoria Conservation Area and setting of Allways House, a Building of Local Interest (BLI). The eastern boundary of the site adjoins a Scheduled Ancient Monument (Castle Mound & Civil War Earthworks).
- 2.5 The site has been identified as an Opportunity Area in the Greater Cambridge Local Plan First Proposals under Policy S/OA: Opportunity Areas in Cambridge site CH Shire Hall and Castle Park.

3.0 The Proposal

- 3.1 The application seeks the refurbishment and retrofit of the existing building with new fourth storey, rooftop plant and rear extension, new cycle parking and landscaping adjacent to the building together with new cycle hub in existing basement car park under Castle Court.
- 3.2 In addition to the above, the proposal includes provision of cycle parking on part of one floor of the existing basement car park under Castle Court to the east of Babbage House.
- 3.3 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
22/1240/TTPO	Various tree works to London Plane, Robina, Yew and Ash.	Pending Consideration
20/04969/FUL	Three storey front and rear extensions, Approved alterations to the office building, replacement cycle store, new plant compound and installation of EV charging points.	

5.0 Policy

- 5.1 **National**
National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

Policy 5: Sustainable transport and infrastructure

Policy 6: Hierarchy of centres and retail capacity

Policy 14: Areas of Major Change and Opportunity Areas

Policy 19: West Cambridge Area of Major Change

Policy 27: Site specific development opportunities

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 33: Contaminated land

Policy 34: Light pollution control

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding

Policy 40: Development and expansion of business space

Policy 41: Protection of business space

Policy 42: Connecting new developments to digital infrastructure

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 60: Tall buildings and the skyline in Cambridge

Policy 61: Conservation and enhancement of historic environment

Policy 62: Local heritage assets

Policy 63: Works to a heritage asset to address climate change

Policy 65: Visual pollution

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats

Policy 71: Trees

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and the Community
Infrastructure Levy

5.3 **Neighbourhood Plan**

N/A

5.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
Open Space SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 **Other Guidance**

Castle and Victoria Road Conservation Area Appraisal 2012

6.0 **Consultations**

6.1 **County Highways Development Management –No Objection**

6.2 Recommends conditions in regard to falls and levels of water, a traffic management plan and a weight limit on construction vehicles.

6.3 **County Highways Transport Assessment Team- No Objection**

6.4 No objection subject to travel plan condition.

6.5 **County Archaeology Officer- No Objection**

6.6 Due to the archaeological potential of the site, a further programme of investigation and recording is required and a condition is recommended.

6.7 **Lead Local Flood Authority –No Objection** **Second comments**

6.8 The surface water from the proposed development can be managed through the use of a redirected surface water drainage system within the site. This has greater or equivalent capacity to the existing system and with the proposed development having the same impermeable footprint as the previous building

First comments

6.9 Objection based on not including any calculations modelling the surface water drainage system in rainfall events.

6.10 **Anglian Water –No Objection**

6.11 Submitted drainage Strategy Report is acceptable.

6.12 **Conservation Officer – Objection**

Second comments

6.13 The response regarding scale does not address the comments on the overall height of the new building and does not overcome concerns regarding the half bay on Victoria Road. The bricks could be agreed via condition.

First comments

6.14 Some aspects of the proposed building are an improvement such as the stronger vertical elements to the window composition to enhance their domestic appearance, relationship with Allways House. Concerns regarding height and the use of grey and white brick work. The proposal will not preserve or enhance the character or appearance of the Conservation Area.

6.15 **Senior Sustainability Officer –No Objection**

Second comments

6.16 The proposed amendments do not materially alter the sustainable design and construction aspects of the proposals.

First comments

6.17 The general approach to sustainability and meeting policy 28 of the Local Plan is welcomed. Recommends conditions to secure water efficiency specification set out in the Water Saving Strategy.

6.18 **Landscape Officer –No Objection**

Second Comments:

6.19 Previous comments have been addressed and recommends conditions in regard to hard and soft landscaping, biodiverse roofs and planting and screening to boundary with No.265 Victoria Road.

First comments:

- 6.20 Clarity sought on how the new bin store will be accessed, confirm the delivery/servicing activity and suitability of the arrangements. Clarity sought on proposals to the boundary with the neighbour.
- 6.21 **Ecology Officer –No Objection**
- 6.22 Content with survey and established BNG baseline. The retrofit green roofs provide significant BNG uplift for the site. Recommends conditions in regard to green roofs and bird boxes.
- 6.23 **Tree Officer –No Objection**
- 6.24 The application is supported by an Arboricultural Impact Assessment which is approved. Additional information is required to secure tree protection and construction techniques which will be required by condition.
- 6.25 **Cadent Gas -No Objection**
- 6.26 Informative note required.
- 6.27 **Environmental Health –No Objection**
- 6.28 Recommends conditions and informatives.
- 6.29 **Designing Out Crime Officer –No Objection**
- 6.30 Lighting should be by column lighting, the whole site covered by CCTV, a monitored alarm system installed, access control details considered, access to floor plates, commercial doors meeting standards, internal doors have access-control locking systems, windows certificated to standards, curtain wall systems secured, gates to the cycle hub, cycle parking be lit, bin stores be fitted with self-closers and a management plan for landscaping.
- 6.31 **Urban Design – No Objection**

Second comments:

- 6.32 The proposal addresses concerns previous raised in regard to servicing and refuse, potential pedestrian and cyclist conflicts. Requests a condition to require maintenance stands integrated into the off-gauge compound and basement.

First comments:

- 6.33 Additional information and amendments to the cycle parking and servicing are required. Request to provide additional off-gauge cycle parking at

grade, explanation as to how cyclists and pedestrians will be managed on the ramp and information in terms of the servicing and refuse strategy.

6.34 S106 Officer –No Objection

6.35 Does not propose in this instance to seek specific infrastructure financial contributions under the Planning Obligation Strategy SPD 2010.

6.36 Cam Cycle – Objection

6.37 Concerns regarding the access arrangements for the cycle hub and the width of the shared cycle and pedestrian route.

6.38 Disability Panel Meeting of 2nd August 2023

6.39 A hybrid accessible shower room and changing places toilet should be instigated.

6.40 A copy of the review letter is attached in full at appendix 2.

6.41 Design Review Panel Meeting of 25th May 2023

6.42 Supports the proposals and the strategy to retain a good part of the structural frame. Comments limited to detail. Massing is reasonable and there could a better corner relationship with Chestnut House opposite the site. Welcomes how the proposals reduce scale and mass towards the neighbours to the north.

6.43 A copy of the review letter is attached in full at appendix 1.

7.0 Third Party Representations

7.1 4 representations have been received objecting to the proposal.

7.2 Those in objection have raised the following issues:

Neighbour Amenity:

- Loss of sunlight reaching the terrace of houses in Victoria Road.
- Loss of privacy to neighbouring gardens and buildings.

Design:

- Harmful to Castle Area and Victoria Road Conservation Area.
- Building will be too high.
- Height difference between this and nearby buildings will seem incongruous.
- Difference in height between Always House would be an eyesore.
- Difference in height between the neighbour at Victoria Road.

- External fabric not in keeping with the surrounding buildings.
- Concerns the building will stand empty due to people working from home.
- Horizontal windows, an imposing angular form, harsh materiality and lack of consideration to the proportion and detailing creates a façade which appears offensive to the street scene and not akin to the character of the Conservation Area.
- The building would be imposing and create a disharmonious presence to the streetscape.
- Proposal is less considerate to its visual impact than buildings already labelled as detracting from the area.
- The corner of the building should be stepped back from the property boundary.
- Pedestrians and cyclists need a line of sight round the corner which would be blocked by the building edge.

Landscaping:

- Drought-tolerant plants are recommended to the front of the building.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Principle of Development

8.2 Paragraph 85 of the National Planning Policy Framework states that decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity.

8.3 Policy 2 of the Local Plan states that the strategy will be to support Cambridge's economy, offering a wide range of employment opportunities, with a particular emphasis on growth of the Cambridge Cluster of knowledge-based industries and institutions. Employment development will be focused on the urban area, Areas of Major Change, Opportunity Areas and the city centre.

8.4 Policy 40 of the Local Plan states that development of new offices, research and development and research facilities are encouraged to come forward within the city centre.

8.5 The emerging Local Plan proposes Castle Park as an 'Opportunity Area' recognising the scope for development expansion in this location as a contributor to the overall mix of uses as well as providing enhancements to the public realm of Cambridge.

8.6 The proposal seeks significant refurbishment and extension of the existing office facility at Babbage House, and would result in a net increase of

floorspace of approximately 1,650 m² of gross external area, totalling 3,236m² of floorspace for office use.

8.7 The principle of the development is acceptable given the site's existing use and its highly accessible and sustainable location. The proposal would be in accordance with Policies 2 and 40 of the Local Plan and the NPPF.

8.8 **Design, Layout, Scale and Landscaping**

8.9 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

8.10 Babbage House is a three storey, L-shaped building, which was built in the early 1980's and is sited on Castle Park which has nine buildings of a similar appearance, apart from Always House which comprises a two storey 19th century building.

8.11 Babbage House is situated on a prominent corner sitting on a major junction at the confluence of Castle Street, Huntingdon Road and Victoria Road. It is visible from the approaches of all these roads. The building steps slightly back from back of pavement.

8.12 The existing building detracts from the Conservation Area. It has an overly horizontal and uniform appearance. The proposed design would allow for an active ground floor, with larger windows and a more vertical emphasis, with an articulated higher element at the corner. The subtle angle on the corner allows for a different treatment to Victoria Road and Castle Street.

8.13 A lighter and more delicate form of the top of the building with a lighter colour saw tooth brick work allows a vertical expression and contrasts with the lower level brickwork to be read as the top.

8.14 There are a mix of building heights in the area ranging from two storey dwellings to three, four and five storey commercial buildings. The proposed height which ranges from 4 storeys to 2 storey's is considered appropriate given the site's positioning at the junction with three roads and its visual prominence.

8.15 The Urban Design Officer comments that the proposed form and detailed elevational design mediates the scale and massing of the proposal in relation to the adjacent buildings at Always House to the east and the Victoria Road terraces. The elevational details including the proportion of fenestration with the light shelf details, subtle brickwork details and the set back on the top floor visually break up the overall mass by creating a horizontal rhythm that reflects and enhances the characteristic of each street whilst providing vertical emphasis to mark the junction between Huntingdon Road and Victoria Road.

- 8.16 The Urban Design Officer in their comments had raised concerns regarding servicing and the refuse strategy for the site, the amount of off-gauge cycle parking spaces and potential pedestrian and cyclist conflicts within the cycle hub. Following submission of amended details, the Urban Design Officer has raised no objections to the proposal.
- 8.17 Policy 60 of the Local Plan states that any structure that breaks the existing skyline and/or is significantly taller than the surrounding built form will be considered against the criteria of location, setting and context, impact on the historic environment, scale, massing and architectural quality, amenity and microclimate and public realm. The assessment which considers various existing and proposed views demonstrates that the proposal would not be significantly taller to result in harm to the location, historic environment and area.
- 8.18 Landscaping
- 8.19 As part of the proposal, the scheme seeks to enhance the soft and hard landscaping of the site. The existing trees, including the TPO listed London plane tree are to be retained.
- 8.20 The Landscape Officer in their original comments stated that the proposed protrusion of the building at the front of the site adjacent to Victoria Road and Castle Street, compared to the existing set back of the building would result in reducing the sightlines of a small pinch point. In addition, the Officer commented that a planting bed to the front of the building adjacent to the pavement should remain and queried the bin store and refuse strategy. Following the agents response to the Landscape Officer comments addressing the queries, the Landscape Officer raises no objections to the proposals subject to conditions.
- 8.21 Extending the building at the corner, marks the key junction at the arrival into Cambridge and is considered appropriate. A planting bed is proposed to the front of the building. Details of this shall be required as part of a soft and hard landscaping condition. The proposed development would be sited within the applicant's ownership boundary. It is acknowledged that a neighbour has raised concern regarding sight lines of the pavement however this has not been raised as a concern by County Highways.
- 8.22 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.
- 8.23 **Trees**

- 8.24 Policy 59 and 71 of the Local Plan seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Paragraph 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.25 The application is accompanied by an Arboricultural Impact Assessment (Ligna, October 2023).
- 8.26 The proposal will entail pruning works to the London Plane tree to the east, rear of the existing building to facilitate the proposal and pruning to the crown of the cherry tree to the north east, side to facilitate the erection of scaffolding.
- 8.27 The Tree Officer has commented that they raise no objection to the proposals subject to conditions in regard to a phased tree protection methodology, an onsite meeting to discuss the approved arboricultural method statement and tree protection implemented throughout the development.
- 8.28 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.
- 8.29 **Heritage Assets**
- 8.30 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.31 Paragraph 205 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 8.32 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 8.33 The application site falls with the Castle and Victoria Conservation Area and lies within the setting of the Allways House which is identified as a Building of Local Interest (BLI), and the residential dwellings forming

- Nos.265-255 Victoria Road which are identified as buildings important to the character of the Conservation Area (Conservation Area Appraisal, 2012).
- 8.34 The Castle and Victoria Road Conservation Area Appraisal, 2012 identifies Babbage House as detracting from the character and appearance of the Conservation Area and is visible from several views which detract.
- 8.35 The Conservation Officer has commented that some aspects of the proposed building are an improvement to the existing, such as the stronger vertical elements to the window composition to enhance their domestic appearance and the relationship with Always House.
- 8.36 The Conservation Officer has raised concerns regarding the proposed overall height of the building, lack of a half bay on Victoria Road and the use of grey and white brick work and considers that the proposal will not preserve or enhance the character or appearance of the Conservation Area.
- 8.37 Officers acknowledge the Conservation Officer's concerns regarding the height of the proposal, however, officers have concluded that the addition of the fourth floor is appropriate and would result in limited harm to the character of the Conservation Area and adjacent heritage assets. The half bay on Victoria Road is considered to mediate the scale and massing of the proposal on the adjacent Victoria Road terraces. Urban Design Officers have raised no concern regarding these elements. The Design Review Panel commented that the proposed massing was reasonable and they support the proposals.
- 8.38 Officers acknowledge the Conservation Officers request for a half bay fronting onto Victoria Road to assist in the transition of scale with the adjacent Victoria Road dwellings, however the proposal forms a positive and active street frontage and on balance is considered visually acceptable.
- 8.39 The proposed use of grey and white brickwork is considered to respond to the diversity of materials, tones and textures of buildings in the immediate area. The Urban Design Officer supports the design approach and comments that the elevational details and brickwork details visually break up the overall mass and provides a vertical emphasis to mark the junction between Huntingdon Road and Victoria Road. The materials will be conditioned to be agreed.
- 8.40 In line with Paragraph 205 of the NPPF, any harm to the designated heritage asset, which in this case is the Castle and Victoria Conservation Area, Always House which is identified as a Building of Local Interest (BLI), and the residential dwellings forming Nos.265-255 Victoria Road

which are identified as buildings important to the character of the Conservation Area, should require clear and convincing justification.

- 8.41 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimum viable use.
- 8.42 The submitted Planning Statement provides details as to the justification for the proposal as it would provide for extensive refurbishment and extension to revitalize the building and provide a high-quality officer environment both internally and externally. Commercial accommodation is in high demand in Cambridge and this will provide a significant upgrade for prospective tenants.
- 8.43 The main public benefits of the scheme are the extensive refurbishment and extension of an existing office building, which would provide much needed officer commercial accommodation, for single or multiple occupants. The proposal is appropriately designed and would result in a high-quality designed office development that would add to the overall quality of the area, is visually attractive and in keeping with the character and appearance of the Conservation area.
- 8.44 The proposal will result in a more energy efficient and sustainable building which would seek a BREEAM 'Excellent' rating, achieve an electric approach with PV panels and air source heat pumps. The provision of a back to frame retrofit with the waffle slab retained and left exposed, will result in an embodied carbon saving.
- 8.45 It is considered that the proposal, by virtue of its scale, massing and design, would result in limited harm to the character and appearance of the Conservation Area. It is considered that the public benefits identified above outweigh the less than substantial harm which has been identified.
- 8.46 **Archaeology**
- 8.47 The site lies in an area of very high archaeological potential. The development lies to the north of the scheduled remains of Cambridge Castle and the development lies within the core of the Roman settlement of Cambridge.
- 8.48 The application has been subject to formal consultation with the Cambridgeshire County Council Archaeology Officer who comments that due to the high archaeological potential of the site, a further programme of investigation and recording is required and a condition shall be added to require a written scheme of investigation.

