



Cambridge City Council Planning

Date: Tuesday, 11 June 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 three part agenda and will be considered in the following order:

- **Part One**
Major Planning Applications
- **Part Two**
Minor/Other Planning Applications
- **Part Three**
General Item

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

4 Minutes

(Pages 5 - 10)

Part 1: Major Planning Applications

5 23-04849-FUL Bowls Club and Tennis Court

(Pages 11 - 30)

6	23-04687-FUL East Barnwell	(Pages 31 - 114)
7	23-02294-FUL Edward House, 8 Albion Row	(Pages 115 - 144)
8	24-00943-FUL Clayton Hotel	(Pages 145 - 188)

Part 2: Minor/Other Planning Applications

9	23-02127-FUL Mayflower House	(Pages 189 - 222)
10	23-04434-FUL 15 High Street Trumpington	(Pages 223 - 242)
11	24-00245-REM 111-113 Queen Ediths Way	(Pages 243 - 272)
12	24-00658-FUL 36 Peverel Road	(Pages 273 - 296)
13	23-03741-FUL 261 Mill Road	(Pages 297 - 314)

Part 3: General Item

14	Appeals Information	(Pages 315 - 318)
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Planning Members: Smart (Chair), Baigent (Vice-Chair), Bennett, Carling, Dryden, Gilderdale, Lokhmotova, Porrer and Thornburrow

Alternates: Flaubert, Howard, Nestor, Todd-Jones and Young

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PLANNING

24 April 2024

10.00 am - 3.20 pm

Present:

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

Officers:

Delivery Manager: Toby Williams

Natural Environment Team Leader: John Cornell

Built + Natural Environment Manager: Jane Green

Principal Planner: Kate Poyser

Principal Planner: Nick Yager

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Chris Connor

Other Officers Present:

Principal Engineer Major Developments: Tam Parry (Cambridgeshire County Council)

Principal Ecologist: Dan Weaver

Biodiversity Officer: Guy Belcher

FOR THE INFORMATION OF THE COUNCIL**24/21/Plan Apologies**

Apologies were received from Councillor Baigent who would arrive during "Update on Biodiversity Net Gain".

24/22/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Porrer	24/26/Plan	Personal: Partner used to work in the Brookmount Court building some years ago (the company rented an

		office). Discretion unfettered.
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24/23/Plan Minutes

The minutes of the meeting held on 6 March 2024 were approved as a correct record and signed by the Chair.

24/24/Plan Update on Biodiversity Net Gain

The Committee received a presentation on Biodiversity Net Gain from the Natural Environment Team Leader, Built and Natural Environment Manager, Principal Ecologist and the Biodiversity Officer.

The report and officer presentation were noted.

24/25/Plan 23/04191/REM Netherhall Farm, Worts' Causeway

The Committee received an application for full planning permission.

The application sought approval for approval of matters reserved for layout, scale, appearance and landscaping following outline planning permission 20/01972/OUT for the erection of 200 new residential dwellings with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space, and landscape and details required by conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 20, 24, 28, 32 and 37 of the outline permission 20/01972/OUT. Environmental Impact Assessment was submitted with outline application 20/01972/OUT.

The Principal Planner updated her report by referring to the following:

- i. Recommended discharge of Condition 14 as the applicant has now agreed to Environmental Zone 2 lighting.
- ii. Recommended an additional informative that discharge of Condition 14 is without prejudice of a section 38 agreement with the Highway Authority.
- iii. To note that further applications to discharge outline application conditions have been received.

The Committee received a representation in objection to the application from a local resident (written statements read by Committee Manager):

- i. The closest bus stop was over triple the amount (distance) recommended by the chartered institution of highways and transport

(CIHT). This made the whole concept of the development unsustainable, in breach of policy 80 of the Cambridge Local Plan and encouraged people to use private transport.

- ii. The current development would overlook the residence of 31 Worts Causeway into private areas such as the garden, kitchen, bedrooms, patio, and balcony. Whilst trees would provide some screening, they were not high enough to protect the privacy of 31 Worts Causeway, windows from the development would overlook this house. The residence of 31 was built with the concept of the greenbelt and building around it exposed the house to an invasion of privacy. The committee report stated this application must “avoid any overlooking onto and/ or loss of privacy at neighbouring properties” (8.21 from report committee report).
- iii. Whilst there was the need to build in Cambridge, it shouldn't be done on the green belt.

Mr Hoskin (Applicant's Representative) addressed the Committee in support of the application.

Councillor Porrer proposed amendments to the Officer's recommendation:

- i. To remove permitted development rights regarding swimming pools for privately owned homes.
- ii. M(43) home standards should be added to Condition 17.

The amendments were **carried unanimously**.

Councillor Bennett proposed amendments to the Officer's recommendation:

- i. Slow release water butts for grey water recycling.
- ii. An informative that play spaces should be provided for different age ranges plus able bodied and disabled children.
- iii. Include information to new buyers about removal of permitted development rights regarding swimming pools for privately owned homes in marketing information and website.

The amendments were **carried unanimously**.

Councilor Thornburrow proposed and Councillor Baigent seconded deferring the application.

The Committee:

Resolved (by 6 votes to 2) to defer the application to seek information on:

- i. Car parking in relation to M4(2) and M4(3) homes.
- ii. Increase the number of visitor parking spaces.
- iii. Details of parking for deliveries (including how managed).
- iv. Review ramps/road tables to enable cyclists to stay on flat surface.
- v. Cycling access and how (shared) space was allocated on the highway.
- vi. Play space provision for older children.
- vii. Explore cladding colour options to avoid potential of overheating (reference Condition 4).
- viii. Reduce the number of single aspect homes and consider mitigation measures.
- ix. Water management general information such as water consumption reduction measures like water butts.

24/26/Plan 23/04289/FUL Brookmount Court, Kings Hedges Road, Cambridge

The Committee received an application for full planning permission.

The application sought approval for demolition of existing buildings and structures, and erection of building (Class E(g)i/ii) with associated access, site infrastructure, landscaping and car and cycle parking provision.

The Principal Planner updated his report by referring to updated condition wording and Condition 28, 50 and 51 details on the amendment sheet.

Mr Redhouse (Applicant's Representative) addressed the Committee in support of the application.

Councillor Bennett proposed amendments to the Officer's recommendation:

- i. Priority for pedestrians/cyclists on vehicle ramp (shared space on highway).
- ii. Charging points for electric bikes.

The amendments were **carried unanimously**.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the prior completion of an Agreement under s106 of the Town and Country Planning Act 1990 [with delegated authority granted to Officers to negotiate, secure and complete such an Agreement on terms considered appropriate and necessary];
- ii. the planning conditions set out in the Officer's report and amendment sheet (revised 28 plus additional 50 and 51);
- iii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional condition:
 - a. priority for pedestrians/cyclists across vehicle ramp crossing point;
 - b. charging points for electric bikes;
 - c. way finding;
- iv. an informative included on the planning permission to manage large bike and disabled users' access to the cycling parking when going down the ramp.

24/27/Plan Cambridge City Council Appeals Report 10.04.2024

The Committee noted the appeals list from 10 April 2024.

The Delivery Manager updated the Officer's report to say:

- i. The Brookgate Appeal have been received 23 April.
- ii. An appeal had been lodged against the Cambridge Don Statue enforcement notice.
- iii. Noted Councillor Porrer's request to include tree appeal details in the Officer's report in future where relevant.

The meeting ended at 3.20 pm

CHAIR

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Planning Committee Date	11 June 24
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/04849/FUL
Site	Car Park Pool Way Cambridge Cambridgeshire CB5 8NT
Ward / Parish Proposal	Abbey Replacement of existing artificial pitch with a new multi use games area (including tennis court), construction of new bowls green, erection of new pavilion and associated works.
Applicant	Cambridge Investment Partnership
Presenting Officer	Aaron Coe
Reason Reported to Committee	Third party representations have been received which are contrary to the officer recommendation. The application is a Regulation 3 planning application as Cambridge City Council has a direct interest in the application as part applicant.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Context of the site, design, scale and external spaces.2. Protected Open Space.3. Reprovision of a replacement facilities of equivalent or greater quality.

1.0 Executive Summary

- 1.1 The application seeks planning permission for the removal of existing car parking and hardstanding to be replaced by a new bowls green, new pavilion and associated works. The application also seeks to replace an existing artificial pitch with an upgraded multi use games area.
- 1.2 The proposed relocation of existing facilities to the Abbey Leisure complex would facilitate the construction of 120 affordable homes, community facilities and new local centre (planning application reference 23/04687/FUL).
- 1.3 The proposed development would provide a high-quality development, providing new, high quality and improved sports facilities open for community use.
- 1.4 The re-location of the facilities will offer significant social benefits through providing enhanced and high quality sporting facilities which will add to the visibility, flexibility, useability, and attractiveness of the new bowls club and multi use games area.
- 1.5 Officers recommend that the Planning Committee resolve to grant planning permission subject to the imposition of conditions.

2.0 Site Description and Context

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

- 2.1 The application site comprises two small parcels of land. The eastern parcel comprises of an existing area of hardstanding with a number of existing boundary trees/hedges and is provided as an overspill car park for the existing Abbey Leisure Complex. It is located immediately adjacent to Pool Way. The eastern parcel of land is abutted by allotments to the north, the Abbey Leisure centre to the south west and the main car park associated with Abbey Leisure to the south and east. An RSPCA rescue centre is located to the north east of the site. Pool Way forms the main access to the Leisure Centre and aligns the site to the east.

- 2.2 This part of the site is partially designated as protected open space within the Cambridge Local Plan (2018). The protected open space impact will be assessed in more detail later in this report. The site has long been in use as a hard surfaced car park. There are no environmental or heritage designations and this part of the site also falls within Flood Zone 1.
- 2.3 Moving onto the western parcel, as existing this land consists of a small and under sized multi use games area (MUGA), that is located directly adjacent to the main and full sized astroturf pitch. This undersized area is to be increased in width and resurfaced to provide a new, modern and high quality playing surface suitable for a range of sports (including tennis). The western site area is also designated as protected open space, along with the Whitehill allotments and Coldham's Common. The line of the Green Belt follows the northern edge of Coldham's Common and therefore includes this part of the application site. This part of the site falls within Flood zones 2 and 3.

3.0 The Proposal

- 3.1 This application proposes the removal of the existing overflow car parking area and hardstanding to enable the construction a new bowls green, new pavilion landscaping and associated works. The application also seeks to replace an existing artificial pitch with an upgraded multi use games area.
- 3.2 The proposed new bowling green will comprise of a 35 x 35 metre green with a 1.2 metre wide perimeter path, located off Pool Way. The proposals also introduce an outdoor seating terrace, covered seating area, external storage and soft landscaping around the perimeter. The pavilion is proposed to be located to the northwest corner of the site, which will be accessed by the bowling green perimeter path, and will comprise of a single storey building with a sloping/overhanging roof to provide shade / shelter along the front elevation. The pavilion has been designed to offer a more flexible use which would allow indoor carpet bowls to be played. The proposed building footprint has been designed to maximise the bowling green size whilst providing a flexible internal space that can allow, amongst other things, indoor carpet bowls. The building measures 131.7 sqm in area and includes changing rooms, toilets, storage and flexible use space.
- 3.3 A parking area will be located directly adjacent to the main bowling green entrance next to the existing RSPCA building situated to the east of the site. Five new parking bays are provided to the north-east side of the green, and the existing RSPCA bays to the front of the clinic will be re-surfaced as part of the works. Cycle parking is proposed adjacent to the main bowling green entrance. The site will utilise the existing external refuse storage area located in front of the Abbey Leisure Centre.
- 3.4 The existing Multi Use Games Area (MUGA) at the Abbey Leisure Complex is undersized, damaged surface and not fit for purpose. The existing MUGA is currently used informally for football. With a width of 15.5m, it is substantially narrower than the Sport England guidelines for 5-a-side football and its width restricts use for other sports. The proposed enhanced MUGA will be increased

by 3 metres in width to be in accordance with Sports England guidelines. The new MUGA is proposed have 4.5m high sports fencing and polymeric surfacing designed to Sports England standards and will be provided with a dedicated storage area, alongside the existing floodlighting to permit all year-round use for a range of sports. Additional cycle Sheffield stands are proposed to be located immediately adjacent to the entrance to the court. The additional 3.0m width is proposed to be achieved by extending into excess hard surfaced space currently located around the edge of the existing full size football pitch to the south-west.

3.5 The scheme has been through an extensive pre-application process with officers and consultation with Sports England as well as the Councils Recreation and Streets and Open spaces team.

3.6 The application is accompanied by the following supporting information:

- Drawings
- Planning statement
- Design and Access Statement (including a landscape design statement)
- Flood Risk Assessment and Drainage Strategy Report;
- Phase 1 Land Contamination Assessment
- Preliminary Ecological Appraisal, Surveys and BNG Assessment,
- Preliminary Bat Roost Assessment
- Transport Statement
- Tree Survey and Arboricultural Impact Assessment;

4.0 Relevant Site History

4.1 No relevant site history.

5.0 PUBLICITY

5.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notices Displayed:	Yes

6.0 Policy

6.1 National

National Planning Policy Framework 2023 (December)
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

ODPM Circular 06/2005 – Protected Species
Circular 11/95 (Conditions, Annex A)
Water Environment (Water Framework Directive) (England and Wales)
Regulations 2017 Regulation 33

6.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development
Policy 4: Cambridge Green Belt
Policy 32: Flood risk
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings
Policy 67: Protected open space
Policy 68: Open space and recreation provision
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
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

6.3 **Neighbourhood Plan**

N/A

4.4 **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
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

6.4 **Other Guidance**

Cycle Parking Guide for New Residential Developments (2010)

7.0 **Consultations**

County Highways Development Management

7.1 No objection.

Landscape Officer

7.2 The Council's Landscape Architect has raised no objection subject to a condition securing the hard and soft landscaping details and replacement tree planting condition.