- 8.49 The proposal would accord with Policy 62 of the Cambridge Local Plan 2018.
- 8.50 **Carbon Reduction and Sustainable Design**
- 8.51 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 8.52 Policy 28 of the Local Plan states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 8.53 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 8.54 The application is supported by an Energy Strategy (Hoare Lea, September 2023), Sustainability Strategy (Hoare Lea, September 2023), Sustainability Checklist (Hoare Lea, September 2023), BREEAM New Construction V6 Pre-Assessment Report, (Hoare Lea September 2023) and Water Saving Strategy (Hoare Lea, May 2023).
- 8.55 The proposal will aim to achieve BREEAM Excellent with an all-electric approach, utilising PV panels and air source heat pumps. The inclusion of passive design measures includes solar shading in the form of a light shelf on the windows alongside the depth of reveals and exploring the role of night time purging clerestory windows to aid with passive cooling.
- 8.56 The proposal will provide green roofs combined with photovoltaic panels and will include back to frame retrofit with the waffle slab retained and left exposed, which will result in an embodied carbon saving.
- 8.57 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to BREEAM design stage certification, BREEAM post construction certification and water efficiency.
- 8.58 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.60 Water Resources

- 8.62 Paragraph 20 of the NPPF sets out that that strategic policies should, amongst other things, set out a strategy for and make sufficient provision of infrastructure for water supply, for the conservation and enhancement of the natural environment, and climate change mitigation and adaptation.
- 8.63 Paragraph 159 of the NPPF sets out that plans should take a proactive approach to climate change mitigation and adaptation, accounting for long-term implications to, amongst other things, water supply and biodiversity.
- 8.64 Paragraph 180 of the NPPF sets out that policies and decisions should contribute to and enhance the natural and local environment and that “development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.”
- 8.65 The Planning Practice Guidance (PPG) also contains a section on water supply, wastewater, and water quality. This highlights that the Water Environment Regulations 2017 set out requirements to, amongst other things, protect, enhance and restore water bodies to ‘good’ status (NPPG, 34-001-20161116).
- 8.66 The PPG goes on to describe how water supply should be considered through the planning application process, setting out that water supply should normally be addressed through strategic policies, but that there are exceptions that may require water supply to be considered through the planning application process, including whether a plan requires enhanced water efficiency in new developments (NPPG, 34-016- 20140306). Cambridge LP 2018 policies 28 and 31 provide for the water efficiency related exception allowing for water supply to be considered.
- 8.69 In considering this site, members must bear in mind that the proposal involves the re-use and extension of an existing building which brings with it various physical constraints and limitations to the application of policy 28. In terms of water efficiency, the submitted BREEAM Wat01 Water Efficiency Calculator shows that the site will achieve a 51% improvement, which is equivalent to 4 Wat01 credits.
- 8.70 When comparing the new proposal against the existing building and water use, the total volume saved is over 700 litres/day or a 2,200 litre per day saving when adjusted for BCO guide occupancy levels.
- 8.71 Specifically in relation to grey water and rainwater harvesting options, the applicants have explored these as opportunities within their Water Saving Strategy and associated plans and they set out the following:

‘To reduce the water demand of the building, rainwater and grey water recycling were explored. However, the space available for the required

plant equipment for these systems is insufficient on the current layout. This is due to retained existing structure/foundations, shallow below ground drainage, and root protection zones. Tanks would be required to be outside the footprint due to the existing foundations, and this space is occupied by root protection zones. Any areas that have the least impact on root protection zones would not be able to fully maximise the rainfall on the roof'

'Greywater recycling plant would be a large ground floor space take, and due to the reuse of the existing structure would not be able to be accommodated in the ground floor plant allocations that we have'

'We have also explored the use of some plant on the roof. The existing structure has been assessed to have limited plant carrying capacity, which is mostly used by the incorporation of green roof as per planning policy. The remaining load bearing capacity is utilised for photovoltaic panels to support the building regulations, and sustainability targets'

8.71 The Council's Sustainability Officer commented that proposal is supported and delivers a significant reduction in water use compared to the existing building. However, it is acknowledged that the proposal does not quite achieve all 5 Wat01 credits required by Policy 28 of the Local Plan which requires a 55% reduction in water use.

8.72 The Sustainability Officer commented that the proposal demonstrates a good level of water demand reduction given the space constraints and achieving all 5 Wat01 credits would be difficult for this site. The applicants have suitably addressed the issue of water efficiency, demonstrating that some aspects of water reuse not being technically viable. The proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.73 Biodiversity

8.74 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

8.75 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a Biodiversity Gain Assessment (Applied Ecology Ltd, July 2023) which sets out that the proposal would result in a net gain of 29.88% through the provision of green roofs.

8.76 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to require the specification and species mix of the green roofs and the number, specification and location of proposed nest boxes.

8.77 In consultation with the Council's Ecology Officer, subject to appropriate conditions, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

8.78 Water Management and Flood Risk

8.79 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

8.80 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

8.81 The applicants have submitted a Drainage Strategy (Ramboll, June 2023) and Drainage Strategy Report (Ramboll, September 2023).

8.82 The Local Lead Flood Authority have commented that they have no objection in principle to the proposed development, subject to conditions in regard to submission of a detailed design of the surface water drainage and details of surface runoff.

8.83 The surface water is to be managed through the use of a redirected surface water drainage system within the site. The applicant has demonstrated that the redirected surface water drainage system has greater or equivalent capacity to the existing system and the proposed development having the same impermeable footprint as the previous building.

8.84 Anglian Water have commented that the proposed method of surface water disposal is acceptable.

8.85 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

8.86 Highway Safety and Transport Impacts

8.87 Policy 80 of the Local Plan supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

- 8.88 Paragraph 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.89 The application is supported by a Transport Assessment (Ramboll, September 2023) and Draft Travel Plan (Ramboll, September 2023).
- 8.90 The highway access to the site is to remain as existing and would be accessed from Castle Street.
- 8.91 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal subject to conditions in regard to falls and levels and no water draining onto the highway, a traffic management plan and limit on construction vehicles weight during certain hours.
- 8.92 The application has been subject to formal consultation with Cambridgeshire County Council's Transport Assessment Team who raise no objection subject to a condition requiring a travel plan.
- 8.93 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.
- 8.94 Cycle and Car Parking Provision**
- 8.95 Cycle Parking
- 8.96 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for 2 spaces for every 5 members of staff or 1 space per 30 m² of gross floor area (whichever is greater) is required with some visitor parking on merit.
- 8.97 Based on the above, the estimated full time staff capacity of 254 people would require 102 staff cycle parking spaces or for a floor area of 3,183m², 106 staff cycle parking spaces.
- 8.98 Three areas of cycle parking are proposed to be sited in the vicinity of Babbage House. These would comprise of 6 No. cycle parking spaces adjacent to the new entrance of the building on Castle Street, 8 No. cycle parking spaces are proposed to the rear entrance of the building and the existing 16. No spaces will be reinstated in a new landscaped area. 6 No. adapted cycle parking spaces are proposed to the rear of Abacus House in a secure and covered cycle storage space.

- 8.99 100 No. cycle parking spaces are proposed to be sited within a new cycle hub in the existing basement car park in Castle Court. A part of a future masterplan for Castle Park (which does not form part of this planning application), the centralised cycle hub is to provide safe and secure cycle parking and facilities for all buildings of Castle Park. Conversion of the existing basement level car park will allow for cycle parking for Babbage House staff.
- 8.100 Cyclists would enter and leave the cycle hub via the existing ramp access. As part of the wider masterplan for Castle Park, the cycle hub is to be upgraded with lighting and ventilation replaced, repainting of flooring and new signs and graphs with priority to cyclists and pedestrians. The cycle parking is secure with fob controlled entry and CCTV.
- 8.101 100 No. lockers will be provided within the cycle hub with dedicated changing facilities and 10 no. lockers on the ground floor of Babbage House. 3 showers, 1 being accessible are proposed to be provided in Babbage House for use by all staff.
- 8.102 Cam Cycle in their comments have raised concern regarding access to the cycle hub and it being sited approximately 200 metres away from the entrance to Babbage House. In addition, they raise concern regarding the 1.5 metre wide shared cycle and pedestrian route and this being unsuitable for pedestrians and cyclists.
- 8.103 The walking distance between the entrance of Babbage House and the nearest entry stairwell to access the basement of Castle Court is approximately 100 metres. This is the same distance to the general private staff car parking located in the basement of Castle Court.
- 8.104 In addition, the applicant has stated that the walking distance is within the maximum walking distance of 500 metres to centralised cycle parking specified in BREEAM New Construction 2018 (Tra 02) requirements. It is considered acceptable based on precedents of other centralised cycle hubs, the proposal includes provision of at-grade cycle parking adjacent to Babbage House and with existing at grade cycle parking within Castle Park being retained. Given the above, it is considered that the proposed cycle parking is acceptable.
- 8.105 Concern is raised regarding the cycle and pedestrian ramp. The existing ramp to access the basement level car park is 6.1 metres wide. The proposal will split this into a 4.6 metre wide two way shared space for cyclists and drivers and a 1.5 metre wide pedestrian walkway. To access the cycle hub, users will cycle down the ramp within the 4.6 metre wide shared space. Users will exit the facility using the stairwells. The 1.5 metre wide walkway will provide the option for people to walk their cycle or cycle slowly up the ramp. The width is appropriate for people to walk

with their cycle as per the Sustrans traffic-free routes and greenways design guide (November 2019).

8.106 The Urban Design Officer in their comments require additional off-gauge cycle parking spaces to be provided. 6 off-gauge cycle parking space are proposed to the rear of Babbage House. This is considered sufficient.

8.107 Car parking

8.108 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Inside the controlled parking zone, 1 space per 100m² gross floor area plus disabled car parking is required. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls.

8.109 The proposal will seek to remove the existing 7 car parking spaces which are sited adjacent to Babbage House and provide 1 car parking space which will be an accessible space with an EV charging point.

8.110 Given the site's highly sustainable location and being sited on one of the main public transport routes into the city centre, the sites promotion as a car free development is considered acceptable.

8.111 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging points of at least 1 per 1,000m² of floor space for fast charging points or 1 per 2 parking spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future.

8.112 The proposal will provide one EV charging point adjacent the site which would comply with the requirements of the SPD.

8.113 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

8.114 Amenity

8.115 Policies 35, 50, 52, 53 and 58 of the Local Plan seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

8.116 Neighbouring Properties

8.117 A number of objections have been received from representations in which concerns have been raised in regard to loss of sunlight to the dwellings

along Victoria Road and loss of privacy to neighbouring gardens and buildings from the proposal.

8.118 Impact on No. 265 Victoria Road

8.119 To the north east of the site lies the neighbouring property at No.265 Victoria Road.

Overlooking

8.120 The rear gardens of Victoria Road are overlooked currently by existing windows on the end elevation at second floor level of Babbage House, which face directly towards the neighbouring dwelling at No.265 Victoria Road. The proposed north east elevation would have windows within the side, north east elevation however these would be in the angled part of the extension, sited away from the neighbouring property and would have screening features which sit at an angle to the window to prevent any overlooking. As a result, the proposal would eliminate the current overlooking and provide an enhancement to the amenity.

Daylight and Sunlight

8.121 A Daylight, Sunlight and Overshadowing Report (gia, October 2023) has been submitted as part of the application. The Report concludes that there would be no significant harm to this neighbour. Given the position of No.265 Victoria Road in regard to the existing building and the orientation of both buildings, the proposal would not result in a change beyond the BRE guidelines.

8.122 Overshadowing of the garden area of No.265 Victoria Road was also assessed, and this met the required guidelines.

Overbearing Impact

8.123 The proposed design of the north eastern elevation of the extension which would be adjacent to the neighbouring property at No. 265 Victoria Road would be stepped back at the proposed first and third floor levels. The elevation would be set at an angle away from the boundary. The proposed elevational design will change at each level with light coloured materials used to brighten and give a lighter feel. Each of the setbacks would be planted so that the greenery will grow over and above the parapets. This would be visible from ground level as an integral part of the elevation.

8.124 A timber trellis is proposed to soften the boundary and provide a greater sense of privacy for the nearby residential property at No. 265 Victoria Road. A condition shall be added to require the details of the proposed trellis.

8.125 The proposed new plant enclosure on the roof would be stepped back to

prevent any harm to neighbour amenity.

8.126 The proposal is considered acceptable in terms of impact to the neighbour at No. 265 Victoria Road.

8.127 Impact to Nos.263-255 Victoria Road

Daylight and Sunlight

8.128 As detailed in the Daylight Sunlight Study, the neighbour at No.263 Victoria Road will experience a small transgression against the guidelines to one window which lies within a rear projection of this neighbouring dwelling which faces towards the site. As this window serves a toilet, which is classed as a non-habitable room, and is not considered to result in harm to their amenity.

8.129 The Shelly Gardens terrace on Castle Street and Mount Pleasant junction were considered as part of the Daylight Sunlight Study and five windows were considered to breach the guidelines. However, this is as a result of these properties having a terrace with deck access in front with a significant eaves overhang, low light. The proposal would not have any impact to these neighbours.

8.130 Given the distance of the proposals from the neighbouring properties at Nos.263-255 Victoria Road, the proposal is not considered to result in significant harm to the amenity of these neighbours in terms of overlooking and overbearing impact.

8.131 Given the significant distance of the proposal from the neighbouring properties at Nos.1-81 Chestnut House to the west, Mount Pleasant Halls to the south and Shelly Garden to the south east, the proposal is not considered to result in significant harm to the amenity of these neighbouring properties through loss of light, loss of privacy or be visually overbearing.

Noise – Roof terrace

8.132 A small roof terrace is proposed on the south side of the building, adjacent to Castle Street. Given the distance of this terrace from neighbouring properties and a recommended condition requiring the terrace to be used by employees only during the hours of 07:00 to 19:00, the proposal would not result in any harm in terms of noise and disturbance.

Noise – External Plant

8.133 The applicants have submitted an Acoustics Noise Control Strategy (Hoare Lea, 2023) in which façade insulation and a 3 metre acoustic plant screen are proposed to mitigate noise from the plant. The Environmental Health Officer has commented that they raise no objections to the proposal in regard to noise subject to a condition

requiring the plant, equipment and mitigation being fully implemented as per the Noise Control Strategy and maintained thereafter.

8.134 Construction and Environmental Impacts

8.135 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

8.136 The Council's Environmental Health team have assessed the application and raised no objections subject to conditions in regard to construction and demolition hours, collections and delivery times, noise and vibration and piling, dust, unexpected contamination, hours of use of the roof terrace, acoustic assessment compliance, lighting and electric vehicle charge points.

8.137 The proposal adequately respects the amenity of its neighbours and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.

8.138 Bins

8.139 Policy 57 requires refuse and recycling to be successfully integrated into proposals.

8.140 The proposed bin store is to be sited to the northern boundary of the site and the proposal would be serviced in line with the existing Castle Park servicing procedures.

8.141 The Urban Design Officer in their comments raised concern regarding conflict between users of the disabled parking space and access to the bin store. It is considered that there is sufficient space for bins to be pulled through adjacent to the parking space.

8.142 The proposal is acceptable and is compliant with the RECAP guidance and is in accordance with Local Plan policy 57.

8.143 Planning Balance

8.144 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

8.145 The principle of the refurbishment and retrofit of the existing building with a fourth storey, rooftop plant and rear extension, new cycle parking and landscaping is acceptable and complies with Local Plan policies.

8.146 Summary of harm

8.147 The proposed development would result in a larger and higher building in the Conservation Area and adjacent to heritage assets. The proposal is considered to result in limited harm to the Conservation Area and heritage assets.

8.148 Summary of benefits

8.149 The proposed development would result in the refurbishment and extension of Babbage House, which would provide high quality offices and provision of class E employment space in a highly accessible location.

8.150 The proposed retention and refurbishment of the existing building would allow a significant embodied carbon saving, the proposal would achieve a BREEAM 'Excellent' rating in sustainability performance and reduce water consumption by 51% per person over the existing building.

8.151 The proposal would secure 36 No. cycle parking spaces adjacent to Babbage House and 100 No. cycle parking spaces within a new cycle hub in the existing basement car park in Castle Court and one EV charging point adjacent to Babbage House. The proposal would result in the substantial refurbishment and extension of an existing building and brownfield site which is within a confined site, and the proposed level of cycle parking would result in a significant improvement to the site. The proposal would not result in any highway safety concerns and would be acceptable to neighbour amenity.

8.152 The proposal would retain the existing mature and substantial trees on site and enhance the hard and soft landscaping, while providing Biodiversity Net Gain on site.

8.153 When considering the application within the planning balance, the harm caused by the increase in height is outweighed by the public benefits which in this instance is the refurbishment and extension of a high-quality designed building, in a highly sustainable location, with new landscaping and cycle provision and a low carbon development.

8.154 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

9.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

10.0 Planning Conditions

Time Limit

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).

Approved Plans

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.

Materials

3. No development shall take place above ground level, other than demolition, until details of the materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the impact of the materials on the Urban Heat Island Effect has been considered. 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 ensure that the appearance of the external surfaces is appropriate and to ensure that the impact on the Urban Heat Island Effect is mitigated. (Cambridge Local Plan 2018 policies 28, 55, 56 and 58)

Sample Panel Brickwork

4. No brickwork above ground level shall be laid until a sample panel; has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area.in accordance with (Cambridge Local Plan 2018 policies 55 and 57).

Hard and Soft Landscaping

5. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to be being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) 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; If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

All hard and soft landscape works shall be carried out and maintained 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 with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

Archaeology- Written Scheme of Work

6. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
 - a) The statement of significance and research objectives;
 - b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c) The timetable for the field investigation as part of the development programme;
 - d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).

Surface Water Drainage

7. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Drainage Strategy Report for Planning, Ramboll, Ref: 1620014910, Rev: 0.1, Dated: 20th September 2023 and shall also include:

- a) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- b) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);

- c) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- d) Full details of the maintenance/adoption of the surface water drainage system;
- e) Permissions to connect to a receiving watercourse or sewer;
- f) Measures taken to prevent pollution of the receiving groundwater and/or surface water

Reason To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts. (Cambridge Local Plan 2018 policies 31 and 32).

Surface Water Run Off

8. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts. (Cambridge Local Plan 2018 policies 31 and 32).

Pedestrian Access- Falls and Levels

9. The proposed pedestrian access onto Castle Street and the adjacent cycle parking 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. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: For the safe and effective operation of the highway(Cambridge Local Plan 2018 policy 81).

Traffic Management Plan

10. 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 principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

Vehicle Weight Hours

11. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs - 15.30hrs, seven days a week. Reason: in the interests of highway safety

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

Cycle Parking –External to the building

12. The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles external to the building for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include location and type of maintenance stand, the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

Cycle Parking- Basement Provision

13. The basement cycle parking hub and secure fob access as shown on drawing 2110_07_150 Rev P1; shall be fully installed and operational before final occupation of the commercial unit and shall be retained thereafter.

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

Travel Plan

14. No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

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

Biodiverse Roofs

15. Details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details of the green biodiverse roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:

a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,

b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum (green roofs only),

c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,

d) Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required

incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,

e) A management/maintenance plan approved in writing by the Local Planning Authority,

All works shall be carried out and maintained thereafter in accordance with the approved details

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018; Policy 31).

Green Roofs

16. Notwithstanding the approved plans, the flat roof of the extension hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.
- b) With suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the extension and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: greenrooforganisation.org

Nest Boxes

17. No development above ground level shall commence until a scheme for the provision of nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

Design State BREEAM Assessment

18. Within 6 months of commencement of development, a Design Stage BREEAM assessment will have been submitted to the BRE. Evidence that the assessment has been submitted to the BRE will be submitted to, and approved in writing by, the Local Planning Authority. This assessment will meet the minimum BREEAM credit level and requirements to achieve a BREEAM 'excellent' rating, with at least 4 credits for Wat 01 (water consumption). If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Post Construction Stage BREEAM Assessment

19. Within 6 months following first occupation or in accordance with an alternative timetable otherwise agreed in writing by the LPA, a Post-Construction Stage BREEAM assessment shall be submitted to and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of Sustainability for building design, the equivalent level of measure shall be applicable to the proposed development

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Water Efficiency Specification

20. The development hereby approved shall not be used or occupied until the water efficiency specification to achieve 4 Wat01 credits as set out in the Water Saving Strategy, Hoare Lea, 23 May 2023 has been implemented in full. Any changes to the proposed specification shall be submitted to and approved in writing by the local planning authority and will only be approved if the amended specification continues to achieve at least 4 Wat01 credits. The development shall be carried out in accordance with the agreed details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD).

Compliance measures implemented

21. The development hereby approved shall be carried out in line with the sustainability targets and commitments set out in the Sustainability Strategy (Hoare Lea, Revision 04 21 September 2023 and Energy Strategy (Hoare Lea, Revision 02 21 September 2023. The measures proposed to achieve these targets shall be fully installed prior to the occupation of the proposed development. Any amendments to the agreed Sustainability Statement shall be submitted to and agreed in writing by the local planning authority prior to their implementation.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Working Hours

22. No construction or demolition work shall be carried out and no plant or power operated machinery 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, unless otherwise previously agreed in writing with the Local Planning Authority.

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

Collection or Delivery Hours

23. There should 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 unless otherwise previously agreed in writing with the Local Planning Authority.

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

Piling

24. No development (including demolition, enabling works or piling shall commence until a demolition/construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

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

Dust

25. No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, 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).

Unexpected Contamination

26. 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.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

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

Roof Terrace Hours

27. The 3rd floor roof terrace shall be used solely by employees of the application site during standard office activities and shall not be used outside of 07:00hrs – 19:00hrs Monday to Sundays.

Reason: To protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018, policies 55, 57 and 58).

Boundary Details

28. The development hereby approved shall not be occupied until details of the planting and screening of a timber trellis on the north eastern boundary have been submitted to and approved in writing by the Local Planning Authority. The trellis shall be implemented in accordance with the approved plans prior to first occupation of the building.

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

Noise Compliance

29. The plant, associated equipment and mitigation requirements as stated within the Hoare Lea “Acoustics – Noise Control Strategy” report dated 21 September 2023 (revision 1 – Ref: *REP-1014613-5A-AD-20230907-Noise control strategy-Rev01.docx*) shall be fully implemented, maintained and not altered.

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

Lighting Scheme

30. Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations or Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01/20 (or as superseded). The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34)

EV Vehicle Charging Point Details

31. Prior to occupation of the site, information to demonstrate that a single slow electric vehicle charge point with a minimum power rating of 7kW will be installed on site in accordance with BS EN 61851 or as superseded shall be submitted to and approved in writing by the Local Planning Authority. The active electric vehicle charge point as approved shall be fully installed prior to the first occupation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

Informatives

1. To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours /

fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:

- 6: Requirements for Specific Lighting Schemes
- 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
- 8: Further technical guidance related to noise pollution

Please contact the following officers for further guidance in connection with their relevant field:

- Contaminated Land - contact: David Abiorwerth, Scientific Officer - 01223 457732
 - Air Quality - contact: Elizabeth Bruce, Scientific Officer - 01223 457886
2. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
 3. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.
 4. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times

throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

5. Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for **CHET service charges**

6. In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any 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.
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Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs

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The Greater Cambridge Design Review Panel



Pre-application ref: PPA/22/0028, 22/50531/PREAPP

Babbage House, Castle Park, Cambridge

Thursday 25 May 2023, Hybrid meeting

**Meeting venue: Meeting Room 1, Mandela House, Cambridge, 4 Regent Street,
Cambridge, CB2 1BY**

Confidential

The [Cambridgeshire Quality Charter for Growth](#) sets out the core principles for the level of quality to be expected in new development across Cambridgeshire. The [Greater Cambridge Design Review Panel](#) provides independent, expert advice to developers and local planning authorities against the four core principles of the Charter: connectivity, character, climate, and community.

Attendees

Panel Members:

Russell Brown (Chair) – Founding Partner of Hawkins\Brown Architects
Ian Bramwell (Character, Architecture) – Director, Mole Architects
David Knight (Character, Connectivity) - Director at Cake Engineering
Parthena (Nopi) Exizidou (Character, Climate) - Net Zero Transition Lead for the British Antarctic Survey
Vanessa Ross (Character, Landscape) – Chartered Landscape Architect, Director, arc Landscape Design and Planning Ltd
June Barnes (Character, Community) – Housing specialist
Nicki Whetstone (Character, Conservation) – Associate at Donald Insall Associates

Applicant & Design Team:

Jenny Page, Director Planning, Turley
Max Kettenacker - Director, Allies & Morrison.
Paul Eaton – Partner, Allies & Morrison
Vernon Phillips - Development Director, Brydell
Yasmin Khan-Osbourne - Analyst, Brydell

LPA Officers:

Bonnie Kwok – Principal Urban Designer/Panel Manager
Katie Roberts – Panel Support Officer
Katie Christodoulides – Principal Planner
Leonie Walker – Urban Designer
Sarah Cheng - Senior Conservation Officer

Observer(s):

None

Declarations of Interest

None

Previous Panel Reviews

None

Scheme Description

Proposed refurbishment of the existing three storey office building, roof top extension to create a fourth storey and four storey rear extension.

Site context

The site lies within the Castle and Victoria Conservation Area. A number of trees are covered by Tree Preservation Orders. The eastern boundary of the site adjoins a Scheduled Ancient Monument (Castle Mound & Civil War Earthworks). The site lies within Flood Zone 1 (low risk) and is within the controlled parking zone and Air Quality Management Area. The neighbouring properties at Allways House and row of terraced properties along Victoria Road are designated as important to the character in the Conservation Area.

The site has been identified as an Opportunity Area in the Greater Cambridge Local Plan- First Proposals under Policy S/OA: Opportunity Areas in Cambridge site CH Shire Hall and Castle Park.

Planning history

None relevant to note.

Summary

The panel welcomes the site visit and detailed presentation by the consultant team, including sustainability targets. The panel broadly supported the proposals; and the strategy to retain a good part of the structural frame, so their comments were limited to matters of detail. The proposed massing is reasonable and could be increased, given that the existing mass is sufficiently tall to have 'disengaged' with the height of Allways House and the terrace houses to the north. The corner mass presently has no particular relationship with Chesnut House, across Victoria Road, and this 'corner relationship' should be considered within the proposals.

The panel welcomes how the current proposals that reduce in scale and mass towards the neighbours to the north, along Victoria Road and Allways House.

The panel supported the use of flat roofs, to offer the potential for renewal generation, green roofs, accessible roof terraces and plant area sufficient for air forced pumps. It did suggest that the north facing roof terraces might be less successful and could be a source of nuisance to the neighbours so that a larger roof terrace facing south, over Allways House, might be more successful.

All the panel felt that creating as much permeability as possible into a 'landlocked' part of the site was important, and that a new, highly glazed entrance partly addressed this issue.

The panel had a range of views as to whether a walkable gap between Allways House and the redeveloped Babbage House was necessary. The panel felt that it was important that the programmed improvements to lighting, signage, cycle storage, building canopies were part of a comprehensive planning application, alongside the transformation of Babbage House.

They also welcomed the preparation of a masterplan, and would like to have sight of this. They suggested that consideration of how Triton House might be redeveloped (even in the long run) is an important design consideration for the form of Babbage House. The panel would also urge the planning authority to encourage the City Council, as owners and operators of the car park, to take a more active part in developing a masterplan for the wider site.

On climate change, the panel would like to see standards and target figures set out the earliest stages. The external space between the pavement and the buildings needs to be designed alongside the ground floor elevations to create a memorable corner.

Finally, the future of the scheme. Could it be brought into the scheme, with a more public use, like a café? This would provide a more 'civic' face for the whole site on to the main road but also to the courtyard areas of the business park.

Detailed comments

Character: Landscape

The panel asked if there were proposals for external lighting to the redeveloped building and wider estate. The client reported that there were proposals to upgrade and rationalise the existing lighting across the site, including new external lighting to the building. They also are developing a programme, with A&M, for new signage/branding/wayfinding around the wider site and the upgrade of existing canopies etc.

The panel also asked if there were any proposals for harvesting rainwater. The client explained that it was difficult to find a space for storage tanks between the existing trees on the constrained ownership (outside Cambridge City Council's carpark) but they were looking to other forms of attenuating the rainfall, using green roofs etc and to obtain as many credits for water conservation as possible.

The panel suggested that Allways House could have more of an accessible (public) function and the open space to the rear (facing the carpark) could be improved. The current proposals result in a blank façade or louvered doors from the proposed servicing facing Allways House, could this arrangement be improved? Increasing the roof terrace and planting could assist? The architects need to be careful that the substation does not necessitate a run of louvre doors next to the proposed entrance.

The retention, protection and care of the significant trees is welcomed but needs to be managed carefully during the site works and should therefore be condition of the planning consent.

Currently the roof terraces are north facing and overlooking the neighbours' gardens, could these simply be green roofs and a wider roof terrace provided adjacent to Allways House where there is a better aspect.

The headline message on landscape is to carefully consider the valuable space between the pavement and the building line. It is a really prominent site for

pedestrians and car drivers so it should not be left as proposed which removes all planting, nor should it simply filled with low maintenance shrubs. The design/functions inside the ground floor, the cill height, the hard surfaces and/or planting should be carefully considered to be memorable with designed planting and an appropriate management regime in place.

The panel asked if the prominent tree would still be visible, looking up Mount Pleasant. This view of the tree should be improved. If there is a wider gap beside Always House this view will be further improved.

Character: Architecture

The panel agreed that the additional massing of the building could be taller; provided the massing still steps down and away from its neighbours (as currently proposed). The current treatment of the corner limits the pavement to the minimum, and an alternative treatment of a corner building (some options were presented) could 'mark' the corner while still creating meaningful space in front of the building.

The current CGIs show the building clad exclusively in brick; the panel suggested that colour or pattern or other materials (e.g. glazed brick) could be introduced to provide a more memorable building, as suggested on the precedents presented.

The panel also suggested that the two elements of the building could be different heights, or have different elevational treatments, to address the different contexts and aspects.

Connectivity

The client confirmed that the cycle hub is to be delivered at the same time as the redevelopment proposals for Babbage House. The requirement for cycle provision for the development will be provided in the hub, so the planning applications will be linked. There remains the concern that the cycle hub is in a basement and is a fair distance from Babbage House. Can cycle provision closer to the application site be increased.

From a connectivity point of view a publicly accessible link from the corner of Huntington Road and Victoria Road would be beneficial. Could it be provided down the side of Allways House? (The panel's views were divided on the provision of a wider gap here although they all agreed that the current proposals was not working well. The consultant team explained how the tree roots made it difficult to site the substation anywhere else, but could the gap either be removed or made large enough for pedestrian access.

From a wider masterplan perspective, the lack of permeability of the site is an issue. The panel urge the applicants to talk to the City Council to bring the future of the carpark, and its highway engineering, into the long term masterplanning of the site.

As with the other topics, the connectivity needs to be considered as part of a wider masterplan so that the future redevelopments and improvements (albeit long term) can be taken into account.

Community

The panel welcomed the presentation at this early stage and supported the clients efforts to engage with the local community (a public consultation event is planned for 1st June) and individually with the neighbours.

It will be important to carry out a noise study to check that the air source heat pumps are not a nuisance to the residential neighbours. The aim of the project should be to enhance the pedestrian experience as they walk around this (currently) blank façade. Opening up the windows, planting to the back of pavement, lighting, colour and interesting materials can all add to improve this experience.

The infilling the corner, and replacing the current unsightly building element, would increase and rationalise the floorplates but will squeeze the pavement to the minimum requirement. The architects might look at alternative forms of massing at the corner that might maintain some external space on the corner.

Climate

The panel welcomes the proposal to re-use the building and the thoughtful assessment of what can be reused, and what needs to be removed. It is good to see that the client has engaged a specialist sustainability adviser, and that the carbon cost has informed the decision making from the earliest stages.

The panel welcomes the targeting of BREEAM excellent as a standard but would like to see a broader range of other sustainability targets e.g. the re-use of materials from the demolition, a bio-diversity net gain, balancing the potential for natural ventilation on a busy road and controlling solar gain with large windows etc.

Conservation

The panel support the idea of re-using the building, but it is important to consider the proposal in its wider heritage (as well as future masterplan) context. For instance, is it possible to re-introduce some of the historic routes and views across the site. It is important to consider the relationship with the neighbouring properties e.g. the new substation could be a lower building to create a larger, visual break with Allways House. Consideration of the wider masterplan, and particularly the treatment of Triton House should also inform how the relationship with Allways House is addressed; it currently sits uncomfortably against both of its neighbours.