Tree Officer

- 7.3 No objection.

Drainage officer

- 7.4 No objection subject to conditions securing the details of the surface water drainage strategy, foul water drainage details and finished floor level compliance.

City Council Environmental Health

- 7.5 No objection subject to a conditions securing construction hours, deliveries, noise/ vibration, dust and external lighting details.

Nature Conservation Officer

- 7.6 No objection subject to conditions securing additional tree planting (details of specification, number and locations are to be secured via a Biodiversity Net Gain Plan.

Sport England

- 7.7 No objection subject to conditions securing details of the delivery and phasing programme, evidence of a bowling green license agreement between the City Council and Bowls Club, Bowling green specification, lighting and implementation programme and a compliance condition to ensure the pavilion is constructed in accordance with the submitted plans.

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

8.0 Third Party Representations

- 8.1 Representations have been received from 4 addresses objecting to the proposed development.
- 8.2 The RSPCA have submitted copies of a questionnaire which have been completed by service users in response to the proposals. These are mainly concerned by the car parking arrangements.
- 8.3 The Abbey Bowls club have submitted two separate objection letters.
- 8.4 The representations have raised the following issues:

Abbey Bowls Club

-Welcome the new facility to replace a 70 year old hut.

- Legally binding contract with City Council to maintain the bowls green surface.
- Poor consultation.
- Impact on protected open space.
- Impact during construction of new facility.
- Cycle parking not required.

RSPCA

- Insufficient car parking is retained for the RSPCA facility.

Neighbours

- Insufficient car parking for the RSPCA facility.
- Impact of development on nearby houses.
- All of the leisure centre car parks are very underutilised.

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

9.0 Assessment

9.1 Principle of Development

Protected Open Space and the re-provision of community, sport and recreation facilities

- 9.2 This application is being assessed in parallel with a separate planning application for the East Barnwell local centre redevelopment (reference 23/04687/FUL). This planning application seeks to re-provide part of the protected open space currently located on the junction of Barnwell Road and Newmarket Road, namely the existing bowls club and tennis court.
- 9.3 As part of application reference 23/04687/FUL the amenity grass land (2,353 sqm) is being re-provided, improved and extended as part of the Local Centre redevelopment. However, the tennis court and bowls club are not however being re-provided at the local centre site.
- 9.4 Policy 67 of the Cambridge Local Plan (2018) states that proposals will not be permitted which would lead to the loss of open space which is of environmental and/or recreational importance unless the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard. The protected open space that forms the bowls club and tennis court therefore needs to be re-provided by this application.
- 9.5 The new bowling green is to be provided as a new playing surface of higher quality than the existing facility along with an enhanced pavilion. The current Local Plan designates part of the overflow car park upon which the new bowls club is proposed to be located as protected open space. Following a review of the open space and an assessment by Cambridge City Council policy team it

has been confirmed the hard surfaced overflow car park clearly does not and has not offered a space of recreational or environmental importance either now or in the past. This allocation of protected open space is focused on the Elfreda Road allotments rather than the overflow car park. Therefore, the replacement of the hard surfaced car park with a new bowls club facility will re-provide an enhanced area of open space of greater recreational importance and is supported by officers. The replacement Bowls facility is proposed to be located approximately 500m from the existing. Whilst this is more than the 400m distance recommended by policy 67 on balance the re-provision of the enhanced replacement facility in this location is still considered to meet the overall requirements of this policy and is supported by officers.

- 9.6 The existing 5615sqm of protected open space is being re-provided with 3600sqm of protected open space being retained on site (secured by planning application reference 23/04687/FUL) and 2292sqm off site in the form of a new bowls green and pavilion. This equates to a total of 5892sqm of new open space and an uplift of 277sqm. The clear benefits associated with this proposal are again therefore found to outweigh any policy tensions that might be considered to reside in the context of Policy 67.
- 9.7 In respect of the tennis court, this facility is also proposed be relocated to the Abbey Leisure Complex. Rather than being provided as a new designated court, it has been agreed with the Council's Sports and Recreation Team that an existing undersized Multi Use Games Area (MUGA) located to the immediate west of the main Abbey leisure centre building will be improved to offer a high quality, flexible space, offering significant enhancement to the availability of hard court sports facilities in the area. The upgraded MUGA will measure 685 sqm in area. The existing MUGA measures 616 sqm. While these works are only increasing the area of the MUGA by 69 sqm, the improvement made to the useability and quality of the space will be significant and will greatly enhance the provision of sporting facilities in the local area.
- 9.8 Policy 73 stipulates that the loss of sports facilities will be permitted if it can be demonstrated that the facility can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. In this instance, the new facilities are considered to meet the requirements of this policy. Sport England have assessed the application and support the proposal subject to conditions which detail the delivery and phasing programme of the new facilities, evidence of a bowling green license agreement between the City Council and Bowls Club, Bowling green specification and implementation programme and a compliance condition to ensure the pavilion is constructed in accordance with the submitted plans. Subject to the imposition of these conditions to proposed replacement facilities are acceptable.

Impact on the openness of the Green Belt

- 9.9 The proposed location of the enhanced MUGA falls within the designated Green Belt. Whilst there is a presumption against inappropriate development within the Green Belt, certain forms of development are appropriate where they maintain openness. In this case, the re-laying and modest extension of an

existing MUGA and replacement of fencing constitutes appropriate development within the Green Belt and successfully maintains openness. The proposals are considered to be in accordance with policy 4 of the Cambridge Local Plan 2018 and the NPPF.

9.10 Design, Layout, Scale, Landscaping and Tree impacts

9.11 Policies 55, 56, 57, and 59 of the Local Plan 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 treatments.

Bowling green and pavilion

9.12 The new pavilion is proposed to be located in the north west corner of the site and would have an overall area of 131sqm. The building is proposed to be suitably sized to accommodate 2no. changing rooms with toilets, a flexible use space, storage and a small kitchen. The building is proposed to be single storey (4m to the ridge) with a part monopitch, part flat roof. In terms of materials a black fibre cement cladding is proposed with composite windows. The proposed pavilion is considered to have limited impacts on the character of the site and inherently improves the existing pavilion facility available for the Bowls club. The proposed development is therefore considered acceptable in terms of its design and is considered compliant with the provisions of Cambridge Local Plan 2018 policies 55, 56 and 57, of the Local Plan.

9.13 Externally the proposals involve a new 35 x 35m natural green which will be provided with a perimeter path providing access to all four sides. An outdoor seating terrace (uncovered), covered seating, external storage and attractive perimeter planting are also included. Dedicated cycle parking storage and five car parking bays are provided to the north-east side of the green, and the existing RSPCA bays are proposed to be re-provided to the front of the clinic will be re-surfaced as part of the works.

9.14 The siting of the proposals will entail the loss of some trees to enable the development to take place. To accommodate a bowls green of an appropriate size - as required by Sport England and the Bowls Club - and without encroaching into allotment land, the removal of sixteen individual trees, five landscape features and sections of three further landscape features require felling to achieve the proposed layout, alongside nine trees and four landscape features requiring minor surgery to permit construction space or access; these are all category B or C trees.

9.15 To mitigate the proposed loss of trees, compensatory planting is proposed to the edge of Coldham's Common. The council's Tree Officer has raised no objection to the proposed tree removals subject to conditions.

9.16 Overall it is considered that the development can be supported in the context of Policies 59 and 71 of the Cambridge Local Plan 2018.

Enhanced MUGA

- 9.17 The MUGA is proposed to be enhanced by increasing the size by 3 metres in width to be in accordance with Sports England guidelines. The proposal also involves the addition of 4.5m high sports fencing and polymeric surfacing designed to Sports England standards and will be provided with a dedicated storage area, alongside existing floodlighting to permit all year-round use for a range of sports. Six cycle parking spaces are proposed immediately adjacent to the entrance to the court. To minimise impacts on adjacent trees, the additional 3.0m width will be achieved by extending into excess hard surfaced space. A small number of existing trees (12 sqm in total) will need to be trimmed back to facilitate this but as discussed in the accompanying tree protection plan, measures have been undertaken to maximise tree retention and protection.
- 9.18 Overall, the proposed development would provide an enhancement to the application site and its surroundings. The proposal is supported by the Council's Urban Design and Landscape officers and is considered to be compliant with the Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 70 and the NPPF subject to conditions.

Residential Amenity

- 9.19 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 on the closest properties along Whitehill Road.
- 9.20 The Environmental Health Officer has been consulted on the proposal and they have not raised any objections subject to conditions relating to construction/demolition hours, delivery permitted hours, lighting, submission of a noise assessment and insulation scheme. The imposition of these conditions are considered reasonable and necessary to protect the amenities of nearby residential properties. The proposal would adequately protect nearby residents and is compliant with Policy 35 of the Cambridge Local Plan (2018).

9.21 **Highway matters**

- 9.22 Paragraph 115 of the NPPF seek to protect the safety of the public highway. The Local Highway Authority have been consulted on the application and they have not raised any objections or recommended any conditions. The proposal is considered to be compliant with paragraph 115 of the NPPF.

9.23 **Transport Impacts, Car and Cycle Parking**

Car Parking

- 9.24 This application is accompanied by a Transport Statement which assesses the transport impacts of the proposals. Five car parking spaces are proposed to serve the new bowling green and four spaces will be provided and allocated to the adjacent RSPCA centre. The relocation of the bowls club would result in the

loss of 79 parking spaces at the Leisure Complex. Accounting for the reduction in vehicular parking spaces, the Abbey Leisure Complex will retain two main car parks together with other parking areas remaining. The application is accompanied by a 24 hour parking survey of the existing car park (comprising all existing 208 car parking spaces in total) on a weekday and weekend, with the highest occupancy in a single hour period comprising of 47.1%. Despite the proposed reduction in car parking spaces to accommodate the new bowls green the evidence submitted has demonstrated there would still be significant spare capacity within the Abbey Leisure car park which is proposed to remain in situ. The increased parking demand arising from the proposals can be accommodated within the reduced parking provision at Abbey Leisure. The site also benefits from being located in a sustainable location with access to well-connected pedestrian and cycle networks, as well as bus services, offering strong opportunities for non-vehicular trips to be taken up to the site.

Cycle parking

- 9.25 A total of 8 cycle parking spaces are proposed for the new bowls club within an enclosure and 6 cycle parking spaces are proposed for the enhanced MUGA. The proposal offers an uplift from 0 spaces at the existing bowls club and MUGA. This provision is considered appropriate in the context of the site's location which is immediately adjacent, and is ancillary, to Abbey Leisure Centre Complex. The complex already provides 48 cycle parking spaces, located approximately 45 metres from the site which will provide additional capacity if required for future users of the site. Details of the proposed cycle parking storage arrangements will be secured by condition.
- 9.26 The proposals are therefore considered to be in accordance with appendix L and policies 80, 81 and 82 of the Cambridge Local Plan 2018.
- 9.27 **Biodiversity**
- 9.28 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.
- 9.29 The councils ecology officer has been formally consulted on this application and considered the details to be acceptable subject to a Biodiversity Net Gain Plan condition.
- 9.30 Subject to condition as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

Water Management and Flooding

- 9.31 The application is supported by a Flood Risk Assessment and Drainage Strategy. The assessment sets out that the site of the bowling green and pavilion is situated in Flood Zone 1 and is at a low risk of surface water and groundwater flooding. The western part of the site where the MUGA is to be resurfaced/enlarged is located within flood zones 2 and 3. The extension to the MUGA extends into an existing hard surfaced area. Given the proposed land use classification (outdoor sports), the Sequential and Exception Tests does not apply. The application has been subject to consultation with the Councils drainage officer and is considered acceptable subject to condition securing details of the surface and foul water drainage strategy. Subject to conditions the proposals are therefore in accordance with Policies 31 and 32 of the Local Plan and paragraphs 165 – 175 of the NPPF.

Sustainability

- 9.32 Given the small scale of development proposals (new building equates to roughly 131sqm) it is not considered reasonable to require sustainable construction requirements related to BREEAM. Notwithstanding this, the proposed pavilion incorporates a number of sustainable construction elements such as a fabric first approach with low U-values to the external fabric (walls, roof, windows etc.), careful consideration of openings (orientation, size and g-values) to minimise overheating and carbon reduction through the use of on-site air source heat pumps and photovoltaic panels. The measures proposed are supported by officers.

9.33 Conclusion

- 9.34 Having considered the proposed development against the applicable national and local planning policies and having taken all relevant material into account, it is recommended that planning permission should be granted in this instance.

9.35 RECOMMENDATION

- 9.36 **Approve**, subject to conditions.

Standard time

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 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.

BNG plan

3. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:
 - i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
 - ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
 - iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
 - iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
 - v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

Hard and Soft Landscaping

4. No development above ground level, other than demolition, shall commence until all details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The works shall be fully carried out in accordance with the approved details prior to the occupation of the development, unless an alternative phasing scheme for implementation has otherwise been agreed in writing by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Replacement tree planting

5. 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 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.

Phasing and Delivery Programme

6. Prior to the commencement of the development, a detailed delivery programme for the re-provision of the bowls green and tennis court shall be submitted to and approved in writing by the Local Planning Authority. The delivery programme shall confirm:
 - The construction programme for the replacement bowling green, including the duration of the bowling green construction period and details of when the green will be first ready for use.
 - The location(s) where members of the Abbey Bowls Club shall be provided with access to a bowling green(s) and associated facilities for the duration of the bowling green construction programme including details of pricing and programming of this facility.
 - The construction programme for the replacement tennis court, including the duration of the tennis court/MUGA construction period and details of when the court/MUGA will be first ready for use.
 - The location(s) where access to a tennis court shall be provided for the duration of the tennis court/MUGA construction programme.

The development of the new bowls green and MUGA, shall thereafter be carried out in accordance with the approved delivery programme with the agreed venues of interim use maintained available for use at all times during the bowling green and tennis court/MUGA construction programme

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Cambridge Local Plan 2018 policy 73.