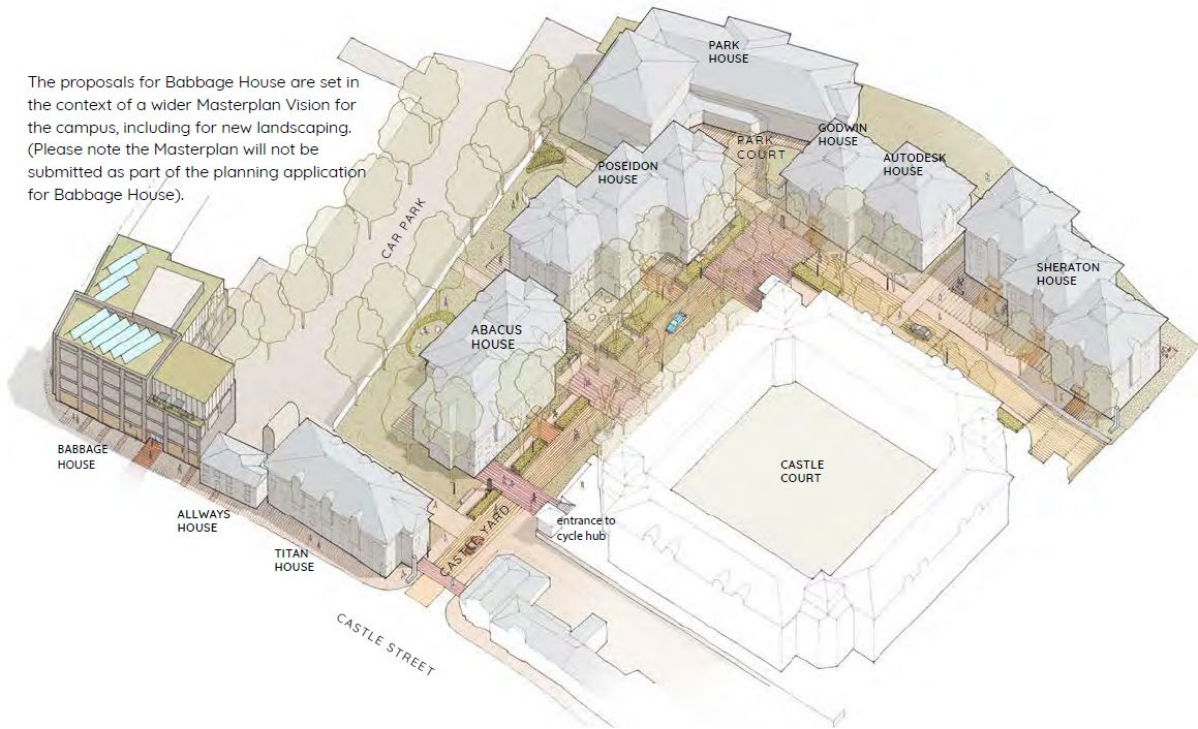
Any way of improving permeability into the site on this corner, either through or around Allways House would always be welcomed.

The massing of the proposed extended building should be subject to a good quality visual impact assessment (including proposals for Triton House).

Masterplan context

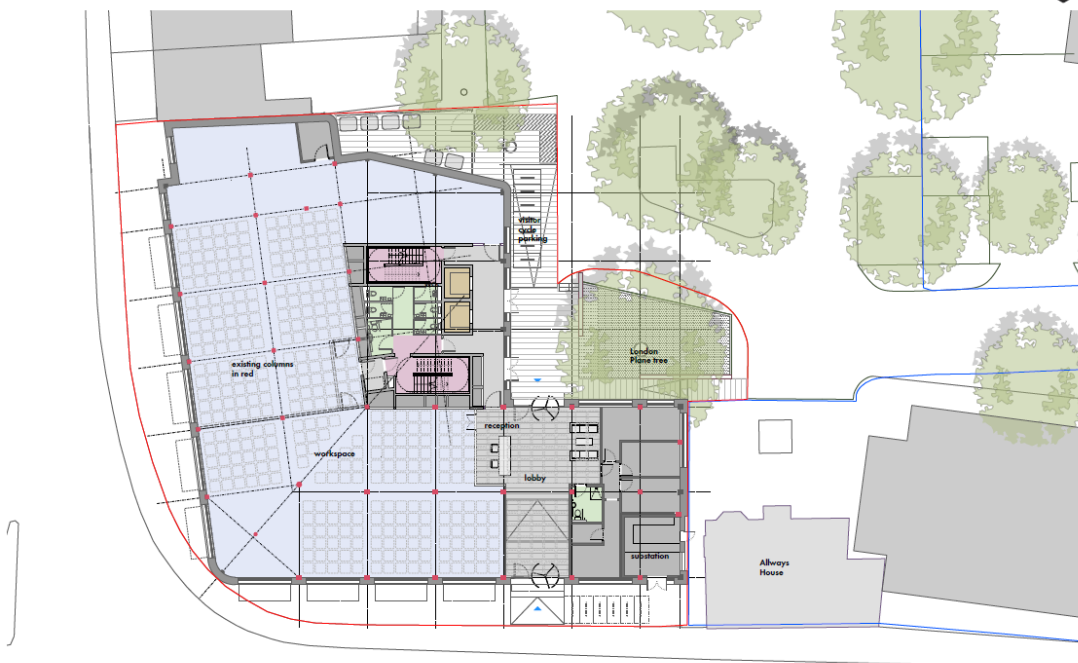


The proposals for Babbage House are set in the context of a wider Masterplan Vision for the campus, including for new landscaping. (Please note the Masterplan will not be submitted as part of the planning application for Babbage House).



Proposed masterplan – extracted from the applicant’s DRP presentation document 19.05.2023

Ground floor



DRAFT 17.05.23

BABBAGE HOUSE PRE-APP MARCH 2023

Proposed Ground Floor Plan – extracted from the applicant’s DRP presentation document 19.05.2023

Disclaimer

The above comments represent the views of the Greater Cambridge Design Review Panel and are made without prejudice to the determination of any planning application should one be submitted. Furthermore, the views expressed will not bind the decision of Elected Members, should a planning application be submitted, nor prejudice the formal decision-making process of the council.

Katie Christodoulides

From: MarkJ Taylor
Sent: 09 November 2023 10:57
To: Katie Christodoulides
Subject: 23/04037/FUL | Refurbishment and retrofit of existing building Babbage House Castle Park Cambridge Cambridgeshire CB3 0AT

Dear Katie,

I had a meeting with this applicant on the 2nd August which I thought went well. This is mentioned briefly in the design and access statement. Looking back they made notes, but I do not see that they were sent to me or you or listed in the application files.

However, comments and suggestions I made such as a hybrid accessible shower room and Changing Places toilet has not been instigated. Accessible toilets still have inward opening doors et cetera Therefore I do not know if my other comments about decor, signage, hearing loops, reception areas have been noted and included in the plans.

Please could you ask the applicant to submit the meeting notes and get them put onto the online documentation.

My office hours are Monday-Friday 9am-1:30pm

Mark Taylor
Access Officer

Cambridge City Council
South Cambridgeshire District Council
Greater Cambridge Planning

Markj.taylor@cambridge.gov.uk

01223 276563

Agenda Item 7



Planning Committee Date	6 th March 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03704/FUL
Site	British Telecom, Long Road Cambridge, CB2 8HG
Ward / Parish	Trumpington
Proposal	Retrospective application for creation of secure storage compound to the rear of the Cambridge Trunks Telephone exchange site and siting of 5no containers to the front of the site.
Applicant	British Telecom
Presenting Officer	Dominic Bush
Reason Reported to Committee	Major application & Third party representations
Member Site Visit Date	N/A
Key Issues	1. Design, scale and layout 2. Residential amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks retrospective permission for the creation of secure storage compound to the rear of the Cambridge Trunks Telephone exchange site.
- 1.2 The proposal includes the siting of a total of 5No. shipping containers to the front of the telecoms site for the storage of machinery and materials. In addition to the addition of a fence within the rear car park of the site to create a storage compound.
- 1.3 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

None-relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site comprises the British Telecom exchange building which is largely unused internally with the exception of a few rooms. Surrounding the building is a car park to the north of the site as well as a smaller visitor car park to the south of the site, fronting Long Road. The site is accessed via long road with a separate entrance and exit. A previous permission on the site allowed 2No. shipping containers within the southeastern corner of the site.
- 2.2 Previously an area along the northern boundary of the site was used for the storage area for the site, this application seeks to move this to the northeastern corner.
- 2.3 The area surrounding the application site is largely residential in use. Immediately to the north of the site are the residential properties of Denis Wilson Court. To the west of the site is the perse prep school and the rear gardens of the properties at Porson Court. To the west of the site is the playing field and artificial pitches used by the Perse school.

3.0 The Proposal

- 3.1 Retrospective application for creation of secure storage compound to the rear of the Cambridge Trunks Telephone exchange site and siting of 5no containers to the front of the site.
- 3.2 The application is for retrospective permission for the creation of a secure storage compound to the rear of the wider British Telecoms site. This

storage area measures 40 metres in width and 20 metres in depth. The fence proposed to surround this area is 2.4 metres in height with two gates of the same height to provide an entrance and exit.

- 3.3 The application is also proposing to site an addition 5No. shipping containers to the front of the site within the eastern corner, in addition to the existing 2 containers that already have permission.
- 3.4 The application has been amended to address representations received, and concerns regarding the visual impact of the storage area initially proposed to the front of the site. Further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
10/1003/FUL	Installation of a fenced enclosure and pole stack housing along with lighting and additional CCTV to existing car park and associated works.	Permitted
21/04568/FUL	Installation of 2 No. storage containers within the yard area of the Telephone Exchange.	Permitted

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 32: Flood risk

Policy 34: Light pollution control

Policy 36: Air quality, odour and dust

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 65: Visual pollution

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats

Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Landscape in New Developments SPD – Adopted March 2010

6.0 Consultations

6.1 Local Highways Authority –

6.2 No Objection

6.3 Anglian Water –

6.4 No comment

6.5 Lead Local Flood Authority –

6.6 No objection

6.7 Sustainability Officer –

6.8 No objection

6.9 Landscape Officer –

6.10 No objection

6.11 Ecology Officer –

6.12 No objection

6.13 Environmental Health –

6.14 No objection – The use of the proposed storage compound is considered to be ancillary to the use of the existing business commercial use of the site. It is therefore not a consideration for this application. There is no objection to the proposed fencing.

6.15 Designing out crime Officer –

6.16 Has suggested that additional measures are taken to improve the safety of the site, including CCTV signage, alarms, lighting and boundary treatment.

6.17 Cadent Gas –

6.18 No objection

7.0 Third Party Representations

7.1 Representations have been received from 4 neighbouring addresses, however multiple comments in objection have been received from these addresses.

7.2 Those in objection have raised the following issues:

- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light and air pollution)
- Car parking and parking stress
- Have requested screening at the northern boundaries of the site.
- Loss of trees to the rear of the site

7.3 Those in support have raised cited the following reasons:

- Supported the siting of the civils area to the front of the site as initially proposed.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Principle of Development

8.2 Policy 1 of the Local Plan states that where there are no policies relevant to the application or the relevant policies are out of date at the time of making the decision, then the Council will grant planning permission unless material considerations indicate otherwise, taking into account whether:

- a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework (NPPF, 2012) as a whole; or
- b. specific policies in that framework indicate that development should be restricted.

8.3 The application is proposing the erection of a storage area and siting of shipping containers to facilitate the ongoing use of the wider site for that of a Telephone exchange. The application site is not located within the city center or an allocated employment area where expansion of employment uses is supported by policy 2. Therefore, it is considered that, subject to the adverse impacts of the proposed development, outweighing the benefits, that the development is supported in principle by Policy 1 of the Local Plan.

8.4 The principle of the development is acceptable and in accordance with policy 1 of the Cambridge Local Plan 2018.

8.5 Design, Layout, Scale and Landscaping

8.6 Policies 55, 56, and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

8.7 This application is proposing the creation of a civils area to the rear of the British Telecoms Long Road site. The storage area is 800sq metres in size, at 40 metres in width and 20 metres in depth. It is enclosed on three sides by a post and rail fence and abuts the eastern boundary of the site which is shared with the Perse School Playing field.

8.8 It should be noted that initially the application was submitted, proposing the creation of the storage area to the very front of the site where it fronts Long Road. However it was considered by officers that the quantity of fencing in this prominent location would cause unacceptable harm to the character of the area and would be visually dominant from within the public realm.

8.9 The proposed fencing is 2.4 metres in height above ground level and extends a further 0.8 metres below ground level. The fencing proposed is such that the materials stored within would be largely screened from view. Meanwhile by virtue of its location the fencing would be visible only with glimpsed views from along Long Road, although it is approx. 170 metres from Long Road. As such the visual impact of it on the street scene is extremely limited and despite the scale of the proposed civils area, it would not result in any harm to the character of the area. Given the scale of the proposed fencing within the site and the concerns raised by third parties, a condition will be attached regarding the design details of the proposed fencing to ensure that its design is acceptable and it would adequately screen the proposed use within.

8.10 The application is also proposing 5No. shipping containers to be sited to the southeastern side of the telecoms site. The containers are sited in a line within existing car parking spaces, they total approx. 12 metres in length and are each approx. 6 metres in depth. Meanwhile the height of each container is approx. 2.6 metres. The proposed location of the containers is within close proximity to both the existing 2No. containers within the site and the mobile pole stacks.

8.11 The proposed containers would be visible given their siting towards the front of the site, however they are tucked within the corner of the site and do not appear out of character with the other plant and storage within this portion of the site.

8.12 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 59 and the NPPF.

8.13 Biodiversity

8.14 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

8.15 The wider Telecoms site is almost entirely covered by hardstanding with very little green space within the site boundary. The proposed civils area and the shipping containers are sited on top of this hardstanding and therefore would not impact more than 25sq metres of habitat. Considering the use of the storage area and containers are considered to be ancillary to the wider site, there are no objections to this use in terms of impact on biodiversity.

8.16 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal.

8.17 In consultation with the Council's Ecology Officer, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority. Taking the above into account, the proposal is compliant with 69 and 70 of the Cambridge Local Plan (2018).

8.18 Highway Safety and Transport Impacts

8.19 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

8.20 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

8.21 Access to the site would remain unaffected by the proposed development, access is from Long Road and the along the eastern side of the building within the site is maintained. Therefore, the vans that require access to the storage area and containers can still access both of these areas.

8.22 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal.

8.23 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

8.24 Cycle and Car Parking Provision

8.25 Cycle Parking

8.26 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for commercial development states that one cycle space should be provided per 3 members of staff with some visitor parking on merit. These spaces should be located as close as practical to staff entrances and closer than non-disabled staff car parking. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

8.27 The application is not proposing any additional business or employment floorspace, the civils area and containers are ancillary spaces required to facilitate the wider use of the site. As such it is not considered that the proposed development would require any additional cycle parking within the site, in accordance with Appendix L.

8.28 Car parking

8.29 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the requirement is for one space per 40sq m of floor area. Inside the Controlled Parking Zone, the requirement is for one space per 100sq m of floor area plus disabled car parking. With regards to disabled parking provision, the requirement is for a space for each employee who is a disabled motorist and for visiting disabled motorists.

8.30 Officers acknowledge that the proposed civils area and containers are located on top of existing car parking spaces within the site. The proposed development would result in the loss of 24No. car parking spaces within the site, all of which are not public car parking spaces and were specifically for the use of employees. Therefore, the number of car parking spaces within the site would total 160 as a result of the proposed development, considering the sustainable location of the site, in addition to the fact that the building is largely disused, this level of parking is considered to be sufficient for a site of this use and size.

- 8.31 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 8.32 Amenity**
- 8.33 Policy 35 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 8.34 Neighbouring Properties
- 8.35 It is noted that a number of objections have been received from a number of neighbouring properties within both Porson Court and Denis Wilson Court. These objections almost entirely focused on a range of amenity impacts as a result of the use of the storage area to the rear of the site. Indeed, this application follows a number of complaints regarding the previous civils area which was located along the northern most boundary of the site.
- 8.36 Confirmation regarding the use of the civils area has been received and a site visit has been undertaken. It is understood that vans will enter the civils area to load the vans with materials that are stored within the fencing then repeat this process with the machinery that is to be stored within the proposed shipping containers. This process is then reversed as the vans are unloaded at the end of the working day. In most cases it has been stated that the vans are loaded in the afternoon for the next day to reduce any disturbance in the morning.
- 8.37 Officers consider that this use falls within the existing wider use of the telephone exchange. Therefore, the impact of the use is not a matter to be assessed within this application, this use benefits from the permission for the wider use of the site and no further permission is required nor applied for. As such, in line with the comments received from the Councils Environmental Health officer the proposed development is considered to not result in unacceptable harm to neighbouring amenity through noise or light pollution.
- 8.38 The scale of the proposed fencing and storage containers are such that officers do not consider that the structures would cause any undue harm to neighbouring amenity through loss of light or overbearing.
- 8.39 Officers acknowledge that the application was initially proposing the civils area to the front of the site and representations were received in support of this location, given that it was a significant distance from neighbouring residential properties. However as detailed previously in the report, this location was not considered suitable for an area of fencing as proposed.

8.40 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50 and 58.

8.41 Other Matters

Crime

8.42 Comments have been received from the Designing out crime officer on the application. These comments requested that additional measures to improve the safety of the site are included within this application. However, officers do not consider that, given the nature of the proposed development, as well as the existing safety measures, that it would be reasonable to require further safety measures within this application.

Flooding

8.43 The application site is located within flood zone 1 and is not at risk of surface water flooding. The proposed civils area and storage containers are both located on top of areas of existing hardstanding. It is therefore not considered necessary to impose any condition with regards to flooding in this instance. The proposal therefore complies with Policy 32 of the Cambridge Local Plan 2018.

8.44 Third Party Representations

8.45 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Impacts of security lighting	The security lighting within the site does not form part of this application. It is noted that concerns have been raised by third party with regards to the impact of these shining on neighbouring properties. However, it is not considered that this can be controlled within this application.
Boundary treatments	Third parties have requested that additional boundary treatment is introduced at the rear of the site to screen the proposed civils area. Whilst it is acknowledged that the use of the area is ancillary to that of the wider site, it is considered reasonable to include a condition regarding boundary treatments to any permission granted.

8.46 Planning Balance

8.47 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

- 8.48 The proposal would not have any public benefit, although it is acknowledged that the proposal would provide private benefits to the occupiers through the ability to expand the employment use of the site.
- 8.49 It is considered by officers that design of the proposed development would not cause significant harm to the character and appearance of the surrounding area in which it is located.
- 8.50 The impact of the proposed development upon the amenity of neighbouring properties is acknowledged, however it is not considered that this can be controlled within this application.
- 8.51 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

9.1 Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

1. 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.

2. Within 6 months of the date of this permission 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 and retained as approved thereafter.

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

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Agenda Item 8



Planning Committee Date	6 March 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/04895/S73
Site	Cherry Hinton Library, High Street, Cherry Hinton, Cambridge
Ward / Parish	Cherry Hinton
Proposal	S73 to vary conditions 2 (Approved plans) and 17 (Hard and Soft landscaping) of planning permission 19/1713/FUL (Front and rear extension and improvement works to the existing ground floor library, including demolition of previous front and rear extensions and associated external works) Omission of solar shading Brise Soleil and Change from resin bond gravel surfacing to paving slabs for surfacing.
Applicant	Community Service, Cambridge City Council
Presenting Officer	Melissa Reynolds
Reason Reported to Committee	Called-in by Councillor R. Dryden Land within ownership of the Council
Member Site Visit Date	N/A
Key Issues	1. Sustainability - overheating 2. Quality public realm
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks to vary planning conditions attached to planning permission ref. 19/1713/FUL relating to approved plans (condition 2) and hard and soft landscaping (condition 17). The parent permission granted 'Front and rear extension and improvement works to the existing ground floor library, including demolition of previous front and rear extensions and associated external works'. The site is Cherry Hinton Library on High Street, Cherry Hinton.
- 1.2 The revisions sought are:
- Change of hard surfacing at the front and side of the library from resin bound gravel to paving slabs.
 - Removal of brise soleil on the north, south, and west elevations.
- 1.3 Officers recommend that the Planning Committee approve the application with planning conditions.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre	X	Article 4 Direction	

*X indicates relevance

- 2.1 The Cherry Hinton Library is situated on the eastern side of the High Street on the prominent junction of High Street and Colville Road.
- 2.2 The site falls within the Cherry Hinton High Street District Centre. Adjacent to the south is 84 High Street, Cherry Hinton, which is a Grade II listed building. To the south of the site is a small residential Grade II listed building with timber weatherboarding and a thatched roof.
- 2.3 The library is part of the Cherry Hinton District Centre and serves as an important community facility. Local shops sit to the north and west of the site, and the Cherry Hinton Village Leisure Centre to the east. On the opposite corner of High Street and Colville Road a residential development is underway. The corner building will be four-storeys high.
- 2.4 The surrounding streets are predominantly 2-3 storey residential brick dwellings.

2.5 The library itself occupies the ground floor of a three-storey building. An under-croft and communal stairwell to the south of the site leads to existing five residential maisonette flats that take up the first and second floors. The library shares the ground floor with residential facilities including the under-croft entrance area, garages, storage provision & associated access.

2.6 Works have commenced on proposals approved under planning ref. 19/1713/FUL.

3.0 The Proposal

3.1 S73 to vary conditions 2 (Approved plans) and 17 (Hard and Soft landscaping) of planning permission 19/1713/FUL (Front and rear extension and improvement works to the existing ground floor library, including demolition of previous front and rear extensions and associated external works) Omission of solar shading Brise Soleil and Change from resin bond gravel surfacing to paving slabs for surfacing.

3.2 The revisions sought are:

- Change of hard surfacing at the front and side of the library from resin bound gravel to paving slabs.
- Removal of brise soleil on the north, south, and west elevations.

3.3 The applicant has provided additional information to address representations and further consultations have been carried out as appropriate. Details provided include a BRUKL Output assessment to support the removal of the brise soleil.

4.0 Relevant Site History

Reference	Description	Outcome
19/1713/FUL	Front and rear extension and improvement works to the existing ground floor library, including demolition of previous front and rear extensions and associated external works.	Permitted
22/01626/FUL	Installation of railings and gate to enclose communal undercroft and installation of gate to side alley	Permitted
19/1713/CONDA	Submission of details required by conditions 3 (Surface water drainage), 5 (Traffic Management Plan), 8 (Airborne dust) and 9 (Piling) of planning permission 19/1713/FUL	Discharge Condition in Full
23/01484/ADV	Installation of 1 No. non illuminated fascia sign	Permitted

19/1713/CONDB	Submission of details required by condition 25 (arboricultural method statement and tree protection plan) of planning permission 19/1713/FUL	Discharge Condition in Full
19/1713/CONDC	Submission of details required by condition 26 (Site Meeting) of planning permission	Discharge Condition in Full
19/1713/NMA1	Non material amendment of planning permission 19/1713/FUL (Front and rear extension and improvement works to the existing ground floor library, including demolition of previous front and rear extensions and associated external works) Omission of solar shading, Brise Soleil and Change from 'Proposed resin bond gravel surfacing' to 'Proposed paving slabs for surfacing' on landscape.	Withdrawn
19/1713/CONDD	Submission of details required by conditions 10 (Noise Impact Assessment) and 11 (Noise Management Plan) of planning permission 19/1713/FUL	Split Decision
19/1713/CONDE	Submission of details required by conditions 12 (Extraction, Abatement and Filtration Scheme) and 16 (External Light) of planning permission 19/1713/FUL	Refuse to Discharge Condition
19/1713/CONDF	Submission of details required by conditions 10 (Noise Impact Assessment), 12 (Odours) and 16 (Lighting Impact Assessment) of planning permission 19/1713/FUL.	Pending

4.1 In 2020 the proposed extension to the library was approved, subject to planning conditions. Subsequent submissions to discharge the necessary planning conditions have been considered and on the most part, approved. There are several outstanding conditions that will require further submissions.

4.2 An application for non-material amendments was submitted in 2023. This was withdrawn following officer's advice that the changes, now the subject of this application, were material.

5.0 Policy

5.1 National

National Planning Policy Framework 2023
National Planning Practice Guidance
National Design Guide 2021
Environment Act 2021

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development
Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of historic environment
Policy 71: Trees
Policy 72: Development and change of use in district, local and neighbourhood centres
Policy 73: Community, sports and leisure facilities
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Infrastructure Levy

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Landscape in New Developments SPD – Adopted March 2010
Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 County Highways Development Management –No Objection

6.2 The conditions sought by the Highway Authority and required by the Planning Authority under application 19/1713/FUL be re-imposed.

6.3 Access Officer – Object / No Objection

6.4 No response.

6.5 Conservation Officer – No Objection

6.6 The proposal would not give rise to any harm to any heritage assets.

6.7 Senior Sustainability Officer – Concern

- 6.8 It is not clear from the information submitted the reasons for the removal of the approved solar shading.
- 6.9 Concerns about the potential for overheating if the external solar shading is removed due to the extent of glazing on the west and south facing elevations.
- 6.10 Removal of solar shading could result in the need for mechanical cooling.
- 6.11 Clarification was requested in terms of whether the proposed amendments have been informed by thermal modelling and overheating analysis of the building and what other measures are being incorporated to mitigate the risk of overheating.
- 6.12 Additional information was provided and consulted on via email with the Sustainability officers, more detail is in the report below, in conclusion:
- 6.13 “The most effective use of the cooling hierarchy should be promoted, asking that passive design measures such as external shading are prioritised over energy intensive, mechanical solutions. It is disappointing that the applicant has removed a passive cooling measure in favour of more energy intensive air conditioning. But having said that, the thermal modelling demonstrates compliance with TM52 and the BRUKL the additional Report shows that the proposed building is compliant with Building Regulations Part L. So although disappointed, we would have to offer support for the development as it appears to achieve policy compliance.”

6.14 Landscape Officer – No Objection

- 6.15 “Use of resin bonded gravel is preferable for aesthetic reasons, however, no objection to proposed material change subject to it not being a grey concrete utility slab. Something like Marshalls Saxon paving in buff might be a better option due to the colour and slightly rough texture which would give it more slip resistance. It comes in four sizes but standard 450x450 or 600x600, would be acceptable. These types of slabs have been and will continue to be available forever and so if any replacement needs to occur in the future, replacement stock will very likely be available. The Access Officer’s views should be sought.”

6.16 Environmental Health –No Objection

- 6.17 Recommended conditions remain unchanged from the earlier Environmental Health memo dated 23rd September 2020.

7.0 Third Party Representations

7.1 No representations have been received.

8.0 Member Representations

8.1 Cllr Mark Ashton has made a representation neither objecting nor supporting the application on the following grounds:

- Queries why the brise soleil is now not necessary.
- Concerns about accessibility problems arising from paving slabs in public places due to the need for smooth, even surfaces that are trip hazard free.
- Costs should not be a consideration.

8.2 Cllr Russ McPherson made a representation objecting to the application on the following grounds:

- Paving slabs will reflect very well the quality and feel of the new build.
- The paving slabs will very soon become weed traps and spoil the look.

8.3 Cllr Robert Dryden has made a representation objecting to the application on the following grounds:

- The proposals will not be in keeping with the Council's environmental and climate policies.
- He requested this be brought to the planning committee for a discussion and a vote.

8.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9.0 Assessment

Principle of Development

9.1 Planning Practice Guidance states that new issues may arise after planning permission has been granted, which require modification of the approved proposals. [Paragraph: 001 Reference ID: 17a-001-20140306].

9.2 The applicant has sought to amend the conditions attached to the planning permission by seeking to make a minor material amendment. Paragraph 13 of Planning Practice Guidance advises that there is no statutory limit on the degree of change permissible to conditions under S73, but the change must only relate to conditions and not to the operative part of the permission [Paragraph: 013 Reference ID: 17a-013-20140306] Case law has established the test which governs section 73 cases is to be found in R v Coventry City Council, ex p. Arrowcroft Group plc [2001] PLCR 7, in which Sullivan J held that, under that section, a local planning authority: "is able to impose different conditions upon a new planning permission, but only if they are conditions which the council could lawfully have imposed

on the original planning permission in the sense that they do not amount to a fundamental alteration of the proposal put forward in the original application." (para. 33).

- 9.3 Where an application under section 73 is granted, the effect is the issue of new planning permission, sitting alongside the original permission, which remains intact and unamended [Paragraph: 015 Reference ID: 17a-015-20140306].
- 9.4 The principle of development has been established through the extant planning permission for the proposals for which amendments are sought. The development is acceptable in principle and is in accordance with policies 58, 72 and 73 of the Cambridge Local Plan 2018.

Hard Landscaping

- 9.5 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 9.6 The proposals seek to revise the hard paving material, shown on the original landscaping plan approved (HPL-LS01 Rev. P2) from resin bonded gravel to paving slabs. The area affected is on the southwestern corner of the site, adjacent to the junction of High Street with Colville Road. This area includes cycle parking, ramp and steps to the main entrance, and an area to the frontage with High Street where bench seating is to be sited.
- 9.7 Concern has been expressed by three Members of the Council that this revision is not acceptable as it will reduce the quality of the development, result in maintenance issues from weeds growing in between the slabs and create trip hazards and access issues for users of the public library.
- 9.8 The Council's Landscape Officers views have been sought. No objection to the revised material has been raised, although resin bonded gravel is preferred for aesthetic reasons. A planning condition seeking the approval of the proposed paving slabs is recommended to ensure that the finished appearance is visually acceptable, enables easy accessibility by all, and is suitably durable and easily maintainable.
- 9.9 While the use of paving slabs is likely to result in a poorer public realm aesthetically and potentially reduce accessibility on balance, it is considered that the proposals are not sufficiently harmful to justify a refusal on planning grounds.
- 9.10 Overall, the proposed development will be of a sufficiently high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.

- 9.11 The planning condition (no. 17) has been revised to include a requirement for a sample of the proposed paving slab to be submitted for written approval prior to installation to ensure that the materials used are of an acceptable quality and appearance.

Heritage Assets

- 9.12 The application is within the setting of two nearby heritage assets. Adjacent to the south is 84 High Street, Cherry Hinton which is a Grade II listed building. To the south of the site is a small residential Grade II listed building with timber weatherboarding and a thatched roof.
- 9.13 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.
- 9.14 Para. 205 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 9.15 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 9.16 The Conservation Officer is satisfied that the proposals are not harmful. It is noted that the original application considered the proposals to be an enhancement to their setting.
- 9.17 It is considered that the revised proposal, by virtue of its scale, massing and design, would not harm the character and appearance of or the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 60 and 61.

Carbon Reduction and Sustainable Design

- 9.18 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to

minimise their carbon footprint, energy and water consumption and to ensure they can respond to climate change.

- 9.19 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The policy requires developments of non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 9.20 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 9.21 The application has been subject to formal consultation with the Council's Sustainability Officer who raised concerns about the lack of information to support the removal of the brise soleil. In response, the applicant submitted an assessment against Building Regulations UK Part L (BRUKL Output). In addition, the architect noted that:

“The updated BRUKL/Part L calculation indicates the building still passes the criteria. With regards to overheating analysis the original one still stands as the spaces are air conditioned therefore there is no difference in internal temperature once brise soleil removed.”

Additionally, the project's Principal Mechanical Engineer advised:

“The building has been thermally assessed using dynamic simulation model in line with industry standard Technical Memorandum 52 - The limits of thermal comfort: avoiding overheating. The outcome from the assessment was that the building is in full compliance with TM52 and report with results was issued. As the cooling system within the main library space was the end users' requirements the brise soleil system was no longer required and it has been decided to remove it to aid financial difficulties and keep the cost of the construction within the set target.”

- 9.22 The Sustainability Officer's views on the additional information have been sought. It is noted that the Sustainability Statement states that:

‘External louvers and adjustable internal blinds will be used to control solar gain, particularly on the south elevation. Shading to west elevation that faces the High Street is particularly challenging since during summer evenings it will receive a light at low angle. Priority has been taken to retain the visual openness of the library space and to provide flexible shading in a form of internal blinds’.