License agreement

7. Prior to the first use of the bowling green a license agreement between Cambridge City Council and the Bowls Club shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that an equivalent or better management arrangement is secured.

Lighting

8. No development shall commence until a scheme setting out the location of any lighting, and the type, design, lux levels and measures to control glare and overspill light from sports lighting, and measures to ensure sports lights are switched off when not in use, has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England and the Environmental Health officers. After commencement of use of the sports facility the sports lighting shall be operated in accordance with the approved scheme.

Reason: To balance illuminating the sports facility for maximum use and benefit to sport with the interest of residential amenity.

Bowls Green ground conditions and quality

9. No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:
 - (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the bowling green which identifies constraints which could adversely affect bowling green quality; and
 - (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect bowling green quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.
 - (b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for bowling green use in accordance with the scheme.

Reason: To ensure that the bowling green is prepared to an adequate standard and is fit for purpose.

Surface water drainage strategy

10. 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 be based upon the principles within the agreed ABBEY LEISURE CENTRE, EAST BARNWELL, CAMBRIDGE Flood Risk Assessment and Drainage Strategy,

reference JE/VL/P22-2760/06, dated November 2023 and prepared by Create Consulting Engineers Limited and shall also include:

- a) Full results of the proposed drainage system modelling for the 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) 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;
- b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- c) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- d) Full details of the proposed attenuation and flow control measures;
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- f) Full details of the maintenance/adoption of the surface water drainage system; 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 (Policies 31 and 32 of the Cambridge Local Plan 2018 and paragraphs 165 – 175 of the NPPF).

Foul water strategy

11. No building hereby permitted shall be occupied until foul water drainage works have been submitted to and approved in writing by the local planning authority.

Reason: To ensure an acceptable foul drainage strategy in accordance with policies 31 and 32 of the Cambridge Local Plan 2018 and paragraphs 165 – 175 of the NPPF.

Finished floor level

12. Finished ground floor level shall be set in accordance with ABBEY LEISURE CENTRE, EAST BARNWELL, CAMBRIDGE Flood Risk Assessment and Drainage Strategy, reference JE/VL/P22-2760/06, dated November 2023 and prepared by Create Consulting Engineers Limited.

Reason To reduce the risk of flooding to the proposed development and future occupants in accordance with policies 31 and 32 of the Cambridge Local Plan 2018 and paragraphs 165 – 175 of the NPPF.

Construction hours

13. 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).

Deliveries and collections

14. 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).

Noise and vibration impact assessment

15. 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

16. 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).

AIA and TPP

17. Prior to commencement 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, access, storage of materials, ground works, installation of services 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.

Approved TPP (compliance)

18. 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, 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 TC3)

5 year tree replacement

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 remaining 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.

Cycle parking

20. The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the Bowls Club 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 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).

Green Roof

21. Notwithstanding the approved plans, the flat roof of the outbuilding(s) 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 60 mm thick.
 - b) Provide 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 building 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: green-roofs.co.uk.

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Planning Committee Date	11 June 24
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/04687/FUL
Site	Barnwell Local Centre Barnwell Road Cambridge Cambridgeshire CB5 8RG
Ward / Parish Proposal	Abbey Redevelopment of the existing local centre to provide a new community centre, library, pre-school, shops and/ or café and/ or commercial space, 120 homes, car parking, cycle parking, landscaping and associated works, following the demolition of existing buildings.
Applicant	Cambridge Investment Partnership
Presenting Officer	Aaron Coe
Reason Reported to Committee	Third party representations have been received which are contrary to the officer recommendation. The application is a Regulation 3 planning application as Cambridge City Council has a direct interest in the application as part applicant.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Context of the site, design, scale and external spaces.2. Protected Open Space.3. Affordable housing.4. Impact on existing businesses.5. Amenity of existing and future occupants.

1.0 Executive Summary

- 1.1 The application seeks planning permission for the demolition of existing buildings and hardstanding and erection of a new community centre, library, pre school, shops and/ or café, 120 new affordable homes, car parking, cycle parking, landscaping, substation and associated works.
- 1.2 The development would increase the amount of affordable housing in a sustainable location to help meet an identified demand within the local area.
- 1.3 The site is capable of accommodating the addition of the proposed larger and taller buildings without having a detrimental impact on the character of the surrounding area or the Cambridge skyline. The scale, height and massing proposed is supported.
- 1.4 The proposed development would provide a high quality, sustainable development that would not have any significant adverse impact on the residential amenity of the neighbouring occupiers.
- 1.5 The proposal would provide new high-quality facilities for the local community including a community centre, library, pre school and commercial units.
- 1.6 Officers recommend that the Planning Committee resolve to grant planning permission subject to the imposition of conditions and the completion of a S106 agreement.

2.0 Site Description and Context

None-relevant		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	X
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre	X	Article 4 Direction	

- 2.1 The application site comprises 1.59 hectare in area, the site consists of two separate parcels of land located to the east and west of Barnwell Road.
- 2.2 The parcel of land to the west of Barnwell Road currently consists of Abbey Bowls Club green and associated facilities, publicly inaccessible green space and a public tennis court. This parcel of land will be referred to as

'Site 1' throughout this report. The majority of Site 1 is designated as protected open space, a number of trees are located along the northern and eastern boundaries and a boundary hedgerow extends along Newmarket Road and Barnwell Road.

- 2.3 The parcel of land to the east of Barnwell Road will be referred to as site 2 throughout this report. Site 2 currently comprises four buildings, a library to the south of the site, a parade of 1960's shops with residential units above which front onto a hard landscaped space with car parking. The retail and library form part of the designated local centre and the north east corner of site 2 falls within the R6 site allocation. The vehicular access is via Barnwell Road.
- 2.4 The application site does not fall within a conservation area, and there are no listed buildings on the site, or in the immediate vicinity.

3.0 The Proposal

- 3.1 This application proposes the demolition of all existing buildings (including 18 existing homes), hardstanding, removal of the Abbey Bowls Club and erection of a new community centre, library, pre-school, shops and/ or café, 120 affordable new homes, car parking, cycle parking, landscaping, substation and associated works.

Site 1 (Blocks A,B,C and D)

- 3.2 Within site 1 the application proposes the construction of 54 homes, a community centre, a library and a commercial unit. Four blocks are proposed across site 1, blocks A, B and C form part of one larger block which creates an active frontage along both Newmarket Road to the north and Barnwell Road to the east. Blocks A and C are proposed to be 4 storeys in height whilst Block B steps up to 5 storeys at the north east corner of the site.
- 3.3 Block D is proposed to the south of the site and is proposed to be 3 storeys in height and will include a commercial unit and pre school at ground floor. Site 1 also consists of a public green space which will include street furniture, play equipment and cycle/ pedestrian routes.
- 3.4 A new vehicular access to the site is proposed via Rawlyns Close, this would serve residential and community vehicle parking. 32 car parking spaces are proposed in total (including 4 accessible bays) and one loading bay.
- 3.5 Block A/B would contain 32 dwellings (8x 1bed, 20x 2bed and 4x 3bed), Block C would house 12 dwellings (6x 1bed and 6x 2bed)
Block D would consist of 10 dwellings (2x 1 bed, 6x 2 bed and 2x 3 bed).

Site 2 (Blocks E, F and G)

- 3.6 Within site 2 the proposal includes 66 new homes with commercial uses at the ground floor of the blocks. Block E is proposed in the northwest corner of the site at 6 storeys in height, Block F is proposed in the south east corner of the site at 4 storeys in height and Block G at the north east corner of the site is also proposed to be 4 storeys.
- 3.7 The existing green space to the west of the Stepneys block is proposed to be enlarged and enhanced as part of the proposals.
- 3.8 The vehicular access to site 2 is proposed via Barnwell Road, the existing junction will be improved and new car parking is proposed. 45 car parking spaces are proposed in total (including 4 accessible bays) and one loading bay.
- 3.9 Block E would contain 30 dwellings (15x 1bed, 15x 2bed), block B would Block F would comprise of 21 homes (11x 1bed, 3x 2bed and 7x 3bed), Block G would comprise of 15 homes (1x 1 bed, 11x 2 bed, 3x 3 bed).
- 3.10 All dwellings would have their own private amenity space in the form of terraces for ground floor properties and balconies for those on the upper floors. The residents would also have good access to the public open spaces on both sites 1 and 2.
- 3.11 The scheme has been through an extensive pre-application process with officers.
- 3.12 The application is accompanied by the following supporting information:
- Drawings
 - Planning and Affordable housing statement
 - Energy Assessment and Sustainability Statement.
 - Thermal Comfort Assessment Part O
 - Daylight, Sunlight and Overshadowing Assessment;
 - Design and Access Statement;
 - Landscape design Statement;
 - Flood Risk Assessment and Drainage Strategy Report;
 - Phase 1 Land Contamination Assessment
 - Preliminary Ecological Appraisal, Surveys and BNG Assessment,
 - Statement of Community Involvement;
 - Transport Assessment;
 - Travel Plan
 - Tree Survey and Arboricultural Impact Assessment;
 - Noise impact assessment
 - Utilities Statement
 - BREEAM pre assessment

4.0 Relevant Site History

- 4.1 No relevant site history.

5.0 PUBLICITY

- 5.1 Advertisement: Yes
 Adjoining Owners: Yes
 Site Notices Displayed: Yes
- 5.2 Neighbour notification letters were sent out by the Local Planning Authority. In addition to the standard consultation letters, statutory press notices and the display of site notices, the applications have been subject to extensive consultation and publicity.
- 5.3 Prior to the submission of the applications, the applicants held a series of public meetings and exhibitions to seek public/stakeholder views on the proposed development.
- 5.4 The proposals have also been discussed with officers as part of comprehensive pre-application discussions.

6.0 Policy

6.1 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
 ODPM Circular 06/2005 – Protected Species
 Circular 11/95 (Conditions, Annex A)
 Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 Regulation 33

6.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development
 Policy 3: Spatial strategy for the location of residential development
 Policy 6: Hierarchy of centres
 Policy 8: Setting of the City
 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 33: Contaminated land
 Policy 34: Light pollution control
 Policy 35: Human health and quality of life
 Policy 36: Air quality, odour and dust

Policy 42: Connecting new developments to digital infrastructure
Policy 45: Affordable housing
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings
Policy 64: Shopfronts, signage and shop security measures
Policy 67: Protected open space
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 73: Community facilities
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

6.3 **Neighbourhood Plan**

N/A

6.4 **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
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

6.4 **Other Guidance**

Cycle Parking Guide for New Residential Developments (2010)

7.0 **Consultations**

7.1 **County Highways Development Management**

7.2 No objection subject to conditions which secure the following:
-Compliance with the stopping up plan.
-Traffic management plan.
-Falls and levels.
-Construction vehicles weight and time limits.

7.3 **County Transport Team**

No objection subject to the following mitigation package:

- £278,000 towards the Cambridge Eastern Access proposals (highway improvement works at the Newmarket Road and Barnwell Road junction).
- £10,000 towards the implementation of waiting restrictions along Rawlyn Close.
- A travel welcome pack to be secured by condition and approved prior to the first occupation of the development.

7.4 County Growth Officer

7.5 The County Council education and Section 106 officers have assessed the proposal and advised that there is sufficient capacity within primary and secondary schools in the surrounding area to accommodate the number of additional children expected from the development. Therefore, no education contributions are sought. The application proposes to replace and enhance the existing Barnwell Library with a new facility and therefore no contributions towards library provision are sought.

7.6 Urban Design Officer

7.7 The Council's Urban Design Officer has been involved in extensive pre-application discussions on this site.

7.8 As submitted the officer advised that minor changes and clarifications were required. The applicant has reviewed and responded to the requested minor alterations. The development is considered acceptable in urban design terms subject to conditions securing material details and sample panels.

7.9 Landscape Officer

7.10 The Council's Landscape Architect has been involved in extensive pre application discussions and supports the proposed development subject to conditions securing the following information: hard/ soft landscape details, management/ maintenance and green roof details.

7.11 Tree Officer

7.12 The Council's Tree Officer has been involved in extensive pre application discussions and has no objection to the application.

7.13 The trees of high value have been retained and the proposed new trees will improve the diversity of the site's tree stock. There is no objection from an arboricultural perspective subject to conditions which secure details of: AMS, TPP, site meeting and replacement planting.

7.14 Local Lead Flood Authority (LLFA)

- 7.15 No objection subject to conditions securing the details of the surface water drainage strategy and the details of how surface water will be managed during construction.
- 7.16 **County Archaeology Officer**
- 7.17 No objection subject to a condition securing a Written Scheme of Investigation.
- 7.18 **Sustainability Officer**
- 7.19 No objection subject to conditions securing compliance with the carbon reduction statement, compliance with the water efficiency measures for the residential element of the application, a water efficiency condition to secure the submission of the final water efficiency specifications for the non-residential elements and a condition to secure the submission of the BREEAM design stage and post construction certificates.
- 7.20 **Environmental Health Officer**
- 7.21 No objection subject to conditions relating to: contaminated land, dust, noise/ vibration, lighting, construction and delivery hours, noise insulation, balconies/ winter garden details, plant noise, air source heat pumps, community centre noise assessment/ insulation, community centre hours of use, community centre amplification, pre school building insulation, pre school hours of use, odour extraction, commercial units delivery hours, artificial lighting scheme and EV charging points.
- 7.22 **Environment Agency**
- 7.23 No comments received.
- 7.24 **Housing Strategy team**
- 7.25 Initially the Housing Strategy team requested further detail as to how mitigation for exceeding the current clustering policy to create a mixed and balanced community would be achieved. The applicants have since confirmed the management arrangements, provided evidence from their other developments which demonstrate a long-term balanced community can be achieved and they have confirmed both the affordable and social rent will be subject to a local lettings plan.
- 7.26 **Cambridge Airport**
- 7.27 No objection subject to conditions and informatives.
- 7.28 **Development Contributions Monitoring Officer**
- 7.29 A list of contributions required to mitigate the impact of the proposal are set out below:

Community facilities: to be provided as part of the application.