- 9.23 It has been recognised that the overheating risk from the south and west elevations and the inclusion of Brise Soliel is suitable mitigation, reducing the need for mechanical cooling.
- 9.24 The applicant has confirmed that the building has been thermally assessed as per TM52 standards and offers reassurance that the building is in full compliance. The building has now been designed to include air conditioning and therefore the inclusion of brise soleil is no longer required for cooling purposes and seen as a cost saving.
- 9.25 The Sustainability Officers would always promote the effective use of the cooling hierarchy, asking that passive design measures such as external shading are prioritised over energy intensive, mechanical solutions. It is disappointing that the applicant has removed a passive cooling measure in favour of more energy intensive air conditioning. However, the thermal modelling demonstrates compliance with TM52 and the BRUKL Report shows that the proposed building is compliant with Building Regulations Part L and therefore Policy Compliant.
- 9.26 The applicants have suitably addressed the issue of sustainability in relation to cooling and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Highway Safety and Transport Impacts

- 9.27 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 9.28 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.29 Access to the site would be unaltered other than the materials for the hard paved cycle parking area, ramp, and steps to the entrance.
- 9.30 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to the conditions it had previously recommended relating to a requirement for a traffic management plan and restriction on all deliveries of materials or any removal of waste to the hours of 09.30hrs-15.30hrs seven days a week.
- 9.31 Subject to conditions as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

Planning Balance

- 9.32 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 9.33 There will be harm to the reduction in the quality of the public realm, as considered above this harm is not considered substantial enough to recommend the application for refusal.
- 9.34 The reliance on air conditioning to cool the building is also considered to be policy compliant as this meets the relevant parts of Building Control regulations.
- 9.35 Having considered the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

10.0 Recommendation

10.1 Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of permission 19/1713/FUL.
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. The development shall be carried out in accordance with details permitted under application ref. 19/1713/CONDA) relating to condition 3 (Surface Water Drainage).
Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32).

4. The development hereby permitted shall not be occupied until foul water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.
Reason: To ensure appropriate foul water drainage. (Cambridge Local Plan 2018 policies 31 and 32)
5. The development shall be carried out in accordance with details permitted under application ref. 19/1713/CONDA) relating to condition 5 (Construction Traffic Management Plan).
Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32).
6. 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).
7. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0930 hours and 1530 hours on Monday to Friday, 0930 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 and in the interests of highway safety. (Cambridge Local Plan 2018 policies 35 and 81)
8. The development shall be implemented in accordance with the approved scheme under planning reference 19/1713/CONDA (Airbourne Dust).
Reason: To protect the amenity of nearby properties Cambridge Local Plan 2018 policy 36.
9. 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)
10. Prior to the installation of plant and equipment, a noise impact assessment of plant and equipment (including all mechanical and

electrical services, Air Source heat Pumps (ASHPs), combustion appliances / flues, ventilation systems / louvres and any plant rooms) and a noise insulation scheme as required, in order to minimise the level of noise emanating from the said plant and equipment operating cumulatively shall be submitted to and approved in writing by the Local Planning Authority (LPA). The scheme as approved shall be fully implemented before the use hereby permitted is commenced and maintained and retained thereafter.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 36)

11. The development shall be implemented in accordance with the approved scheme under planning reference 19/1713/CONDD (Noise Management Plant).

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)

12. Prior to installation details of a scheme for the purpose of extraction, abatement and filtration of odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/abatement/filtration scheme details shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 36)

13. Any new brickwork shall match that existing unless otherwise agreed in writing by the local planning authority. The proposed fenestration, glazing treatment and alignment of louvres shall be carried out in accordance with the approved elevations unless alternative materials and their disposition are otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development. (Cambridge Local Plan 2018 policies 55 and 58).

14. The green roofs, unless otherwise agreed in writing by the Local Planning Authority, shall be designed and installed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition.

Reason: To ensure that the development integrates the principles of sustainable design and construction and contributes to water management and adaptation to climate change (Cambridge Local Plan 2018 policies 28 and 31)

15. The use of the extensions shall not commence until secure parking for three bicycles for staff use in connection with the development hereby permitted have been confirmed and installed. All visitor cycle parking shall be provided in accordance with the approved plans before use of the development commences.

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

16. No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme as required has been submitted to and approved in writing by the local planning authority. The scheme/ assessment shall include the following:
- (i) the method of lighting (including details of the type of lights, orientation/angle of the luminaries, the headgear cowling, the spacing and height of lighting columns)
 - (ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels (vertical and horizontal isolux contours) at light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light - GN01/20 (or as superseded)'.
The scheme shall be implemented / carried out as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34)

17. All hard and soft landscaping shall be carried out in accordance with drawing no. HPL-LS01 P2 (Section 73 issue 15.12.2023) prior to the use of the extensions. Samples of the proposed paving slabs shall be provided to the Local Planning Authority for written approval prior to installation. Any alternative materials or planting detail to those indicated on the approved plans shall otherwise be agreed in writing with the local planning authority and carried out accordingly.

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 and 59)

18. 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 and 59)

19. The development hereby approved shall not operate outside the hours of 08:00 to 22:00 Monday to Thursday, 08:00 to 23:00 Fridays and Saturdays and 09:00 to 20:00 on Sundays.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 36)

20. Collections from and deliveries to the development hereby approved shall not be made outside the hours of 07.00-21.00 Monday-Saturday and 09.00-17.00 on Sundays and Bank/Public Holidays.
Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)
21. The external cafe terrace amenity area serving the development hereby approved shall not be used outside the hours of 08:30 - 20:00 Monday to Sunday including Bank Holidays.
Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)
22. In the event that amplification is used within the Library for music and / or voice, all musical and sound generation equipment used within the development hereby approved shall be connected to and played and channelled through an in-house limited amplification / fixed sound system, incorporating a noise limiting control / device set at a volume level agreed through the Noise Management Plan pursuant to condition. The use of any external third party independent amplification / sound systems is strictly prohibited.
Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)
23. Amplified / unamplified music and amplified voice is prohibited in the external amenity area at all times.
Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)
24. With the exception of requirements for access and egress through main front doors of the approved development, all external doors and windows serving the approved development shall remain closed during the playing of amplified / unamplified music and amplified voice and when percussion instruments are played including drumming. The main front doors shall not be kept open unnecessarily.
Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)
25. Prior to any works being carried out adjacent to retained trees root protection areas and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence 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: Trees.

26. The following documents / plans have been considered under planning ref. 19/1713/CONDC (Site Meeting) and are the Approved Details relevant to this condition:

- BSi 5837 Arboricultural Method Statement - Inspection, CLIENT: Cambridge City Council, CONTACT: Michael Porter - DCH Construction
SITE: Cherry Hinton Library, Cambridge, REF: 2019
-1899- 1536AMSCJ3006., DATE OF REPORT: 26 May 2023

The details submitted are considered acceptable and in conformity with the reasons and policy requirements of condition 26 of planning application 19/1713/FUL and are to be accorded with.

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: Trees.

27. 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: Trees.

28. 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: Trees.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs

Agenda Item 9



Planning Committee Date	6 th March 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/03778/HFUL
Site	65 Ferrars Way
Ward / Parish	Arbury
Proposal	Part single storey, part two storey rear extension, rear dormer that raises ridge height, and garden studio/outbuilding.
Applicant	Mr Diren Tas
Presenting Officer	Rachel Brightwell
Reason Reported to Committee	-Called-in by Cllr Mike Todd-Jones -The City Council has been notified as part owner of the site as part of the certification associated with the application
Member Site Visit Date	N/A
Key Issues	<ul style="list-style-type: none">-Character, appearance and scale-Overdevelopment-Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance)-Construction impacts-Car parking and parking stress-Cycle parking provision-Impact on trees
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application proposes a part single storey, part two storey rear extension, rear dormer that raises ridge height, and garden studio/outbuilding to an existing dwelling house.
- 1.2 The proposed extensions and alterations will appear as subservient additions to the dwelling. The proposed materials are in keeping with the existing materials. The proposal is therefore not considered to have an adverse impact on the character of the dwelling or the surrounding area.
- 1.3 The proposed works have been assessed in relation to overlooking, overshadowing and overbearing impact on neighbouring properties. The proposal is not considered to result in significant residential amenity harm to neighbouring occupiers.
- 1.4 There are no highway safety concerns. The existing car parking provision will be retained which meets the requirements of policy 82 and Appendix L.
- 1.5 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

None-relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The existing site is a 2-bedroom dwelling situated on Ferrars Way, within the Arbury Ward of Cambridge. The dwelling sits within the terrace of properties located on the west side of Ferrars Way. Ferrars Way forms a residential area centred around a green space. Directly to the front of the property is a grassed area to the east, directly to the west is the rear gardens of residential properties on Perse Way and to the north and south are the adjoining neighbouring residential properties.
- 2.2 The site is not located within a conservation area or the controlled parking zone.

3.0 The Proposal

- 3.1 Part single storey, part two storey rear extension, rear dormer that raises ridge height, and garden studio/outbuilding.
- 3.2 A rear facing dormer is proposed, the dormer will be full width, up to the height of the raised ridge and will be set up approximately 0.3m from the eaves of the existing dwelling. The proposed design of the raise in ridge height has been amended so that it continues the roof line up rather than stepping it up from the ridge.
- 3.3 The proposed single storey extension will extend approximately 5m in length, 6m in width and 2.8m in height with a flat roof.
- 3.4 The proposed first floor extension will project approximately 1.8m from the rear elevation of the original dwelling, the proposal will be approximately 4.3m in width and will extend just above the eaves of the original dwelling. The proposed first floor extension has been amended to reduce the scale and alter the roof form from a pitched roof to a flat roof.
- 3.5 A garden studio/outbuilding is proposed to the rear of the garden. The proposed outbuilding will be approximately 6m in width, 4m in length and 2.7m in height with a flat roof design.
- 3.6 The proposed works will increase the dwelling from a 2-bed dwelling to a 6-bed dwelling. On the ground floor level of the proposed plans the room labelled study is shown to have a bed. The room does meet the space standards to be considered as a single bedroom, therefore has been considered as a study.
- 3.7 The proposed plans have been amended to alter the design of the raise in ridge height, reduce the length of the first floor and ground floor rear extensions and alter the roof form of the proposed first floor extension. Neighbours have been reconsulted on the proposed amendments, one further neighbour representation had been received and the original objections still stand. Additional objections were received from Cllr Mike Todd-Jones.

4.0 Relevant Site History

No site history.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Equalities Act 2010

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 31: Integrated water management and the water cycle

Policy 35: Human health and quality of life

Policy 50: Residential Space Standards

Policy 52: Protecting garden land and the subdivision of existing dwelling plots

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing Landscape and the public realm

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 71: Trees

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Open Space SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

7.0 Third Party Representations

7.1 4 representations have been received. 3 prior to the amendments and 1 following the amendments from a same representative.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Overdevelopment
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance)
- Construction impacts
- Car parking and parking stress
- Cycle parking provision
- Impact on trees

8.0 Member Representations

8.1 Cllr Mike Todd-Jones has made a representation objecting the application on the following grounds:

- Overdevelopment
- Character and appearance
- Residential amenity impact
- Car parking

8.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9.0 Assessment

9.1 Design, Layout, Scale and Landscaping

9.2 Policies 55, 56, 57 and 58 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

9.3 The proposed roof extension will raise the height of the ridge by approximately 0.3m. The existing roof form steps down across terrace, therefore there is an existing variation in ridge heights in the terrace. When considering the modest increase in height of the ridge and the proposed design it is not considered to appear out of character with the existing dwelling or within the street scene. The revised design of the increase in ridge height is considered to minimize the appearance of the ridge height from views in the street scene.

9.4 The proposed dormer is considered to be appropriate in scale and massing. Rear dormers similar in scale can be seen in the surrounding area, such as the dormer at No.97 Ferrars Way. A roof extension that raises the height of the ridge and includes a full width and height rear dormer has been approved at No.39 Cockerell Road (22/03453/HFUL). It is therefore considered that the proposed roof extension will not appear out of character in the surrounding area.

- 9.5 The proposed single storey rear extension is considered to be of a modest scale and would read as a subservient addition to the original dwelling house. The flat roof design with brick to match the existing dwelling is not considered to appear out of character with the existing property or within the surrounding area.
- 9.6 The proposed first floor extension has been amended to reduce the scale and alter the roof form from a pitched roof to a flat roof. The proposed first floor extension will marginally extend above the eaves of the original dwelling by approximately 0.2m and will retain almost half of the existing rear elevation. It is therefore considered to appear as a subservient addition to the dwelling. The proposal will utilise brick to match the existing, which is considered to minimise its visual appearance. In addition to this, the proposal will be similar in scale and design to the existing first floor extension at No.61 Ferrars Way, therefore will not appear out of character with the neighbouring properties.
- 9.7 The proposed outbuilding will be located to the rear of the garden and will be constructed predominantly on an area of existing hardstanding. The proposed outbuilding is considered to be modest in scale and proportionate to the size of the plot. The proposal will utilize matching materials with the main dwelling, therefore will be in keeping with the character of the dwelling. It is considered that an outbuilding located to the rear of the garden will not appear out of character with the dwelling or within the surrounding area.
- 9.8 The proposed outbuilding has been assessed against permitted development rights, under Schedule 2 Part 1 Class E. The proposed works (including all proposed additions) will not result in the total area of ground covered by buildings within the curtilage (other than the original dwellinghouse) exceeding 50% of the total area of the curtilage (excluding the ground area of the original dwelling house). Under permitted development, given that the outbuilding is sited within 2m of the boundary with neighbouring properties, the height should not exceed 2.5m. The height of the proposed outbuilding is approximately 2.7m. Although the outbuilding does not meet this permitted development requirement, it is considered that the additional 0.2m is not considered to significantly increase the impact of the proposed outbuilding compared to what can be achieved under permitted development. Therefore, the proposed outbuilding is considered to be acceptable.
- 9.9 Representations have raised concerns regarding the use of the proposed outbuilding and if it will be used as a habitable space given that there is a shower room proposed internally. No information has been submitted to indicate the proposed outbuilding will be used as a bedroom, therefore will be used incidental to the dwelling. It is considered reasonable to add a condition to ensure that the outbuilding is used incidental to the main dwelling (Condition 4).

- 9.10 Representations have raised concern with the overall scale of the development. It is acknowledged that due to various extensions proposed the proposal will result in substantial works to the dwelling. However as set out above, each extension is modest in scale and in keeping with the design of the existing dwelling which overall retains the character of the dwelling. The rear elevation will be significantly altered however the proposed extensions are not considered to overly dominate the rear elevation as the original form of the dwelling will be visible. Furthermore, when considering that a similar outbuilding can be constructed under permitted development it would be unreasonable to consider the outbuilding as overdevelopment.
- 9.11 The existing garden is approximately 20m in length, as a result on the proposed outbuilding and single storey extension the garden will be reduced to approximately 10.5m in length. Although the proposed extensions will take up a large proportion of the garden when considering that the massing is split to the front and rear of the garden and the modest height of the structures it will reduce its visual impact. The proposed extensions are predominantly located on areas of existing patio and will marginally reduce the area of grass to the rear. It is considered that there is sufficient garden space retained and the proposal will not appear out of character of the surrounding gardens.
- 9.12 The proposal would result in the creation of a flat roof on the single storey extension and outbuilding. Policy 31(f) of the Local Plan requires that all flat roof is a green or brown roof, providing that it is acceptable in terms of context. A condition will therefore be added to this effect (Condition 3).
- 9.13 The proposal is compliant with Cambridge Local Plan (2018) policies 31, 55, 56, 57 and 58 (subject to conditions).
- 9.14 Residential Amenity**
- 9.15 Policy 35, 50, 52 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 9.16 Neighbouring Properties
- 9.17 Impact on No.67 Ferrars Way
- 9.18 The proposed dormer is not considered to give rise to any overshadowing or overbearing impact due to its siting on the roof and the distance of separation this creates. The dormer would overlook neighbouring gardens however this is considered to be marginal compared with the existing overlooking opportunities from the first-floor rear facing windows.
- 9.19 The proposed single storey extension will extend up to the boundary with No.67. The rear elevation and garden of the application site is west facing.

- No.67 is located to the south of No.65. When considering the orientation of the site the proposal is not considered to result in a significant loss of light to the ground floor windows of No.67. The proposed single storey extension will extend for 5m at the boundary with No.67 however when considering the modest height of the extension it is not considered to have an overbearing impact. The windows on the proposed single storey extension outlook onto the rear garden therefore will not overlook neighbouring properties.
- 9.20 The proposed first floor extension will be sited up to the boundary with No.67 and will project approximately 1.8m from the existing rear elevation. Due to its positioning, it will have some impact on light and enclosure at No.67. When considering the orientation of the site and that the first-floor window at No.67 serves a bathroom and is obscurely glazed, the proposal will not result in a harmful loss of light. Furthermore, due to the orientation, the proposed first floor extension is not considered to result in significantly harmful loss of light to the glazed doors on the ground floor level of No.67. The projection of 1.8m from the rear elevation is considered to be modest and proposal is therefore not considered to have a significantly overbearing impact on No.67. The proposed window will provide views of the rear garden of No.67 however this is not considered to increase the harm in overlooking any more so than the existing first floor windows on the rear elevation of No.65.
- 9.21 A representation has stated that the proposed first floor extension is not comparative to the existing first floor extension at No.61 as No.61 is an end of terrace property. The proposed first floor extension will have the same impact on No.67 as the existing extension does at No.63 which is not considered to be significantly harmful in terms of residential amenity. The proposal therefore is considered to have an acceptable relationship with No.63.
- 9.22 Due to the scale, massing and siting of the proposed outbuilding at the rear of the garden it is not considered to have an overbearing impact or cause a significant loss of light to the rear gardens of No.67.
- 9.23 Impact on No.63 Ferrars Way
- 9.24 The proposed dormer is not considered to give rise to any overshadowing or overbearing impact due to its siting on the roof and the distance of separation this creates. The dormer would overlook neighbouring gardens however this is considered to be marginal compared with the existing overlooking opportunities from the first-floor rear facing windows.
- 9.25 The proposed single storey extension will be set off the boundary with No.63 by approximately 1.7m, when considering this and the scale and massing of single storey extension the proposal is not considered to have an overbearing impact or cause a significant loss of light to No.63. The proposal is not considered to overlook neighbours given that the windows are located on the rear elevation.