Indoor sports: to be provided as part of the application.

Outdoor sports: to be provided as part of the application.

Informal open space: to be provided as part of the application.

Play: Provided on site.

Waste contribution for the benefit of the new development: £8,640.00

S106 monitoring fee: £2200.00

£500 per obligation that requires written confirmation of obligation discharged.

7.30 Ecology Officer

7.31 No objection subject to conditions securing the submission of a biodiversity enhancement scheme and the delivery of 20% Biodiversity Net Gain. As submitted the scheme has demonstrated a +21.25% net gain in area habitat units but a net loss of -37.12% of hedgerow habitat units.

7.32 Anglian Water

7.33 No objection raised.

7.34 Cadent

7.35 No objection raised.

7.36 Fire Authority

7.37 No objection subject to a condition requiring the provision of fire hydrants.

7.38 NHS

7.39 No objection subject to financial contribution towards an extension and refurbishment of the East Barnwell Health Centre or other GP facility within Cambridge City.

7.40 Designing out crime officer

7.41 No objection: the applicants have engaged in early consultation with the applicant. Recommendations relating to crime prevention measures and the installation of enhanced security products have been made. The designing out crime team will continue to engage with the applicant moving forward to achieve the Secure By Design Gold Accreditation.

7.42 **Access officer**

7.43 Acknowledges the policy requirement is 5% of affordable provision as M4(3) but expects the Council to be ahead of the curve and offer 5% of all homes.

7.44 **Sport England**

7.45 Content with the proposal and does not raise any objections subject to conditions and a Section 106 agreement:

- Phasing- requests the replacement Bowls club facility be operational before the East Barnwell Local Centre redevelopment commences.
- Management arrangement condition.

7.46 **Greater Cambridge Shared Waste Service**

7.47 No objection subject to conditions securing details of road markings, pressure pad location and finalised landscape details.

7.48 **Design Review Panel Meeting of 27th April 2023** (Please refer to Appendix 1)

- This project can solve a number of existing problems in the area.
- It will be difficult to unify the two public open spaces across Barnwell Road.
- The proposed change in scale will unify the sites and form a gateway across the road.
- The panel supports the introduction of taller buildings in this location.
- The development will make good use of a sustainable brownfield site.
- A clearer definition between public and private spaces needs to be designed into the scheme.
- The applicants must set ambitious sustainability targets for the scheme and achieve Passivhaus certification.

7.50 **Disability Consultative Panel Review Meeting of 25th July 2023** (Please refer to Appendix 2)

- Request the applicants consider sliding doors for the bathrooms located within the wheelchair accessible homes.
- Support the step free access throughout the development.
- Disappointed by the number of M4(3) homes proposed.

-Content with the inclusivity of the indicative play equipment and its suitability for a range of children with different needs. The final detail to be secured by condition at the detailed design stage.

- The Chair queried the surface of the paths through to the recreation ground. It was confirmed that it will be a resin bound gravel, which is smooth and a light colour.

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

8.0 Third Party Representations

8.1 Representations have been received from 29 addresses objecting to the proposed development and representation from 3 addresses have been received supporting the proposed development.

8.2 There is also an online petition created by Change.org due to the impacts of the development on the East Barnwell shops during the construction phase of site 2. At the time the application was received there were 887 signatures (360 of which are Cambridge residents).

8.3 The representations in objection to the development have raised the following issues:

Principle

-Loss of protected open space.

Scale, massing, design and townscape

-The proposed architecture and building forms are detrimental to the character of the area.

-The bulk and height of blocks A and B are excessive and at odds with the surrounding buildings.

-Acknowledge the area requires improvements but these should be well designed.

-The layout proposed does not make efficient use of the site as too much space is allocated to car parking.

-The proposed designs appear to resemble 'Eddington'.

-The proposal is an overdevelopment of the site.

Amenity

-Block A is overbearing and will cause residential amenity impacts on Chartwell House properties.

-The location of the car parking will be detrimental to the amenity of neighbouring properties.

- Impact of traffic noise and air pollution of the local community.
- Concerned by the impacts during construction (traffic, noise, dust, access arrangements).
- Loss of privacy for neighbours due to the proposed location of the pre school.
- Overlooking impacts on the rear garden spaces of Rawlyn Close and Malden Close properties.

Land Use

- Not enough car parking proposed for 120 new homes.
- Another pre-school is not needed in the area.
- The application should include provision of a doctors and dental practise.
- More green space should be provided.

Impact on shops and sports facilities

- There are no temporary arrangements in place for the existing businesses that operate within the Barnwell Local centre.
- Concerned by the amount of time the area will be without local shops during construction.
- Loss of bowls club and tennis court.

Transport and Highways

- Concerned by the proposed access arrangements.
- Additional traffic congestion on surrounding roads including congestion at nearest junctions. Detrimental to journey times and safe movement for pedestrians and cyclists.
- There is insufficient car parking for the proposed development.
- This will result in additional on street parking, and put pressure on the surrounding streets.
- Lack of a dedicated drop off and pick up space.
- Lack of covered cycle parking.

Ecology and Tree impacts

- Concerned that the details of the offsite BNG delivery have not been included within the submission.
- Concerned the proposed development will disturb existing bat roosts.

Sustainability

- Standards will need to be conditioned to ensure they are delivered by the applicant.

Other matters

- Concerned the development will lead to anti-social behaviour in the area.
- The development will devalue properties in the surrounding area.
- Visitor cycle parking is not conveniently located.

8.4 The representations in support of the development have raised the following points:

- The proposed development will deliver much needed affordable homes in the City.
- Great to see a development making efficient use of land and proposing 3-6 storeys.
- The addition of new community facilities is welcomed (library, community centre and shops).
- The development will enhance what is currently a deprived and dilapidated part of Cambridge.

9.0 Member Representations

9.1 None received.

10.0 Local Interest Groups and Organisations

Cambridge Cycling Campaign

10.1 Raises concern as an excessive amount of the site is allocated to car parking. The development should be a car free scheme. If a significant amount of car parking is to be provided this should be located within a belowground car park. Camcycle acknowledges the scheme exceeds the amount of cycle parking required by policy standards but considers there to be a need for additional spaces for the smaller properties. Clarification is also sought in respect of the location of the over-sized cycle parking within the development.

10.2 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.

11.0 Assessment

11.1 Principle of Development

Principle of residential development

11.2 Policy 3 of the Cambridge Local Plan 2018 relates to new residential development in the city and is of relevance in determining the acceptability of the principle of this development proposal.

11.3 Policy 3 seeks to ensure that new residential development is appropriately located, and this includes with respect to surrounding uses, accessibility, and access to facilities. The application site is in a location which has other residential uses in close proximity, has good transport accessibility and is on land which already has a residential use.

- 11.4 Paragraph 119 of the NPPF further advises that planning decisions should promote and support the development of underutilised land for housing. The proposed development will provide a meaningful increase in the delivery of affordable housing within the City, helping to address local housing needs and contribute towards meeting housing requirements across Cambridge through the provision of 120 new homes (a net increase of 102 homes).
- 11.5 With the above in mind, it is considered that the proposal is in accordance with policy 3 of the Cambridge Local Plan 2018 and the NPPF.

Protected Open Space

- 11.6 Policy 67 of the Cambridge Local Plan 2018 is relevant in the assessment of this application as the policies Map 2018 identifies part of the application site (site 1) as protected open space (SP01) within the Open Space and Recreation Strategy (2011). This space is considered to be of recreational and environmental importance, the open space consists of a tennis court (620sqm), a private Bowls Club green and building (2642sqm) and green amenity spaces (2353sqm). Within the open space and recreation strategy this space has a quality rating of 55.2%.
- 11.7 Cambridge Local Plan (2018) policy 67 aims to protect designated open space of environmental and recreational importance. The local plan states that development proposals which would lead to the loss of protected open space will not be permitted unless the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost.
- 11.8 Policy 67 states that “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:
- a. the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and
 - b. the re-provision is located within a short walk (400m) of the original site.”
- 11.9 The applicants have carried out an analysis of the existing site and calculated the total amount of protected open space within the site boundaries to be 5615sqm. The application proposal seeks to introduce a total of 3600sqm of enhanced open space within the application site (across site 1 and site 2) and re-provide an additional 2361sqm of additional open space offsite.
- 11.10 As mentioned at paragraph 10.8 there is an existing 2,353 sqm of protected (but inaccessible) green amenity space within Site 1. This open space is proposed to be re-provided across both Sites 1 and 2 but in a manner where the open space forms the heart of the development, is fully accessible to all members of the public, and supports the use of the community and commercial buildings that are to form part of the new local

centre. In total 2,295 sqm of open space is proposed to be provided on Site 1, forming a new community green with play spaces and street furniture and 1,305 sqm of open space is to be provided as a new plaza in front of the commercial area on Site 2. In total therefore 3,600 sqm of new publicly accessible open space is to be created at the heart of these proposals within both Sites 1 and 2.

- 11.11 In terms of the quality of the new open space, the proposal seeks to enhance the existing open space provision. The proposed open spaces will introduce new play spaces, include biodiversity enhancements, landscape improvements and enhanced permeability across the sites.
- 11.12 In accordance with the assessment criteria of Policy 67 a key priority has been securing the re-provision of the protected open space and ensuring the scheme delivers enhanced replacement community, commercial and recreational facilities to benefit the local community.
- 11.13 The existing Bowls Club is proposed to be relocated to the overflow car park area located at Abbey Leisure Sports Centre. These proposals are the subject of a separate full planning application that has been submitted concurrently with this application (application reference 23/04849/FUL).
- 11.14 The bowling green is to be provided as a brand new playing surface of higher quality than the existing facility along with an enhanced pavilion, designed specifically to meet the needs of the Bowls Club. The new facility has been designed following engagement with the Bowls club and will allow for indoor carpet bowls to be played when the weather is not conducive to outside play, therefore offering an enhanced offer. The current Local Plan designates part of the overflow car park upon which the new bowls club is proposed to be located as protected open space.
- 11.15 Cambridge City Council policy team have confirmed the hard surfaced overflow car park clearly does not and has not offered a space of recreational or environmental importance either now or in the past. Therefore, the replacement of the hard surfaced car park with a new bowls club facility will enhance this space and is supported. The replacement Bowls facility is proposed to be located approximately 500m from the existing. Whilst this is more than the 400m distance recommended by policy 67 on balance the re-provision of the enhanced replacement facility in this location is still considered to meet the overall requirements of this policy and is supported by officers.
- 11.16 The existing tennis court is also to be relocated to Abbey Leisure. It has been agreed with the Council's Sports and Recreation Team that an existing undersized and poor quality Multi Use Games Area (MUGA) be significantly enhanced and re-provide the tennis court provision. The works proposed to the existing MUGA include increasing the width, resurfacing and provided with a new 4.5m high fence. These works will enable the MUGA to be used for a wide range of different sports including tennis, football, basketball and netball with a designated storage area

being provided adjacent to the pitch to allow nets and hoops etc to be available for use when needed. The provision of this high quality, flexible space will offer a significant enhancement and will improve the provision of sporting facilities in the local area. The proposed enhanced MUGA will therefore compensate for the loss of the 620 sqm tennis court currently located on site 1.

- 11.17 Having regard to the enhanced open spaces and relocated recreational facilities, the proposed development is considered to comply with the requirements of policy 67 of the Cambridge Local Plan 2018.
- 11.18 *The Local Centre*
Commercial units
- 11.19 The proposal involves the demolition of existing commercial properties within the existing Local Centre and dwellings which are proposed to be replaced by new commercial and residential buildings. Policy 72 of the Cambridge Local Plan (2018) is therefore of relevance in determining the acceptability of the principle of the proposed development.
- 11.20 Policy 72 seeks to ensure that Local Centres retain their function in providing important services to local people. The proposal would result in the loss of 489 square metres of existing commercial floorspace through demolition, however, the development proposal would re-provide a small increase in quantum (495 square metres) as replacement. The re-provision of new commercial floorspace is considered acceptable and will help to maintain the vitality and viability of the Local Centre in the longer term.
- 11.21 The majority of Site 2 forms part of a designated local centre (as defined by policy 72) and the proposals are required to provide appropriate uses in accordance with the requirements set out within Cambridge City Local Plan Policy 72. At ground floor the proposal consists of commercial uses fronting onto Barnwell Road and Newmarket Road within the area defined as a local centre, these uses are in accordance with policy 72. However, there is a conflict with part of policy 72 as the scheme introduces maisonettes to the rear of block F and therefore involves a residential use at ground floor which is contrary to the requirement of table 8.1 of policy 72 which sets out the uses that are not suitable at ground floor within which residential (C3) is listed. Notwithstanding this policy conflict the proposed residential use within this part of the site at ground floor is considered acceptable as it will provide a better relationship with the Stepney block, the open space and introduce active frontages to a space that is currently a poor quality servicing area.
- 11.22 A significant number of third-party comments have raised concerns with regard to the loss of the commercial uses during the construction phase of development. Within the submission documents the applicants have confirmed they are committed to working with each commercial leaseholder to take account of the individual needs and lease terms. In the interest of

securing temporary solutions for the existing businesses and to achieve continuity of service for the local community during the construction period condition 61 is recommended (interim commercial unit reprovision strategy).

- 11.23 The proposed development will re-provide the existing commercial floor within the new buildings and the proposed development is considered to comply with the requirements of policy 72 of the Cambridge Local Plan 2018.

The relocation of the Community Centre, Library and Pre School

- 11.24 Policy 73 stipulates that the loss of community facilities will be permitted if the loss can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. The existing community centre is located to the east of the application site (outside of the red line) and it measures 331 sqm in area. The existing library is currently located within site 2 and has a floor area of 144sqm. This equates to a total floor space of 475sqm. The proposed replacement community centre and library measures 515sqm. The existing pre school is also to the east (has been temporarily relocated to the Galfrid School complex) and this facility measures 181sqm. The replacement pre school is proposed to measure 184sqm.

- 11.25 In this instance, a new community centre, library and pre school all of which are proposed to be greater in size and quality than the existing facilities. This provision ensures that the loss of the existing uses would not result in an unacceptable reduction in the level of community service provision in the locality. Condition 62 is recommended to ensure the new centre and facilities are built and functioning prior to the existing community facilities cease operations, so as to ensure that there would be not be a loss of a community facility even on a temporary basis. The community facilities will still serve the surrounding communities in the same way as existing and the City Council will continue to manage and operate the community facility whilst the County Council will be responsible for the library as existing.

- 11.26 Overall, the proposals are considered to provide enhanced facilities which will benefit existing and new members of the local community. With the above in mind, the proposal is compliant with policy 73 of the Cambridge Local Plan 2018.

11.27 Affordable Housing Provision

- 11.28 Policy 45 of the Cambridge Local Plan 2018 requires 40% of dwellings for a scheme of this size to be affordable. The applicants have committed to delivering 100% of the 120 proposed new homes as affordable. The requirements of policy 45 are therefore being significantly exceeded.

- 11.29 Policy 45 and the Housing SPD requires that developments should include a balanced mix of dwelling sizes, types and tenures to meet projected future household needs within Cambridge. Whilst not being prescriptive, Policy 45

requires dwelling mix and tenure types to have regard to the different needs for different unit sizes of affordable and market housing. The proposed development is for a scheme of 120 dwellings with all of these being for affordable housing. It is acknowledged that there has been third party comments which raised concerns over the amount of affordable housing being provided, preferring a more mixed split between private and affordable. It is noted that the policy requirement of 40% is a minimum provision, and not a target. The provision of 100% affordable housing is considered acceptable and is policy compliant.

- 11.30 In respect of dwelling sizes the scheme includes a mix of 1,2 and 3 bedroom properties. The application is considered to introduce an acceptable mix of dwelling sizes which responds to the local need for affordable homes.
- 11.31 It is acknowledged that the Council's policy seeks to ensure that affordable housing provision is not clustered in one location to ensure that a mixed and balanced community is achieved. However, given that the scheme proposes an above policy provision of affordable homes it is considered that in this instance exceeding the clustering policy requirement is acceptable and outweighed by the need for affordable homes in the City. As set out in the comments made by the Council's housing strategy officers, the City Council Housing management team are content that the cluster size and tenure proposed will successfully maintain a sustainable, long term balanced community.
- 11.32 Overall, officers are satisfied that the proposed development accords with the Cambridge Local Plan 2018 policy 45.
- 11.33 **Design, Layout and Scale**
- 11.34 Policies 55, 56, 57, 58, 59 and 60 of the Local Plan 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 treatments.
- 11.35 The application has been the subject of a Design Review Panel, a Disability Consultative Panel and extensive pre application discussions with officers.
- 11.36 Site 1 is located on the southwest corner of the Newmarket Road – Barnwell Road junction. It is currently an area of open space comprising of a bowling green, a tennis courts and a lawn area (inaccessible to the public.)
- 11.37 Site 2 is located to the east of Barnwell Road and (in part) forms part of the designated East Barnwell Local Centre. It includes a 1960s development of a 3 storey flat block, a run of shops with a single storey of flats above and a separate library building. Immediately east of Site 2 is The Stepneys flat block. Although the flat block itself is excluded from the planning application, the proposal does introduce enhancements to the external spaces, including landscaping, car parking and refuse storage facilities.
- 11.38 The Greater Cambridge Partnership (GCP) has prepared detailed plans for

the improvement of Newmarket Road, with a focus on improving conditions for pedestrians, cyclists and buses. This includes proposed changes to the Newmarket Road / Barnwell Road / Wadloes Road junctions that will impact on the application sites. The submitted proposals have been designed to fit both with the existing road layout and the emerging GCP proposals.

- 11.39 The immediate area surrounding the application site is residential in character, with some commercial buildings along the two main roads adjacent to the site (Barnwell Road and Newmarket Road). There are various open spaces within walking distance from the site, these include Coldhams Common to the south, Ditton Meadows to the north and a number of local green spaces within nearby residential streets.

Local Centre and Land uses

- 11.40 Although the two sites are separated by Barnwell Road, they have been designed to work together to form the new local centre of East Barnwell. To the west of Barnwell Road (Site 1) the focus is on community uses. A proposed new square is framed by three blocks (B, C and D) including a library, community centre, nursery and café at ground floor with residential above. The east of Barnwell Road (Site 2) retains its commercial focus with 5 retail units in two new blocks (E and F) generously set back from main road, also with residential above. The two blocks facing Newmarket Road (Block A on Site 1 and Block G on Site 2) are fully residential.
- 11.41 The development seeks to focus the local centre on either side of Barnwell Road and this is supported. It creates the opportunity for the provision of a new public open space on Site 1 which will be fronted by new community facilities, this space has the potential to become a gathering space and focal point for the local community which is welcomed. The form and alignment of the blocks, together with the design of the public realm facilitates and encourages a circular route through the centre by way of the two pedestrian crossings on Barnwell Road, which is considered critical in making the proposed local centre strategy work.

- 11.42 Layout, massing and building heights

Site 1

- 11.43 Blocks A and B are linked to create a continuous frontage to Newmarket Road, with a setback to allow for additional tree planting. This is supported to create a strong urban form to Newmarket Road and a deck-access housing typology has been created to avoid single aspect, north-facing units along Newmarket Road.
- 11.44 Block A is proposed to be a 4 storey building stepping up to 5 storeys to Block B. The 4 storey block serves as a transition to the existing 3 storey block immediately west of the site (Chartwell House), with a landscaped area between the existing and proposed building.
- 11.45 Block B steps up to 5 storeys towards the main junction, to help create

additional massing around this node. The step in storey height also reflects the introduction of the community centre at ground floor level, which is designed to appear as a single storey volume that has been “slid underneath” Block B. The development block is slightly pulled back from the edge of Barnwell Road, with a walled garden introduced on the corner.

- 11.46 Block C is set at right angles to Block A/B and linked at ground floor level only, by means of the entrance to the community centre and library. Block C creates the western edge of the proposed public space and screens the car park from the main space. The four storey building provides a good level of enclosure to the square and also provides an appropriate transition to Block D. Block D is a three storey block which includes a nurse and café at ground level. Block D provides the southern edge to the square, but also continues the development edge on Rawlyn Close. The proposed height of block D is reduced to 3 storeys and the block is set back from the street to allow for a landscape buffer in front of the Block. This serves to mitigate the change in scale and massing between Block D and the two storey homes along Rawlyn Close. There is a slight kink in the Block that serves to guide pedestrians along the route from the square towards the pedestrian crossing on Barnwell Road.
- 11.47 Blocks B, C and D enclose the proposed new public square on three sides, with the Barnwell Road side remaining open to allow views of the existing mature trees and the shops across the road.
- 11.48 The overall development form, layout and building heights proposed within the site are considered to be acceptable and in accordance with Policies 55, 56, 57, 58, 59 and 60 of the Local Plan.

Site 2

- 11.49 Site 2 consists of the proposed Blocks E, F and G. Block E is the tallest building within the proposal at 6 storeys (approximately 21.5m) in height (commercial at ground floor and 5 storeys of residential above). This block is located on the corner of Newmarket Road and it is considered to be an appropriate location for a building of this height.
- 11.50 Block F is a 4 storey block, also with commercial at ground level and 3 storey residential above. Its lower height serves to provide a transition to the existing three storey apartment block to the south. There is a slight kink in the building form that reflects the change in direction of the orientation of Block E and the existing buildings on Barnwell Road. The Block has been located to allow the retention of the mature trees along the Stepneys access road.
- 11.51 Block E and F create a new development edge to Barnwell Road. In comparison to the existing blocks, the new blocks are located closer to the road. This has helped to create a greater sense of enclosure to Barnwell Road and a better relationship with Site 1. A generous setback has been retained to accommodate some existing and several new trees and planting

beds. This creates an attractive public realm setting and circulation space to the proposed commercial units. Furthermore, by moving Block F closer to Barnwell Road, additional space is created between the Block F and The Stepneys apartment block to the east of the site.

- 11.52 Block G is proposed as a deck access block of flats and provides a frontage onto Newmarket Road. Its alignment follows that of the existing flat block to accommodate existing trees. This is considered appropriate, providing that the proposed housing typology avoids single-aspect units onto Newmarket Road.
- 11.53 Areas of car parking are proposed to the west of site 1 and east of site 2. The car parking has been intentionally located in these spaces to be obscured from the most prominent streetscenes by buildings and tree planting. Additional planting is proposed to break up lengths of parking bays to further reduce any sense of car-dominance.
- 11.54 The introduction of landscaping and new play equipment would largely be experienced from within the site, and these are considered acceptable from a design perspective. The finer details of the play equipment are proposed to be secured by way of condition 12. A range of new hard and soft landscaping is proposed in order to increase permeability of the site, whilst providing increased environmental and biodiversity benefits to the site. A new vehicular access point is proposed via Rawlyn Close which will serve the community and residential uses. Car parking for the community centre would be located via this access.
- 11.55 New pathways are proposed to allow for increased permeability of the site, promoting greater use, increased accessibility for cyclists, walkers and wheelchair users alike. A substation is proposed to the west of site 1 and this would be hidden from views from the public realm by the existing hedgerows and additional planting which form part of the proposals.
- 11.56 The site is capable of accommodating the addition of these larger and taller buildings without having a detrimental impact on the character of the area or having an adverse impact on the Cambridge skyline. The scale, height and massing proposed is supported by the Council's Urban Design and Landscape officers.
- 11.57 Overall, the proposed development would provide an enhancement to the application site and its surroundings. The proposal is supported by the Council's Urban Design and Landscape officers and is considered to be compliant with the Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 60 and the NPPF subject to conditions.

Trees

- 11.58 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.

- 11.59 The application is supported by a tree survey and arboricultural impact assessment.
- 11.60 The submitted Arboricultural Impact Assessment identifies that proposed development would result in the removal of seventeen individual trees, one area of trees, three groups of trees and parts of two additional groups, one hedge and one section of a hedge. However, during the course of the application the AIA has been updated to demonstrate that part of G4 and T34 can be retained, as requested by the Council's Tree officer. The trees proposed for removal are mixed in value, the majority being category C. There are no category A removals required. A total of ninety two new trees are proposed as part of the landscape works and the Council's tree officer has acknowledged that the new trees will improve diversity of the site's tree stock.
- 11.61 The Cambridge City Council tree officer has been consulted on the application and has raised no objection.
- 11.62 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

11.63 **Carbon Reduction and Sustainable Design**

Sustainable Design and Construction

- 11.64 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.
- 11.65 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 per person per day and a 44% on site reduction of regulated carbon emissions and for 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.
- 11.66 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.
- 11.67 The application is supported by a sustainability statement, BREEAM pre assessments, water conservation strategy and thermal comfort assessment which assesses the proposed development and design in the context of sustainability.

11.68 The scheme is proposed to be gas free and will make use of air source heat pumps. All of the proposed buildings will be designed in line with Passivhaus principles to reduce the space heating demand of the properties. The proposed development will reduce carbon emissions by 79% site wide compared to the Part L baseline, which significantly exceeds the Local Plan policy requirement. The proposed residential development is targeting a low water consumption of 99 litres per person per day which better than the policy requirement of 110 litres per person per day. The submitted water conservation strategy sets out the approach being taken to minimising water consumption for both the residential units and the non-residential floor space. It includes an indicative Wat01 water efficiency calculation for the community centre/library and pre-school to demonstrate that the development will be capable of achieving 5 Wat01 credits, via the specification of water efficient appliances and without the need for water re-use. The strategy does note that the pre-school garden would be capable of utilising water butts to irrigate landscaping, and it is recommended that these be included at the detailed design and construction stages. Condition wording is recommended to secure the submission of final water efficiency specifications for the non-residential elements, in line with the indicative water efficiency calculations set out in the Water Conservation Strategy.

11.69 The proposed maximum water usage is secured by conditions 23 and 26. All flat roofs are proposed to have green roofs with PV solar panels. The application proposes for the car parking spaces to include active EV charging points.

11.70 The information submitted has been assessed by the Council's Sustainability officer and considered the development to be acceptable subject to a condition which ensures the scheme is carried out in accordance with the submitted energy statement, water efficiency targets (for residential and non-residential elements) implementation condition to ensure compliance with the maximum water usage of 99 litres per person per day is achieved.

Overheating and Ventilation

11.71 Thirty-four (28%) of the proposed dwellings provided will be single aspect, however, none of these would be north facing properties and these are predominantly one bedroom homes. Through the pre application process the applicants have worked to design out and reduce the number of single aspect dwellings. Two of the maisonette homes in the middle of Block F are single aspect; however, they benefit from generous front gardens on the ground floor and balcony amenity on the first floor to improve their outlook. Where possible the aspect of these homes has been enhanced by introducing side windows onto the balconies.

11.72 The application has been subject to formal consultation with the Council's Sustainability Officer who has reviewed the information submitted, including the thermal modelling report. The Council's Sustainability officer has confirmed that all units achieve compliance with the Part O of the Building

regulation requirements and this has been achieved through the design of mitigation measures including glazing specifications, 400mm canopies above west and south facing windows, increased depths of window reveals and provision of external shading. Ground floor bedroom windows will utilise secure louvres so that secure ventilation at night can be provided. The single aspect units have also been designed with a shallow plan which assists with air flow.