- 9.26 The proposed first floor extension will set off the boundary with No.63 by approximately 2.8m. When considering the scale and positioning of the proposed first floor extension it is not considered to have an overbearing impact or cause loss of light to No.63. The proposed window will provide views of the rear garden of No.63 however this is not considered to increase the harm in overlooking any more so than the existing first floor windows on the rear elevation of No.65.
- 9.27 Due to the scale, massing and siting of the proposed outbuilding at the rear of the garden it is not considered to have an overbearing impact or cause a significant loss of light to the rear gardens of No.63.
- 9.28 Impact on Nos.13-17 Perse Way
- 9.29 Concerns have been raised that the proposed increase in ridge height will result in a loss of light to neighbouring properties on Perse Way, including No.13, No.15 and No.17. The height of the ridge will be raised by approximately 0.3m, this is considered to be a marginal increase in the height, when considering this and the distance of separation between the site and properties on Perse Way, the proposal will not result in a significant loss of light to these properties. Due to the distance of separation between the properties on Perse Way and the application site, the proposed dormer will not have an overbearing impact.
- 9.30 Concerns have been raised that the proposed dormer will harmfully overlook neighbours to the rear on Perse Way. The dormer would overlook neighbouring gardens however this is considered to be marginal compared with the existing overlooking opportunities from the first-floor rear facing windows. In addition to this, when considering that rear dormers can be constructed under permitted development it would not be reasonable to refuse the application due to overlooking.
- 9.31 A window is proposed on the rear elevation of the first-floor extension. Concerns have been raised regarding the loss of privacy for properties on Perse Way, in particular No.13 and No.17. The proposed window will be approximately 1.8m closer to the properties on Perse Way than the existing windows on the rear elevation. This distance is not considered to significantly increase overlooking from the proposed window any more so than the existing windows on the rear elevation.
- 9.32 A representation has raised concern with the impact of the outbuilding on light to No.15 Perse Way, which adjoins the rear boundary. No.15 is located to the west of the proposed outbuilding, due to the positioning of the outbuilding it may result in the loss of some mid-morning light to the rear end of the garden. There are two mature trees located at the rear end which currently overshadow the rear of No.15s garden, whilst there is no guarantee that the trees will always remain, the proposed outbuilding will not cause any additional loss of light to No.15 than existing. Whilst there may be some loss of light, this is not considered to be significant enough to warrant refusal due to the scale and massing and siting of the

outbuilding. When considering the height of the proposed outbuilding it is not considered to have an overbearing impact on No.15.

9.33 Representations have raised concern with the potential noise impact due to the increased number of occupants from a two bed dwelling to a six bed dwelling with an outbuilding. Representations are concerned about the impact of noise on more vulnerable residents in the surrounding area. This application retains the use as a dwelling house. The increase in number of occupants is likely to increase the noise from the garden space if all occupants are outside. Officers consider that the proposed internal amenity space is sufficient in size to accommodate the occupants therefor reducing the reliance on the garden. Overall, as a retained use as a dwelling the noise impact is not considered to be significant.

9.34 Construction Impacts

9.35 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance.

9.36 Concerns have been raised regarding the construction impacts of the proposal. The scheme is, however, relatively small in scale and such impacts are likely to be limited to a temporary period. Whilst there may be impacts arising from construction related activities that would give rise to some harm to the amenity of nearby occupiers, the level of harm would not be significant. A condition will be added to limit the hours that construction works (Condition 5), and construction related deliveries are carried out (Condition 6). The proposal is compliant with Local Plan policy 35 (subject to conditions).

9.37 Summary

9.38 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 55, 57 and 58.

9.39 Trees

9.40 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.

9.41 Concerns have been raised regarding the impact of the proposed outbuilding on existing trees located to the rear of the No.15 garden due to their close proximity. To the rear of the garden of the application site there is an area of existing hardstanding. The proposed outbuilding will be constructed on a raft slab which minimizes the depth and area of the foundations that are required. The proposed outbuilding is therefore not considered to adversely affect the roots of the trees close to the boundary.

9.42 Although the trees are a positive contribution to the character of the surrounding area, the trees are not protected. The proposal is not considered to adversely effect the health of these trees and the character that they provide.

9.43 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan

9.44 Highway Safety

9.45 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

9.46 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

9.47 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal. The proposal is not considered to have an adverse effect on the safety and functioning of the highway.

9.48 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

9.49 Cycle and Car Parking Provision

9.50 Cycle Parking

9.51 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport.

9.52 No provision for cycle parking has been provided as part of this application, given that this is a householder application, this is not required to be provided. The proposal will retain access to the rear garden via the shared passageway and so cycles can be stored in the rear garden. There is space in the front garden for a cycle store to be provided if the applicants require a cycle store in the future, which would require planning permission.

9.53 Car parking

9.54 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as

set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is 2 spaces per dwelling per 3 or more bedrooms.

- 9.55 There are two on site car parking spaces provided on the front drive of the property, therefore the proposal complies with requirements set out in appendix L.
- 9.56 Representations have raised concern with the impact on the proposal on parking pressure within the surrounding streets. Representations imply that the use of the dwelling as an HMO would significantly increase the parking demand and pressure. This application has been assessed with the parking requirements for a dwelling as HMO use has not been applied for in this application.
- 9.57 The site is located in a sustainable location with close and convenient access to bus routes and cycle routes, which reduces the reliance of occupants on a car. When considering this and the retention of the existing on-site car parking provision, the proposal is not considered to significantly impact parking pressure on the surrounding streets.
- 9.58 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

9.59 Third Party Representations

- 9.60 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Representations have been made in respect of the party wall and rights to build up to / utilise adjoining building structures on the boundary of the application site following the demolition of the semi-detached shed at the boundary with No.63.	This is a civil matter between different landowners in which the local planning authority has no role. The Party Wall Act 1996 governs the process by which party walls and associated disputes are handled.
The plans show that there are 7 bedrooms with an additional outbuilding that could be used as additional accommodation. There are concerns that the proposal could become a HMO in the future.	Given that there are 7 bedrooms if the property were to become a HMO it would require planning permission and would be fully assessed in relation to the relevant policies. The applicants have been explicitly advised of this. This application has been assessed as extensions and alterations to a dwellinghouse as that is what has been applied for. It is understood from the applicant’s agent that the applicants currently live in the property with the intention of future

	<p>residence in the extended property. No change of use is part of this application, and applications cannot be assessed on a speculative use.</p> <p>Informatives will be added to ensure that if the application site is to become a HMO in the future, planning permission would be required and a HMO licence would need to be obtained.</p>
<p>Representations queried the access to the rear garden via a shared passageway which runs under No.63.</p>	<p>The shared passageway measures at approximately 1m in width and is sited underneath the overhang of the neighbouring property. No.65 has a right of access via this passage and during the construction process the rear will be accessed this way. This is considered to be a civil matter between the neighbouring properties.</p>
<p>Management of drainage and sewerage</p>	<p>The proposed works would be connected to the existing foul water and surface water drainage systems for the dwelling. This would need to be checked and signed off by building control.</p>

9.61 Planning Balance

- 9.62 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 9.63 The proposed part single storey, part two storey rear extension, rear dormer that raises ridge height, and garden studio/outbuilding are considered to be appropriate in scale and massing and are in keeping with the character of the existing dwelling. The proposal is not considered to appear out of character within the surrounding area.
- 9.64 The proposal is not considered to cause unacceptable harm to the amenity or living conditions of neighbouring occupiers.
- 9.65 Third party representations have raised concern regarding the proposal impact on noise and disturbance to neighbouring occupiers due to the increase in occupancy and the construction process. Officers consider that the retained use of a dwelling and internal spaces provided would reduce the impact of noise and disturbance. Conditions will be added to limit the hours of construction and construction related deliveries.
- 9.66 Third party representations have also raised concern regarding the proposals impact on the demand in car parking in the surrounding streets.

When considering that the proposal retains the existing parking provision which meets the requirements for a dwelling and the sustainable location of the site the proposal is not considered to have a significant impact on the demand in parking.

9.67 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.0 Recommendation

10.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning Conditions

1 – Time Limit

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- Drawings

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- Green Roof

Notwithstanding the approved plans, the flat roof of the single storey rear extension and outbuilding hereby approved, shall be a biodiverse (green) roof(s) and shall be constructed as such prior to occupation. It shall include the following:

- a) access for maintenance
- b) the make-up of the sub-base to be used which may vary in depth from between 80-150mm
- c) Planting/seeding (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum)

The roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance/repair or escape in case of emergency.

Reason: To help mitigate and respond to climate change and to enhance ecological interests. (Cambridge Local Plan 2018 policies 28 and 31)

4- Incidental use

The garden studio/outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house. It shall at no time be used as sleeping accommodation, nor shall it be separately occupied or let and no trade or business shall be carried on therefrom.

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).

5- Noise Construction Hours

No construction or demolition work shall be carried out and no plant or power operated machinery 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, unless otherwise previously agreed in writing with the Local Planning Authority.

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

6- Demolition and Construction Deliveries

There should 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 unless otherwise previously agreed in writing with the Local Planning Authority.

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

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs

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Planning Committee Date	6 th March 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/03762/FUL
Site	79 Coleridge Road
Ward / Parish	Coleridge
Proposal	Retrospective change of use from dwellinghouse (Use Class C3) to 9 Person HMO (Use Class Sui Generis) and Retrospective part two storey rear extension, part single storey side extension, part single storey rear extension, Increase in ridge height, rear dormer roof extension and other associated external alterations.
Applicant	Mr Khan
Presenting Officer	Tom Chenery
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Impact on Neighbour Amenity2. Impact on the Character of the Area3. Parking
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks retrospective planning permission change of use from the existing dwellinghouse (Use Class C3) to a 9 Person house of multiple occupation (HMO) (Use Class Sui Generis) and a retrospective part two storey rear extension, part single storey side extension, part single storey rear extension, Increase in ridge height, rear dormer roof extension and other associated external alterations.
- 1.2 Planning Permission has been granted under application reference 12/0826/FUL for the change of use of the site to 1 No. 3 bed dwelling and 1no. 4 bed dwelling, a two storey side and rear extension and rear dormers. This application has not be built in accordance with the approved plans but is a material consideration.
- 1.3 The proposal is considered to be acceptable in terms of its impact on the character and appearance of the area.
- 1.4 The proposal is not considered to result in any harm to the amenity or living conditions of neighbouring occupiers.
- 1.5 The proposal is not considered to result in any highways safety implications.
- 1.6 Officers recommend that the Planning Committee approve the application

2.0 Site Description and Context

None-relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site comprises a two storey end of terrace dwelling known as 79 Coleridge Road, Cambridge. The property is set back from Coleridge Road with hardstanding/parking to the front with garden space to the rear.
- 2.2 Properties on the eastern side of Coleridge Road where the site is located, consists of two storey terraced dwellings with bay window frontages and two storey outriggers to the rear, many properties are largely uniform in appearance. The western side of Coleridge Road consists or larger detached and semidetached dwellings but are more varied in appearance with ranging architectural styles. Properties along Coleridge Road are set back from the road frontage by areas of front garden space and hardstanding/parking.

2.3 Hobart Road to the rear of the site comprises two storey terraced dwellinghouses which are also set back from the road and benefit from bay windows. These properties are also uniform in appearance.

3.0 The Proposal

3.1 The application seeks retrospective planning permission change of use from the existing dwellinghouse (Use Class C3) to a 9 Person HMO (Use Class Sui Generis) and a retrospective part two storey rear extension, part single storey side extension, part single storey rear extension, Increase in ridge height, rear dormer roof extension and other associated external alterations.

3.2 The application description has been amended to provide an accurate description and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
12/0826/FUL	Change of use to 1no. three bedroom dwelling & 1no. four bedroom dwelling. Two storey side/rear extension and rear dormers.	Approved
23/00487/FUL	Change of use from existing H.M.O to ten person HMO	Withdrawn
23/01771/FUL	Change of use from existing H.M.O to nine person HMO. Resubmission of 23/00487/FUL	Withdrawn

4.1 Planning Permission has been granted under application reference 12/0826/FUL for the change of use of the site to 1 No. 3 bed dwelling and 1no. 4 bed dwelling, a two storey side and rear extension and rear dormers. This application has not be built in accordance with the approved plans but is a material consideration.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 48: Housing in multiple occupation

Policy 50: Residential Space Standards

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 80: Supporting sustainable access to development

Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 No Objection - Comments made regarding on street parking.

6.3 Environmental Health – No Objection

7.0 Third Party Representations

7.1 1 representations have been received.

7.2 Those in objection have raised the following issues:

-Car parking and parking stress

8.0 Assessment

8.1 Principle of Development

8.2 The application seeks retrospective planning permission for the change of use of the dwelling from a dwellinghouse (C3) to a 9 person HMO (Sui Generis). It also seeks retrospective permission for part two storey rear extension, part single storey side extension, part single storey rear extension, Increase in ridge height, rear dormer roof extension and other associated external alterations.

8.3 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

8.4 The application proposes a change of use to a Large House in Multiple Occupation (HMO). The plans show the property is currently subdivided into 6 bedrooms. A condition will be added to any permission given restricting the property to serve a maximum occupancy of nine persons (Condition 4).

8.5 Policy 48 of the Cambridge Local Plan states that proposals for large houses in multiple occupation will be supported where the proposal complies with certain criteria. This criteria includes:

- a. The proposal does not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area;
- b. the building or site (including any outbuildings) is suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas; and
- c. will be accessible to sustainable modes of transport, shops and other local services.

8.6 The application site is not located within an area of over-concentration of such a use and the building is considered to be suitable for use as a HMO. The proposal is not considered to cause any harm to the residential amenity or the surrounding area. The proposal also will provide an

acceptable provision for refuse storage, cycle parking and drying area. This is assessed in greater details within the body of this report.

8.7 The site is also located in close proximity to a number of local services including those on Cherry Hinton Road and on Mill Road. The site is also within a sustainable location to a number of modes of transport and is within cycling and walking distance of the train station and the city centre. This is assessed in greater details within the body of this report.

8.8 In light of the above, the proposal is considered to be acceptable in principle and would comply with Policy 48 of the Cambridge Local Plan (2018). It is therefore necessary to assess the proposal regarding other material considerations such as impact on the character and appearance of the area, impact on residential amenity and whether the proposal would result in any highways safety implications. These are assessed in turn below.

8.9 Design, Layout, Scale and Landscaping

8.10 Policies 55, 56, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

8.11 The application site comprises a two storey end of terrace dwelling known as 79 Coleridge Road, Cambridge. The property is set back from Coleridge Road with hardstanding/parking to the front with garden space to the rear.

8.12 Properties on the eastern side of Coleridge Road where the site is located, consists of two storey terraced dwellings with bay window frontages and two storey outriggers to the rear, many properties are largely uniform in appearance. The western side of Coleridge Road consists of larger detached and semidetached dwellings but are more varied in appearance with ranging architectural styles. Properties along Coleridge Road are set back from the road frontage by areas of front garden space and hardstanding/parking.

8.13 Hobart Road to the rear of the site comprises two storey terraced dwellinghouses which are also set back from the road and benefit from bay windows. These properties are also uniform in appearance.

8.14 The development seeks retrospective permission for a part two storey rear extension, part single storey side extension, part single storey rear extension, Increase in ridge height, rear dormer roof extension and other associated external alterations.