- 11.73 Whilst it is disappointing that the applicants have not designed out all of the single aspect homes, it must be acknowledged that all homes tested pass the requirements of Pass O and the approach to overheating is supported by the Council's sustainability officer. Moreover, all of the homes meet or exceed space standards, have good floor to ceiling ratios and have access to private external amenity spaces.
- 11.74 Overall, the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance and compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Biodiversity

- 11.75 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.
- 11.76 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal (PEA) and a Biodiversity Net Gain Assessment (BNG).
- 11.77 The PEA also identified buildings with bat roost potential and follow up emergence surveys were recommended. The emergence surveys identified single Pipistrelle day roosts within two buildings and a Natural England License will be required to proceed. Evidence of this license is secured by condition 63.
- 11.78 In respect of Biodiversity Net Gain, the proposed development has demonstrated that a net gain of 21.25% habitat units is achievable on site, however, the scheme results in a -37.12% net loss in hedgerow units. Whilst the target 20% net gain for area base habitats has been met the trading rules mean a deficit in habitat units for individual trees and linear habitat units for native hedgerows.
- 11.79 As such in order to achieve a 20% net gain 0.26 habitat units for individual trees of medium distinctiveness and 1.05 hedgerow units are required to

satisfy trading rules. The Biodiversity Net Gain will be secured via condition 64 which will also require the details of the management/ monitoring for a 30-year period.

- 11.80 In consultation with the Council's Ecology Officer, subject to an appropriate condition, 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).

Water Management and Flood Risk

- 11.81 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. 165 – 175 of the NPPF are relevant.
- 11.82 The site is located within Flood Zone 1, indicating a low level risk of flooding. The site is also at low risk of sewage flooding and surface water flooding.
- 11.83 The applicants have submitted a Flood Risk and Drainage Strategy Report.
- 11.84 The Local Lead Flood Authority had originally raised some concerns, and sought clarification on a number of matters including the overall amount of impermeable areas and hydraulic calculations. During the course of the application the applicant provided additional information and clarification, and the LLFA have advised that the strategy provided is acceptable subject to conditions securing full details of the drainage strategy, maintenance arrangement and management of surface water during construction.
- 11.85 Anglian Water has raised no objections to the proposal.
- 11.86 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

- 11.87 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.
- 11.88 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.

- 11.89 The application is supported by a number of plans demonstrating how the development would be accessed and egressed. This includes swept path analysis which shows safe use by the Greater Cambridge Shared Waste service refuse trucks is possible within and around the site. A Transport Assessment has also been submitted. The Cambridgeshire County Council's Local Highway Authority has been consulted as part of the application and has confirmed the development is acceptable subject to conditions securing compliance with the stopping up plan, falls and levels, construction vehicles weight/ time limits and a traffic management plan.
- 11.90 The County Transport Assessment team has also assessed the application and confirmed they raise no objection to the proposed development subject to a mitigation package which secures a contribution towards the £278,000 Cambridge Eastern Access proposals (highway improvement works at the Newmarket Road and Barnwell Road junction). A travel plan condition is also recommended (condition 10)
- 11.91 Subject to the conditions and an appropriate mitigation package being agreed it is considered that the proposals are in accordance with Cambridge Local Plan (2018) policies 80 and 81.

Cycle and Car Parking Provision

Cycle Parking

- 11.92 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 residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. To support and encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 11.93 214 secure and covered cycle parking spaces for future residents are proposed for the 120 residential properties which exceeds the local plan policy requirement. 6% (13 spaces) of the total number of cycle parking are proposed as cargo bike spaces.
- 11.94 A further 82 visitor cycle parking spaces are proposed externally across sites 1 and 2 which have been conveniently located in appropriate locations. Dedicated cycle parking is provided for staff members within secure internal stores. A condition will be imposed to secure the detailed design of the external cycle parking stores proposed for the maisonettes within block F and the external visitor cycle parking. An informative is also recommended to encourage the installation of charging points for electric bikes.
- 11.95 Subject to condition the proposals are considered to be in accordance with Cambridge Local Plan 2018 policy 82 and appendix L.

Car parking

- 11.96 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.
- 11.97 The proposal provides a total of 23 car parking spaces for the 54 homes proposed within site 1– a ratio of 0.43 spaces per dwelling and 28 car parking spaces are proposed for the 66 homes within site 2- a ratio of 0.42 spaces per dwelling. Four of these spaces would be accessible parking bays and these would be allocated to the M4(3) units. All residential car parking spaces are proposed to be allocated.
- 11.98 Sixteen car parking spaces, four accessible spaces and two loading bays are proposed for the community / commercial uses across the application site.
- 11.99 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging as 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. This is secured by condition 48.
- 11.100 The amount of car parking proposed is considered acceptable as the site is located in a sustainable location, in close proximity of bus stops, railway stations and local amenities. The level of parking provided is considered to adhere to the objectives of national and local planning policy which seek to minimise the use of the private motor vehicles and encourage the shift towards more sustainable transport modes. The amount of car parking proposed is therefore considered acceptable in this instance.
- 11.101 A forecast vehicle parking accumulation assessment is contained in the Transport Assessment which further sets out that the proposed residential and local centre parking provision is sufficient to accommodate the forecast arrival and departure trip profile.
- 11.102 The applicant has submitted a parking survey which has been carried out in accordance with the widely used Lambeth Methodology. The surveys were undertaken at night when the residential owner / occupier parking in the local area would be at its busiest. The results found there to be capacity on surrounding streets.

11.103 The submitted information has been assessed by the Cambridgeshire County Transport Assessment team and is considered acceptable subject to conditions securing a travel plan and final details of the EV charging scheme. The proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Amenity

Impact on amenity of neighbouring properties

11.104 The application site is adjacent to existing residential properties along Fanshawe Road. Policy 35, 50, 52, 53 and 58 seeks 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.

Block A- Impact on Chartwell House

11.105 Block A sits to the north west of the site and will be 4-storeys in height. The nearest residential properties to this block are located immediately to the west of the site at Chartwell House, this was previously an office block which has been converted to residential accommodation.

11.106 The proposed 4 storey block serves as a transition to the existing 3 storey block at Chartwell House. An 11m buffer between the Chartwell House properties and Block A has been retained as a grassed area. In respect of overshadowing and loss of light impacts, there are openings on the east elevation of Chartwell House which serve the living rooms of four one bedroom properties. However, all of these windows are secondary openings and as per the BRE guidance the impact of the development on these windows is acceptable as the primary windows (on the north and south elevations) which serve the same rooms remain unaffected by the proposed development. There are also recently constructed external amenity spaces to the west of the application site which serve the Chartwell House properties. It is acknowledged that the development will result in an overbearing impact on these external spaces, however, the retention of a buffer space (10-11 metres) between the west elevation of the new building and given the level of openness to the north and south of these external spaces, it is considered that the impact is acceptable. In terms of overlooking and privacy, as mentioned the openings on the east elevation of Chartwell House are secondary windows serving living room spaces. There are four windows on the west elevation of Block A which will have direct views towards these rooms at a distance of approximately eleven metres, as such it is considered necessary to impose a condition that requires these windows to be obscure glazed with restricted openings. There will be oblique views from the proposed windows serving living rooms towards the external amenity spaces of the Chartwell House properties, however, given the urban character of the site and the fact the views will be

oblique the overall impact on the residential amenity is considered acceptable.

Impact on the Stepneys block

- 11.107 The proposals are for a 4 storey block (Block G) which is proposed to have a minimum separation of 8m to the north of the Stepneys block, a 6 storey block (Block E) which is proposed to have a minimum separation distance of 35m to the west and a 5 storey block (Block F) also to the west with a minimum separation distance of 39m.
- 11.108 The proposed Block G within site 2 is both taller and deeper than the existing block of flats which fronts onto Newmarket Road, which inevitably results in a greater impact on the Stepneys block. The Stepneys is located south of Block G and as such the impact in terms of overshadowing is not considered to be an issue. Additionally, the Stepneys block does not include any primary windows on its northern elevation and as such the impact of the proposals on the privacy of the homes within the Stepneys block is also not a concern. To prevent overlooking towards the rear garden spaces of the properties within the Stepneys block full height privacy screens are incorporated into the design of the balconies proposed in the southeast corner of block G, the inclusion of the screens successfully protects the amenity of both existing and future occupants.
- 11.109 The main issue requiring assessment is the overbearingness and loss of light impacts on the Stepneys. The applicant has submitted a Daylight, Sunlight and Overshadowing Assessment. Officers have reviewed the internal floor plans of the Stepneys block alongside the daylight sunlight assessment.
- 11.110 The Vertical Sky Component (VSC) is a measure of the amount of light falling on a window; it is quantified as a ratio of the direct sky illuminance falling on the surface at a specific reference point against the horizontal illuminance under an unobstructed sky. The maximum possible ratio is just under 40% for a completely unobstructed vertical wall. The VSC values attained by windows of a building will not vary with the compass orientation of that building; therefore orientation does not give an appreciation of the interior daylighting. The target value recommended is 27% but this is not to be strictly applied. This is because if the VSC for a window is less than 27% and is less than 0.8 times its former value, the BRE numerical guidelines will not be satisfied.
- 11.111 At ground floor within the Stepneys block only four of the west facing windows serve habitable rooms and living spaces. All four windows fail to comply with the BRE guidance in respect of the VSC test. Three living room windows at first floor and two living room windows at second floor fail to comply with the VSC BRE guidance. However, eight out of the nine windows impacted serve open plan kitchen/ living/ dining room spaces which are also served by generous glazing on the east elevation. The only other impacted window serves a bedroom which is generally as per BRE guidance considered to be less sensitive than living room spaces as the bedroom is

used for sleeping. Further assessment of the impacted windows was undertaken by the specialists via the Daylight Distribution assessment.

- 11.112 The Daylight Distribution is otherwise known as the 'no sky-line' (NSL) method and takes the VSC analysis a step further in looking at where in the room Daylight is received at the working plane (roughly desk or kitchen worktop height). After a development is complete, the area of a room with visible sky should, ideally be 0.8 times or more of the former area on the working plane prior to the development. The daylight distribution results show that all of the windows with the exception of four ground floor and one second floor window comply with this requirement. However, following an assessment of the internal floorplans officers note that all four of the ground floor windows which fail to comply with the daylight distribution (BRE guidance) serve ground floor bathrooms which do not require consideration as part of the assessment. Likewise, the second floor window impacted serves circulation space which also does not require consideration. Therefore, the habitable rooms which fail to comply with the VSC test still manage to pass the daylight distribution test and the impact on the Stepneys block in terms of daylight distribution is considered acceptable.
- 11.113 Overall, in relation to the VSC test the rooms served by these windows maintain compliant levels of Daylight Distribution (DD). It is therefore reasonable to conclude that the window impacts should not affect the overall enjoyment of the properties to an extent that the proposals would have an unacceptable impact. Moreover, the results confirm that the development will not create any new areas which receive less than two hours of sunlight on 21st March. Officers consider the scheme to sit appropriately within its surroundings and there are no Daylight and Sunlight related reasons that would warrant the refusal of the application.
- 11.114 *Impact on Malden Close, Rawlyn Close, Peverel Road and Barnwell Road properties*
- 11.115 A separation distance of approximately 19.5 metres is proposed between Block A and the closest Malden Close property. Full height privacy screens are proposed to the balconies of the flats in the south west corner of block A to prevent any overlooking or loss of privacy impacts. The relationship is considered acceptable.
- 11.116 The proposed west elevation of block D faces the side elevation of no.15 Rawlyn Close. The existing property is proposed to be separated from apartment block D by a landscape verge with tree planting, the site 1 access road and car parking. The separation distance between block D and the boundary of number 15 Rawlyn Close is in excess of 22 metres. It is acknowledged that the design of the scheme includes the addition of windows and balconies on the west elevation of block D which inevitably will result in an element of overlooking towards the property and rear garden space. However, the application site is in an urban area where an element of mutual overlooking between the properties is often expected. Moreover,

the relationship between the existing block of flats and the proposed relationship is considered acceptable.

- 11.117 A separation distance of approximately 37 metres is proposed between Block F and the rear elevation of the closest property along Peverel Road.
- 11.118 The proposed balconies serving the apartments are located in the south east corner of block F and they would have oblique views towards the rear gardens and elevations of the Peverel Road. The existing properties are proposed to be separated from apartment block F by tree planting, hard landscaping, the access to site 2 and car parking. The relationship between existing and proposed buildings is considered acceptable.
- 11.119 The south elevation of block F also includes balconies and windows serving the proposed apartments. Block F is proposed to be located to the north of an existing block of flats which contain balconies on the north elevation. The proposed separation distance between the existing and proposed balconies and windows is in excess of 27 metres. The existing mature trees and the existing access to site 2 would be located between these buildings. In terms of residential amenity, the relationship is considered acceptable.
- 11.120 In terms of overbearingness and overshadowing it is considered that due to the suitable separation distances and the appropriate transition in building heights/ massing between the existing and proposed buildings the application proposal achieves a scheme which does not create an overbearing impact on the adjacent properties to the west of the application site. The applicant has submitted a Daylight, Sunlight and Overshadowing Assessment and this demonstrates that the proposal would have an acceptable impact on the daylight and sunlight receipt of existing properties.
- 11.121 Overall, 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, 55 and 56.
- 11.122 Concerns have been raised about the impact on amenity during construction. It is acknowledged that any construction project of this scale is likely to have an impact due to dust, noise and vibration creation as well as comings and goings of deliveries and collections to and from the site. The Council's Environmental Health Team have been consulted on the proposal and have recommended conditions to ensure that any potential disturbance is minimised.
- 11.123 Overall, 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, 55 and 56.
- 11.124 Future occupants
- 11.125 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).

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

Unit Type	Number of storeys	Min standard (sqm)	Min proposed (sqm)
1 bed 2 person	1	50	50
2 bed 3 person	1	61	72
2 bed 4 person	1	70	70
3 bed 5 person	1	86	86
3 bed 6 person	2	102	104

11.127 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.

11.128 All of the proposed dwellings benefit from a private amenity area. These take the forms of terraces and balconies. As well as the private amenity spaces, the development benefits from direct access to the hard and soft landscaped areas and the play spaces that are proposed.

11.129 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 development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4(2) of the Building Regulations. A condition is recommended to secure these requirements. Of the 120 dwellings proposed, four are proposed to be M4(3). Whilst it is acknowledged that policy 51 seeks to secure “5 per cent of the affordable housing component...” as M4(3) dwellings, it is considered appropriate to bear in mind that a scheme of 120 dwellings is only required by policy to provide 48 affordable dwellings, and this would require just two M4(3) units. It is not considered appropriate to insist upon more M4(3) units as a result of the applicants proposed over-provision of affordable housing. If permission were to be granted, a condition should be attached to secure the provision of the proposed four M4 (3) wheelchair accessible homes.

Refuse Arrangements

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

- 11.131 The proposed refuse storage arrangements are shown to be of a logical layout, with underground 'iceberg' bin stores located within sites 1 and 2. The underground bins will serve the entire development. The applicant has engaged positively with the Greater Cambridge Shared waste team through various pre application meetings to agree the waste capacity calculations, the underground refuse vehicle tracking and the drag distances. The submission documents have been reviewed by the shared waste officers. Following a review of the application the waste team have raised no objection to the development subject to conditions which secure details of road markings, pressure pad location and the finalised landscape details.
- 11.132 Officers consider the proposals to be in accordance with Cambridge Local Plan (2018) policy 57.

Other Matters

- 11.133 The Environmental Health Officers have recommended various construction related conditions in order to protect the residential amenity of the nearby occupiers during the construction. Officers accept this recommendation and would add them to any consent granted. This could be in the above section.
- 11.134 A public art strategy is secured by condition 15 to ensure compliance with Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD.
- 11.135 The Cambridgeshire County Council Historic Environment Team (Archaeological Officers) have recommended a condition to ensure no development approved by this application takes place until a programme of archaeological works and written scheme of investigation has been submitted and approved in writing by the Local Planning Authority. This is secured by condition 3.
- 11.136 The Cambridgeshire Fire and Rescue team have recommended a condition to secure a fire hydrants scheme. Condition 56 has been imposed to secure these details prior to the occupation of the development.
- 11.137 Cambridge City Airport have recommended conditions to secure a Bird Hazard Management Plan and glint/ glare assessment. Officers recommend the imposition of informatives advising the applicants to engage with the airport regarding the use of cranes during construction.
- 11.138 The applicant sought a screening opinion from the LPA with respect to whether an Environmental Impact Assessment would be required. The applicant was advised that such an assessment would not be required as the development proposed less than 150 homes and therefore does not fall within the description at Column 1 section 10b 'Urban Development Projects' of Schedule 2 of the EIA Regulations 2017.

11.139 Officers note that the Secretary of State has received a third-party request to call in the above planning application for his consideration.

Third Party Representations

Third Party Comment	Officer Response
<ul style="list-style-type: none"> -Loss of protected open space. -More green space should be provided. 	<p>Please refer to paragraphs 11.6-11.15</p>
<ul style="list-style-type: none"> -The proposed architecture and building forms are detrimental to the character of the area. -The bulk and height of blocks A and B are excessive and at odds with the surrounding buildings. -Acknowledge the area requires improvements but these should be well designed. -The layout proposed does not make efficient use of the site as too much space is allocated to car parking. -The proposed designs appear to resemble 'Eddington'. -The proposal is an overdevelopment of the site. 	<p>Please refer to paragraphs 11.31-11.55.</p>
<ul style="list-style-type: none"> -Block A is overbearing and will cause residential amenity impacts on Chartwell House properties. -Loss of privacy for neighbours due to the proposed location of the pre school. -Overlooking impacts on the rear garden spaces of Rawlyn Close and Malden Close properties. 	<p>Please refer to paragraphs 11.102-11.122.</p>
<ul style="list-style-type: none"> -Not enough car parking proposed for 120 new homes. 	<p>Please refer to paragraphs 11.85 - 11.101.</p>

<p>-Impact of traffic noise and air pollution of the local community. Concerned by the proposed access arrangements.</p> <p>-Additional traffic congestion on surrounding roads including congestion at nearest junctions. Detrimental to journey times and safe movement for pedestrians and cyclists.</p> <p>-Concerned by the proposed access arrangements.</p> <p>-Concerned by the impacts during construction (traffic, noise, dust, access arrangements).</p>	
<p>-Another pre-school is not needed in the area.</p> <p>-The application should include provision of a doctors and dental practise.</p>	<p>-Please refer to paragraph 11.22</p> <p>-Please refer to paragraph 11.138</p>
<p>-There are no temporary arrangements in place for the existing businesses that operate within the Barnwell Local centre.</p> <p>- Concerned by the amount of time the area will be without local shops during construction.</p> <p>-Loss of bowls club and tennis court.</p>	<p>-Please refer to paragraph 11.20 and condition 61.</p> <p>-Please refer to paragraph 11.13 and condition 59.</p>

<ul style="list-style-type: none"> - This will result in additional on street parking, and put pressure on the surrounding streets. - Lack of a dedicated drop off and pick up space. - Lack of covered cycle parking. 	-Please refer to paragraphs 11.85 - 11.101.
<ul style="list-style-type: none"> -Concerned that the details of the offsite BNG delivery have not been included within the submission. -Concerned the proposed development will disturb existing bat roosts. 	-Please refer to paragraphs 11.73 - 11.78.
<ul style="list-style-type: none"> -Sustainability standards proposed will need to be conditioned to ensure they are delivered by the applicant. 	-Please refer to conditions 22-26.

Planning Obligations (S106)

Heads of Terms

11.138 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary below:

Heads of Terms	Summary
City Council Infrastructure	
Provision for children and teenagers	Provided as part of the application.
Indoor sports	Provided as part of the application.
Outdoor sports	Provided as part of the application.
Informal Open Space	Provided as part of the application.
Community facilities	Provided as part of the application.

Affordable housing	100% provided on site
Monitoring	£2,200 towards the administration and monitoring of the section 106 agreement, and a further fee of £500 <u>for each obligation</u> where the Council is required to confirm compliance of an obligation.
County Council – Education / Refuse/ Transport	
Transport	£278,000.00 financial contribution towards Cambridge Eastern Access Proposals.
Early years	No contributions sought
Primary School	No contributions sought
Secondary School	No contributions sought
Life Long Learning (Libraries)	No contributions sought
Strategic waste	£8640 towards waste infrastructure.
NHS	
GP services	£86,083.20 contribution towards additional floorspace at East Barnwell Health Centre or other GP practice within Cambridge City PCN

The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010 in are in accordance with policy 85 of the Cambridge Local Plan (2018).

11.139 Subject to the completion of a S106 planning obligation to secure the above infrastructure contributions, biodiversity net gain, and 100% affordable housing provision, Officers are satisfied that the proposal accords with Cambridge Local Plan (2018) policies 45 and 68 and the Planning Obligation Strategy 2010.

11.140 **Planning Balance**

11.141 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).

11.142 Overall, the proposed development will bring significant measurable economic, social and environmental public benefits that accord with the three dimensions of sustainable development set out in the NPPF. It is acknowledged that the scheme will impact existing protected open space and involve the relocation/ temporary displacement of existing recreational and commercial facilities. However, Officers are required to consider the

Local Plans as a whole – weighing up the harm against public benefits. In this case, Officers consider that the benefits of the applications are considered to weigh in favour of granting planning permissions, outweighing any harm that the proposed development will cause.

- 11.143 Officers acknowledge the development will involve the addition of taller and more prominent buildings which will have an impact from short distance public viewpoints along Newmarket Road, Barnwell Road and neighbouring residential streets. However, the site is considered to be capable of accommodating buildings of the scale, height and massing proposed whilst offering the opportunity to deliver an enhanced vibrant new local centre to the area. Overall, the development is considered to comply with the Cambridge Local Plan 2018 policies 55, 56, 57, 58, 59 and 60.
- 11.144 Officers also acknowledge that the proposal would involve the loss of some existing trees on site. Whilst some weight should be given to the loss of these trees the development proposals have prioritised the retention of the trees of the highest value and quality (category A) and also proposes the planting of 92 new trees.
- 11.145 In terms of environmental benefits, the proposal would result in the development of an existing brownfield site. The proposal involves the replacement of the existing properties (low thermal efficiency and structural issues) with low carbon and environmentally sustainable homes, this should be afforded a moderate degree of weight as an environmental benefit.
- 11.146 The proposal would result in economic and social benefits through a significant increase in affordable housing in the City and the addition of a publicly accessible open space which will be surrounded by replacement community and commercial facilities. The development will also promote sustainable forms of transport. These benefits should all be given moderate to significant weight.
- 11.147 Officers are content that the proposal would result in a significant increase in much needed affordable housing, whilst not adversely impacting upon residential amenity or highways safety. The development would provide a new community and commercial facilities whilst encouraging sustainable methods of transport. The proposal would increase biodiversity and significantly improve the quality of the remaining open space on site.
- 11.148 Having examined the proposals against other material planning considerations, none are identified that would on their own, or in combination, lead officers to consider recommending refusal of planning permission.
- 11.149 Officers have carefully considered all of the issues raised, including the evidence and opinions submitted on behalf of the applicants, the contributions of key consultees and the views of members of the public. Officers recommend that planning permission is granted, following prior completion of a Section 106 Agreement to secure necessary developer

contributions and subject to a number of controlling and safeguarding conditions.

11.150 Recommendation

11.151 Approve subject to:

- The planning conditions as set out within the officer report and delegated authority to officers to amend and add conditions where required.
- Satisfactory completion of a S106 agreement with delegated authority to officers to agree the final contribution amounts and minor amendments to the Heads of Terms as set out in the officer report.

Planning Conditions

Standard time

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 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.

Written scheme of investigation

3. Unless an alternative trigger is agreed in writing by the local planning authority, no demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work 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; and

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 2023).

M4(2) compliance

4. Notwithstanding the plans hereby approved, all dwellings shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

M4(3) dwellings

5. Notwithstanding the plans hereby approved, four dwellings shall be constructed to meet the requirements of Part M4(3) 'wheelchair user dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

Highways/ Transport assessment conditions

Management/ Maintenance of streets

6. No development above ground level shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details for the life time of the development.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with NPPF (2023) paragraph 114.

Levels

7. All paved areas within the site that abut the public highway shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway, in accordance with NPPF (2023) paragraph 114.

3.5 tonnes construction vehicles hours

8. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09:00hours-16:00hours, Monday to Friday.

Reason: in the interests of highway safety.

CEMP/ Traffic management plan

9. No demolition or construction works shall commence (including demolition or preparation works) until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:
 - i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway where practical);
 - ii. Contractor parking; providing details and quantum of the proposed car parking and methods of preventing on-street car parking;
 - iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway where practical);
 - iv. Control of dust, mud and debris, in relation to the operation of the adopted public highway.
 - v. Contact details for the site manager, including how and where these details will be displayed on site.

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

Reason: in the interests of highway safety in accordance with Cambridge Local Plan (2018) Policies 35 and 81.

Travel Welcome Pack

10. Prior to the first occupation of the development a Travel Plan Welcome Pack shall be submitted to and approved in writing by the Local Planning Authority, and such arrangements shall be implemented in accordance with agreed details and in accordance with an agreed programme.

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

Materials and sample panel

11. Prior to the commencement of the development hereby approved, with the exception of demolition and below ground works, full details including samples of all the materials to be used in the construction of the external surfaces of buildings, which includes external features such as proposed brick patterning; windows, cills, headers and surrounds; doors and entrances; porches and canopies; external metal work, balustrades, rain water goods, edge junction and coping details; colours and surface finishes, shall be submitted to and approved in writing by the local planning authority. This may consist of a materials schedule, large-scale

drawings and/or samples. Development shall be carried out in accordance with the approved details.

Sample panels (minimum of 1.5x1.5m) of the facing materials to be used shall be erected to establish the detailing of bonding, coursing, colour and type of jointing and any special brick patterning/articulation detailing (i.e. soldier course banding) shall be agreed in writing with the local planning authority.

The quality of finish and materials incorporated in any approved sample panels, which shall not be demolished prior to completion of development, shall be maintained throughout the development.

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 57).

Hard and Soft Landscaping

12. 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, visitor cycle parking, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to 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 indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs)

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

e) Notwithstanding the approved plans the applicants shall ensure the waste collection process can take place without conflict with any of the hard and soft landscaping features.

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).

Landscape Maintenance and Management

13. No development above ground level, other than demolition, shall commence until details of a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas have been submitted to and approved in writing by the Local Planning Authority.

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

Green roof details

14. Prior to the commencement of any superstructure works the details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. Details of the green 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,
 - c) Where solar panels are proposed, bio-solar 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,

- d) A management/maintenance plan
- e) Evidence of installation shall be required in photographic form prior to handover.

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).

Public Art delivery

15. Unless an alternative trigger is agreed in writing by the local planning authority, no development above ground level, other than demolition and enabling/ utility diversion works, shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010)).

Tree conditions

AMS and TPP

16. Prior to commencement 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.

Site meeting trees

17. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

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.

Tree protection compliance

18. 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.

Replacement planting

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 Cambridge Local Plan 2018 Policy 71: Trees.

Drainage

Surface water drainage strategy

20. 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 Flood Risk Assessment and Drainage Strategy prepared by Create Consulting Engineers Limited (ref: JE/VL/P22- 2768/01) dated 9th February 2024 and shall also include:

- a) Full calculations detailing the existing surface water 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 an assessment of system performance;
- c) 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);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Permissions to connect to a receiving watercourse or sewer;
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water.
- j) Measures taken to recycle rainwater within the development.

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.

Surface water management during construction

21. 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.