8.15 Planning permission was granted under application reference (12/0826/FUL) for a two storey side and rear extension, a two storey rear extension and a rear dormer roof extension to create 1no. 3 bedroom

- dwelling. This application was not built in accordance with the approved plans, however, is still a material consideration.
- 8.16 The development within this application seeks permission for a similar development to that which was approved. The two storey side and rear extension protrudes some 3.3m from the rear of the existing dwelling and extends across the entire rear elevation with a dual pitched roof design. This aspect is set back some 1m from the existing two storey outrigger at the rear of the property. This aspect is considered to be a subservient addition to the host dwelling and relates acceptably.
- 8.17 The development also seeks permission for an increase in ridge height and erection of a large box dormer roof extension.
- 8.18 Appendix E of the Cambridge Local Plan provides design guidance regarding roof extensions such as that within this application. It states that roof extensions should relate well to the proportions and massing of the existing house and neighbouring properties and that they must be appropriate in size and scale as to not dominate the existing roof or overwhelm their setting. The design guidance also states that roof extensions that raise the height of the ridge will not normally be supported unless the street already lacks uniform roof heights.
- 8.19 The application site is located at the end of the existing row of terraced properties and there was a degree of uniformity amongst roof heights. There are also a number of properties that benefit from large box dormers along Coleridge Road, notably No's 85 and 89. Moreover, on the opposite site of Coleridge Road, properties do not benefit from any uniformity in ridge height and vary in architectural stylings. No.70 Coleridge Road, which is directly opposite the application site, which is also a corner plot has also benefitted from a number of extensions and alterations with the addition of gable ends and dormer windows. The host dwelling itself did originally differ from the other terraced dwellings along Coleridge Road by benefitting from a double frontage and appears as a larger dwelling.
- 8.20 Although the proposal would alter the uniformity of ridge heights along the row of terraced houses within its immediate setting, due to its siting at the end of the row of terraces, this impact is reduced. Moreover, due to the range of architectural stylings and additions that other properties that are in close proximity benefit from, the proposed roof extension and box dormer would not appear at odds with the existing character and would not cause harm to the character and appearance of the area.
- 8.21 As part of the application, the development also seeks permission for a single storey rear extension which would protrude from the side and rear of the existing two storey outrigger. This aspect protrudes approx. 1.8m from the rear of this existing outrigger and some 0.7m from its side. This

aspect is modest in scale and appearance and is considered to be acceptable.

- 8.22 The application also seeks the erection of a single storey side extension approx. 1m in width and extends along the entire depth of the property. This aspect is considered to be appropriate in terms of its scale, projection and design, having regard to its site and location.
- 8.23 The overall proportions and design of the extension is be considered to represent an appropriate addition to the dwellinghouse and in keeping with the character and appearance of the area.
- 8.24 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and 59 and the NPPF.

8.25 Highway Safety and Transport Impacts

- 8.26 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.27 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.28 The Local Highways Authority have no objections to the proposal. Access to the site would remain the same as the existing arrangements and therefore no concerns on highway safety stem from the proposed access arrangements. Comments have been raised by the Local Highways Authority and an objection raised by a local resident regarding parking stress as a result of the proposal. This is considered within section 8.31 of this report.
- 8.29 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

8.30 Cycle and Car Parking Provision

- 8.31 Cycle Parking
- 8.32 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision.

- 8.33 The application will provide a dedicated cycle storage area which would provide 9 cycle parking spaces to the side/rear of the site. Although this storage area is not located to the front of the dwelling, it is located on Hobart Road which would be easily accessible and would be as convenient as car parking. Some details of the cycle storage area are included within the application, however, it is necessary to add a condition which would require further details of the bike store to be provided (Condition 2) and to ensure that it has a green roof (Condition 3).
- 8.34 The provision of bicycle storage is deemed acceptable and in line with the requirements of policy 82 and Appendix L of the Cambridge Local Plan, subject to conditions outlined.
- 8.35 Car parking
- 8.36 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms.
- 8.37 Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.
- 8.38 An objection has been raised by a local resident regarding the insufficient car parking provision on Coleridge Road and the intensification that the HMO would provide to parking on Coleridge Road and Hobart Road.
- 8.39 The Local Highways Authority has been consulted on the scheme and has provided comments that as the area is within an uncontrolled parking area, there is no effective means to prevent additional residents from owning a car and seeking to keep it on local streets. This in turn may result in additional parking demands which would not result in highways safety impacts.
- 8.40 The comments from the objector and Local Highways Authority are noted.
- 8.41 The development would provide 2 allocated parking spaces to the front of the application site. The proposal would comply with the car parking guidance set out in appendix L.

- 8.42 In addition to this, the site is in a highly sustainable location within walking distance to a number of local services on both Mill Road to the north as well as those on Cherry Hinton Road to the south. The site is also within walking distance to Cambridge Train Station as well as cycling distance to the City Centre. There area also a number of other methods of sustainable transport within walking distance which provides access to services that are further afield.
- 8.43 Although the development would result in a higher number of occupants at the property above that which would have previously existed, the site is in a highly sustainable location where vehicle ownership would not be necessary to access a number of local services.
- 8.44 It is therefore considered that the proposal complies with the parking guidance set out within Appendix L and due to its highly sustainable location would likely not result in significant increases in privately owned cars which would result in any undue harm to the amenity of neighbouring occupiers.
- 8.45 The proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

8.46 Amenity

- 8.47 Policy 35 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

Neighbouring Properties

- 8.48 An objection has been received from a neighbouring occupier regarding the impact the proposal would have on car parking within the area. This has been assessed within section 8.36 – 8.46 of this report. No objections have been received regarding the impact the extensions have on any neighbouring properties.

No.81 Coleridge Road

- 8.49 No.81 Coleridge Road is the adjacent property to the south of the site.
- 8.50 The proposed two storey side and rear extension does not protrude further than the existing two storey outrigger which is shared across the application site and No.81. As a result of this aspect does not cause any harmful impacts to the amenity or living conditions of No.81 to the south of the site.
- 8.51 The proposed single storey extension protrudes some 1.8m from the rear of the existing building line at No.81. Due to this aspects scale and design,

it would not result in any undue loss of light or appear overbearing to No.81 Coleridge Road.

167 Hobart Road

- 8.52 The proposed extension would protrude to the rear of the site which would direct face the side elevation of No.167 Hobart Road. There is an outbuilding to the rear of the site which acts as a screen to this side elevation.
- 8.53 Due to the distance between the two properties and the outbuilding which acts as a screen, the proposal as a whole is not considered to cause any harm to the amenity or living conditions to this adjacent property.
- 8.54 A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Policy 58 of the Cambridge Local Plan (2018)

Future Occupiers

- 8.55 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government’s Technical Housing Standards – Nationally Described Space Standards (2015). While there is no standard for specifically for HMOs, these standards can be used as a guide to assess the amenity provided for HMO residents in accordance with policy 48.
- 8.56 The gross internal floor space measurements for units in this application are shown in the table below:

Bedroom	Number of bed spaces (persons)	Policy Size requirement (m²)	Proposed size of unit	Difference in size
1	1	7.5	12	+4.5
2	2	11.5	18	+6.5
3	2	11.5	12	+0.5
4	1	7.5	11	+3.5
5	1	7.5	8.5	+1
6	2	11.5	29	+17.5

- 8.57 All the bedrooms meet the space standards set out within Policy 50 of the Local Plan. The proposed communal area is considered sufficient to meet the provisions required by licencing and the space can suitably accommodate 9 persons. A condition will be added to any permission given which would require the internal communal areas to be kept as such

and for them not to be converted in to bedrooms or other private spaces (Condition 5).

Garden Size(s)

- 8.58 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 which should be of a shape, size and location to allow effective and practical use of the intended occupiers.
- 8.59 The rear garden will be approximately 66 square metres, which is deemed to be suitable for accommodating table/chairs for maximum occupancy, circulation space and space to hang washing. The proposal is therefore compliant with policy 48 of the Local Plan.

Environmental Impacts

- 8.60 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Policy 48 also states that a large HMO will only be supported where it does not cause harm to the amenity of neighbours or the local area.
- 8.61 The Council's Environmental Health team have assessed the application and consider that the proposal is acceptable.
- 8.62 Planning permission was granted under application reference 12/0826/FUL, which allowed 1.no 3 bedroom dwelling and 1no. 4 bedroom dwelling. This could have resulted in a maximum occupancy for both dwellings of 10 bedpersons. The proposal would provide a lesser number of occupants than that which was previously approved. In addition to this, irrespective of this permission, the proposal would result in the increase of 3 additional occupants.
- 8.63 There is sufficient internal amenity space that the proposal would not force people into the external amenity area resulting in significant noise increase. In addition to this, the site is directly opposite Coldhams Common which would allow for occupants to enjoy external amenity space. The development would likely not increase the noise levels which would be sufficient enough to negatively impact quality of life. In order to ensure the site runs does not cause any undue neighbouring amenity issues, a condition will be added to any permission given requiring the submission of a management plan (Condition 6).

Summary

8.64 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 48, 50, and 58.

8.65 Other Matters

Bins

8.66 Policy 48 requires the provision of refuse and recycling to be successfully integrated into proposals.

8.67 A bin storage area is noted in the rear garden space of the site. Limited details have been provided regarding the bin storage area. It is therefore necessary to add a condition regarding further details of the bin storage area (Condition 2).

8.68 Subject to this condition, the proposal would comply with Policy 48 and ensure the refuse and recycling would be successfully integrated.

8.69 Planning Balance

8.70 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

8.71 The development will positively contribute to the supply of residential accommodation available to the public within Cambridge.

8.72 The development is not considered to cause harm to the character and appearance of the area and would relate acceptably to the wider character and appearance of the area.

8.73 The third-party representation regarding car parking impacts is noted and although there will be an increase in occupants to 9, given the sustainable location of the site, the proposal would likely not result in an increase in privately owned vehicles and in turn would likely not result in additional parking pressures on Coleridge Road or Hobart Road.

8.74 The proposed development is considered to have an acceptable impact on the amenity of neighbouring occupiers

8.75 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

9.1 **Approve** subject to:

- The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

10.0 Planning Conditions

1. 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.

2. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles and bin storage for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

3. Within three months of the date of the permission, the bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

4. The application site shall have no more than nine people residing within it at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of neighbouring properties. (Cambridge Local Plan 2018 policies 56 and 48).

5. The internal communal areas as shown on the approved drawings shall be provided and retained for communal uses and used for no other purpose(s).

Reason: To ensure adequate internal communal space is provided for future occupants (Cambridge Local Plan 2018 policies 48 and 50).

6. Within three months of the date of the permission, a management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to:
 - a) management of the property and how any management issues will be addressed
 - b) external display of contact information for on-site management issues and emergencies for members of the public
 - c) provision for refuse, cycle and car parking and drying areas etc.
 - d) details of guidance for tenants re acceptable standards of behaviour/use of the premises.

The development shall thereafter be managed in accordance with the approved plan.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan 2018 policies 35 and 48).

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs

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Greater Cambridge Shared Planning
Cambridge City Council - Appeals for Committee



Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
23/01183/FUL (APP/Q0505/W/23/3327514)	11A Garry Drive Cambridge Cambridgeshire CB4 2PD	Conversion and extension of existing double garage to a self-contained 1-bed property and associated works. Resubmission of 21/05255/FUL	Appeal Dismissed	30/01/2024	Refusal of planning permission (Delegated Decision)
22/04089/PRIOR (APP/Q0505/W/23/3321000)	Land Opposite 89A Barton Road Cambridge Cambridgeshire	Removal and replacement of the existing 8 metre high monopole with a new 18 metre high monopole supporting 6 no. antennas with a wraparound equipment cabinet at the base of the column, the installation of 3no. new equipment cabinets and ancillary development thereto.	Appeal Dismissed	30/01/2024	Refusal of planning permission (Delegated Decision)
22/05334/PRIOR (APP/Q0505/W/23/3322932)	Cherry Hinton Road Street Works Cherry Hinton Road Cambridge CB1 7AZ	Installation of a H3G 18m street pole and additional equipment cabinets	Appeal Allowed	30/01/2024	Refusal of planning permission (Delegated Decision)
22/03766/HFUL (APP/Q0505/W/22/3313253)	45 Gough Way Cambridge Cambridgeshire CB3 9LN	Demolition of single storey side extension. Part two-storey and part single-storey side extension and two-storey	Appeal Allowed	09/02/2024	Non-determination within statutory period

		and single storey rear extensions.			
23/02885/HFUL (APP/Q0505/D/23/3334020)	125 Catharine Street Cambridge Cambridgeshire CB1 3AP	Loft conversion, including raising ridge line and construction of rear dormer	Appeal Dismissed	15/02/2024	Refusal of planning permission (Delegated Decision)
23/02473/HFUL (3330930)	75 Blinco Grove Cambridge Cambridgeshire CB1 7TX	Loft conversion with rear facing dormer window and the raising of the existing ridgeline	Appeal Dismissed	15/02/2024	Refusal of planning permission (Delegated Decision)

Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
23/00100/FUL (APP/Q0505/W/23/3333215)	Land Adjacent To 60 High Street Trumpington Cambridge Cambridgeshire CB2 9LS	Extension and conversion of existing garage into a single bed dwelling.	29/01/2024
23/03090/HFUL (APP/Q0505/D/24/3338475)	3 Kelsey Crescent Cambridge Cambridgeshire CB1 9XS	First floor side and single storey rear extensions.	08/02/2024
EN/00388/23 (APP/W0530/C/24/3338854)	106 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AJ	This relates to planning application 23/01173/FUL. Despite withdrawal of this application construction has continued on site continuously both while it was a live application and since it has been withdrawn. Earlier this week foundations and a floor have been constructed on a similar footprint to the withdrawn application. Ventilation and extraction equipment have also been installed. This clearly is a serious breach and contempt for the planning process. Before (April 9) and after (June 6) can be seen in attached photos. Related Planning Reference: 23/01173/FUL Date breach occurred: 05/06/2023	15/02/2024
23/00277/FUL (APP/Q0505/W/24/3338964)	47 Histon Road Cambridge Cambridgeshire CB4 3JD	Two bed dwelling	17/02/2024

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

NO RESULTS

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
22/01442/FUL (APP/Q0505/W/22/3311017)	The Seven Stars Public House 249 Newmarket Road Cambridge Cambridgeshire CB5 8JE	Erection of 2no flats with associated works and landscaping on unused land behind The Seven Stars Public House	Refusal of planning permission (Delegated Decision)
20/04261/FUL (APP/Q0505/W/23/3325645)	Jewish Synagogue 3 Thompsons Lane Cambridge CB5 8AQ	Demolition of existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including replacement parking spaces and new cycle storage and associated works.	Refusal of planning permission (Committee Decision (Area/Main))
23/00567/ADV (APP/Q0505/Z/23/3324786)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of 1no 86 inch LCD screen capable of showing illuminated static displays in sequence.	Refusal of planning permission (Delegated Decision)
23/00566/FUL (APP/Q0505/W/23/3324785)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	Refusal of planning permission (Delegated Decision)
23/00962/ADV (APP/Q0505/Z/23/3325985)	3-4 Market Hill Cambridge Cambridgeshire CB2 3NJ	Retention of 2no non-illuminated fascia signs, 2no non- illuminated double sided projecting signs, delivery drivers ID signage, manifestations to entrance doors glazing windows and 4no barrier banners in RAL 2003 with screen printed white logo.	Refusal of planning permission (Delegated Decision)
23/00189/FUL (APP/Q0505/W/23/3323330)	100 Perne Road Cambridge Cambridgeshire CB1 3RR	A single storey garden annexe known as an Annexa 745 also classified as a caravan within the curtilage of the property domestic garden. For the proposed occasional use as an air B&B.	Refusal of planning permission (Delegated Decision)
23/01238/LBC (APP/Q0505/Y/23/3327462)	3-4 Market Hill Cambridge Cambridgeshire CB2 3NJ	Retention to install of 2no non- illuminated fascia signs, 2no non-illuminated double sided projecting sign, delivery drivers ID signage, manifestations to entrance doors glazing windows and 4no barrier banners in RAL 2003 with screen printed white logo.	Refusal of planning permission (Delegated Decision)

Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
23/00100/FUL (APP/Q0505/W/23/3333215)	Land Adjacent To 60 High Street Trumpington Cambridge Cambridgeshire CB2 9LS	Extension and conversion of existing garage into a single bed dwelling.	04/03/2024
23/00804/FUL (APP/Q0505/W/23/3323216)	37 Natal Road Cambridge Cambridgeshire CB1 3NS	Erection of 5No. dwellings following demolition of existing bungalow	19/03/2024

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