Sustainability Conditions

Energy statement compliance

22. No dwelling shall be occupied until the approved carbon reduction strategy for that dwelling as set out in the Energy and Sustainability Statement, Qoda, 27/11/23, Issue 01 has been implemented in full. Any associated renewable and / or low carbon technologies shall thereafter be retained and remain fully operational in accordance with the approved details. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting the required reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be fully implemented and thereafter maintained in accordance with the approved details prior to occupation of any dwelling.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Water efficiency (residential)

23. Water efficiency measures for the scheme shall be implemented in line with the water efficiency targets as set out in the Energy and Sustainability Statement, Qoda, 29/11/2023 Issue 01. Prior to the occupation of the development hereby permitted the final water efficiency specifications shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate achievements of these design standards and to respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

BREEAM (non residential design stage)

24. Within 12 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. 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).

BREEAM (non residential post construction stage)

25. Within 12 months following first occupation, a BRE issued post Construction Certificate 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 (non residential)

26. Following completion of the first fit out of the non residential uses and prior to occupation, a report including a Wat01 Calculator shall be prepared by an accredited BREEAM Assessor and submitted to the Local Authority to demonstrate the non-residential elements meet 5 credits in the Wat01 section of BREEAM based on the product installations set out in Appendix A and B of the Water Conservation Strategy, East Barnwell, Hill Partnerships Ltd, May 2024. The report shall include relevant drawings showing the any required water reuse infrastructure required to facilitate achieving the 5 credits Wat01 target. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

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

Standard EH conditions

Phase 2 Site Investigation

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems (Cambridge Local Plan 2018 policy 33).

Phase 2 investigation and Phase 3 remediation strategy

28. No development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:
- a. A Phase 2 Intrusive Site Investigation Report based upon the findings of the approved Phase 1 Desk Top Study.
 - b. A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

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

Contamination remediation phase 3 (compliance)

29. The development (or each phase of the development where phased) shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

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

Contamination verification report

30. The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

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

Unexpected contamination

31. 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).

Material Management Plan

32. No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

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

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

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

Dust management

33. 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).

Noise and vibration

34. 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).

35. **Noise Insulation**

Prior to the commencement of development/construction, a noise insulation / attenuation scheme as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced internally at the residential units as a result of high ambient noise levels in the area from road and rail shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

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

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

Community Centre EH conditions

36. **Community Centre Noise Assessment**

Prior to any superstructure works commencing on site for the community centre hereby approved, a noise impact assessment of the community centre use on neighbouring premises (to include existing residential premises in the area and the proposed habitable rooms of the development itself) and a noise insulation scheme and other noise control measures as appropriate, in order to minimise the level of noise emanating from the community centre uses and associated internal and external spaces having regard to but not exhaustively the following shall be submitted in writing for approval by the Local Planning Authority:

- Nature / type of uses and events to be held;
- Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;

- Acoustic performance of the building fabric, glazing, openings and ventilation systems;
- Details of an adequate alternative ventilation shall be provided to ensure external doors and windows remain closed during the playing of music.
- Premises entrances / exits and any associated external spaces and patron noise;
- Details of a cut-out device fitted to external entrance / exit doors shall be provided, so that if they are opened, the electrical supply to amplified music and the in-house fixed sound system is terminated / ceased;

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the community centre uses hereby permitted are commenced and shall be retained thereafter.

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

37. **Noise Assessment / Insulation Scheme Post Construction Completion, Commissioning and Testing Report**

Before the community centre use hereby permitted is commenced a noise insulation scheme post construction completion, commissioning and testing report to include scheme sound performance testing and monitoring, shall be submitted to and approved in writing by the local planning authority.

The post construction completion, commissioning and testing report shall demonstrate compliance with the community centre use Noise Assessment / Insulation Scheme (as approved / required by condition 36 respectively) and shall include airborne and structural acoustic / sound insulation and attenuation performance standard certification / reports for scheme elements, the consideration and checking of the standard and quality control of workmanship and detailing of the sound insulation scheme and any other noise control measures as approved. Full noise insulation scheme sound performance testing and monitoring including noise limiting control / limiter device level setting to the satisfaction of the Local Planning Authority will be required.

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

38. **Community centre hours of use**

The community centre use hereby approved shall not operate outside the hours of 08:00 – 22:00 Monday to Thursday, 08:00 – 23:00 Friday and Saturday and 09:00 to 20:00 on Sundays.

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

39. **Community centre external / third party amplification**

All musical and sound generation equipment used within the community centre shall be connected to and played and channelled through the in-house limited amplification / fixed sound system. The use of any external third party independent amplification / sound systems is strictly prohibited.

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

Pre School EH conditions

40. **Pre School Noise Insulation scheme**

Prior to the commencement of development/construction, a scheme for the insulation of the pre-school building in order to minimise the level of noise emanating from the said building shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the building hereby permitted is occupied and shall be thereafter retained as such.

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

Pre School Hours of Use

41. The pre school (use class E (f)) shall only be open to the public between the hours of 09:00 and 15:00 Monday to Friday.

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

42. **Alternative ventilation scheme**

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

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

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

Balconies/ Winter Gardens

43. Prior to the commencement of above ground works, full details of the design and construction of the balconies / winter gardens including the acoustic / noise insulation performance specification of the glazing, to reduce the level of noise experienced at the residential units as a result of high ambient noise levels in the area from traffic shall be submitted to and approved in writing by the local planning authority.

The balconies / winter gardens shall be constructed and installed in accordance with the approved details and retained in situ thereafter.

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

Construction hours

44. 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).

Collections and deliveries

45. 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).

Plant noise

46. No operational plant, machinery or equipment shall be installed until a noise insulation/mitigation scheme as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed the rating level limits specified within the Create Consulting Engineers Ltd “Noise Impact Assessment – Revision B” dated 29th November 2023 (Ref: D/VL/P22-2760/02 Rev B).

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

Artificial lighting

47. Prior to the installation of any external 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 external artificial lighting of the site and an external artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. External lighting on the development 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 - GN01/21 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To protect the amenity of nearby properties and future occupiers (Cambridge Local Plan 2018 policy 34).

EV charging scheme (residential and non residential)

48. Prior to the commencement of development, an Electric Vehicle Charging Point Provision and Infrastructure Strategy' including an implementation plan shall be submitted to and approved in writing by the local planning authority.

The strategy shall be appropriate for the proposed end use(s) of the development and shall provide full details of the provision of allocated parking spaces for dedicated electric vehicle charging in line with the principles set out in the National Planning Policy Framework (2023), the Cambridge Local. The strategy shall include consideration of both active (slow, fast and rapid) and passive electric vehicle charge point provision and design to enable the charging of electric vehicles in safe, accessible and convenient locations.

The Strategy shall include the following principles which are to be applied to the detailed design of the Development Parcels as they come forward:

- 100% provision of a dedicated active slow electric vehicle charge point with a minimum power rating output of 7kW for each residential dwelling with allocated parking;
- Minimum 50% provision of dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW for residential dwellings with communal and courtyard parking;
- Dedicated slow electric vehicle charge points with a minimum power rating output of 7kW for at least 50% of non-residential parking spaces and
- Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the

provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

The approved scheme shall be fully installed before the use is commenced 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 (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Commercial units EH conditions

49. **E (a & b) use – noise insulation scheme**

E(a) & E(b) development use shall not commence until a noise insulation / mitigation scheme in order to minimise the airborne / impact noise emanating from the premises is submitted in writing for approval by the Local Planning Authority. The scheme as approved shall be fully implemented before the use is commenced and shall be retained as such.

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

50. **E(b) use - Odour filtration / extraction**

E(b) development use shall not commence until a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours has been submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

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

51. **Class E hours of use**

The class E use hereby approved shall not open outside of the hours of 07:00 – 23:00hrs Monday to Saturday and 08:00 – 22:00hrs on a Sunday.

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

52. **Commercial units delivery hours**

All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 23:00 Monday

to Friday, 08:00 to 13:00 on Saturday. Service collections / dispatches from and deliveries are not permitted at any time on Sundays or public holidays.

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

Biodiversity enhancements

53. 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 the number, location and specifications of the bird and bat boxes to be installed, hedgehog connectivity, habitat provision and other biodiversity enhancements. The approved scheme shall be fully implemented in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan 2018 policies 59 and 60, Greater Cambridge Shared Planning Biodiversity SPD 2022 and the NPPF paragraphs 8, 180, 185 and 186.

Underground bin specification

54. Prior to the installation of the underground 'iceberg' bins the specification of the underground bins and details of the locations of the required pressure pads shall be submitted to and approved in writing by the local planning authority. The underground bin specification shall be compatible with the Greater Cambridge Shared Waste Service underground refuse vehicle.

Reason: to ensure an effective and efficient refuse collection strategy is achieved in accordance with Cambridge Local Plan 2018 policy 57.

Road markings (waste vehicle and highways)

55. Prior to commencement of development the details of the proposed road markings along Rawlyn Close for the approved development shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the underground refuse vehicles can service the development site without obstructions along the tracked servicing route. In accordance with policies 57 and 59 of the Cambridge Local Plan 2018.

Fire hydrants

56. Prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may

be installed in a phased manner across the site). No dwellings shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

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

Energy consumption monitoring

57. Prior to first occupation, each dwelling shall be fitted with a means for future occupiers to monitor / measure all of their own energy consumption (electric / water / gas) including the extent of the contribution made to energy consumption from on-site renewable energy sources. The fitted device(s) shall be retained and maintained thereafter.

Reason: In the interest of promoting sustainable development (Cambridge Local Plan 2018 policy 28)

Letter boxes

58. All letter boxes for the proposed residential apartments shall be located and externally accessible from the street unless otherwise agreed in writing by the Local Planning Authority due to individual building layout constraints.

Reason: In the interests of good design and security (Cambridge Local Plan 2018 policy 55)

Sport England conditions

Phasing

59. Prior to the commencement of the development, a detailed delivery programme for the reprovision of the bowls green and tennis court, as detailed within application 23/04849/FUL, shall be submitted to and approved in writing by the Local Planning Authority. The delivery programme shall confirm:
- The construction programme for the replacement bowling green, including the duration of the bowling green construction period and details of when the green will be first ready for use.
 - The location(s) where members of the Abbey Bowls Club shall be provided with access to a bowling green(s) and associated facilities for the duration of the bowling green construction programme including details of pricing and programming of this facility.
 - The construction programme for the replacement tennis court, including the duration of the tennis court/MUGA construction period and details of when the court/MUGA will be first ready for use.
 - The location(s) where access to a tennis court shall be provided for the duration of the tennis court/MUGA construction programme.

The development of the new bowls green and MUGA, approved via application 23/04849/FUL, shall thereafter be carried out in accordance with the approved delivery programme with the agreed venues of interim use maintained available for use at all times during the bowling green and tennis court/MUGA construction programme

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Cambridge Local Plan 2018 policy 73.

License agreement (bowls club)

60. Prior to the first use of the bowling green a license agreement between Cambridge City Council and the Bowls Club shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that an equivalent or better management arrangement is secured.

Interim Commercial Unit Reprovision Strategy

61. Prior to the commencement of the development a detailed interim commercial unit reprovision strategy shall be submitted to and approved in writing by the Local Planning Authority. The reprovision strategy shall confirm:
- The proposed temporary arrangements for the existing commercial units during the construction phase on site 2.
 - The location(s) where the existing commercial businesses will trade from for the duration of the site 2 construction phase.
 - Confirmation the temporary arrangements will be in place and available for the businesses to trade from prior to the commencement of development on site 2.

Reason: To ensure continuity of trading and provision of services during the construction phase to accord with Cambridge Local Plan 2018 policy 72.

Community Facility Phasing And Management Plan

62. Notwithstanding the approved plans, prior to the commencement of the development, a community uses phasing and management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan should include, but not be limited to, the following:
- 1) How and when the development of the community centre, library and pre school will be constructed so as to allow for the existing community uses to function uninterrupted prior to the opening of the community hub hereby approved.
 - 2) Final floor plans for the community centre and library facility and the details of the future management arrangements.

Reason: To ensure the adequate and uninterrupted, availability of community floorspace (Local Plan policy 73).

Natural England License

63. Demolition of buildings 1B1 and 1B4 shall not commence until the following detail has been submitted to and agreed in writing by the Local Planning Authority:
- a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or
 - b) a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Demolition shall thereafter be in accordance with the approved details.

Reason: To ensure the protection and appropriate mitigation for the proposed loss of the identified Pipistrelle day roost within the buildings (Cambridge Local Plan 2018 policy 70).

BNG

64. Prior to the commencement of the development hereby permitted, a scheme demonstrating a biodiversity net gain of not less than 20% shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- Confirm the baseline biodiversity assessment of the site (utilising Defra Biodiversity Metric 4.0) and the baseline assessment of the approved layout together with the approved detailed landscaping scheme for the site.
 - Identify the proposed habitat improvements on-site and where applicable, off-site.
 - Include an implementation, management and monitoring plan (including the identified responsible bodies) for a period of 30 years for both the on and off-site enhancements as appropriate.

The scheme shall thereafter be implemented in accordance with the approved implementation, management and monitoring plan.

Reason: To provide ecological enhancements in accordance with the NPPF 2023 para 180, Cambridge Local Plan 2018 policy 70 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

Cycle parking

65. The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the maisonette properties (within block F) 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 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).

Obscure glazed windows

66. Notwithstanding the plans hereby approved, the development, hereby permitted, shall not be occupied until the proposed windows in the west elevation of Block A serving bedroom two on the ground, first, second and third floor, have been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and with 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 (Cambridge Local Plan 2018 policies 55, 57/58).

Bird Hazard Management Plan

67. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:
- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 3 'Wildlife Hazards Around Aerodromes'
 - maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
 - physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
 - signs deterring people from feeding the birds.
- The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport (Cambridge City Local Plan 2018 policy 37).

Glint and Glare

68. No solar panels shall be installed on the framework until a Glint and Glare Assessment to determine the full impact on pilots approaching Cambridge and air traffic controllers in the Air Traffic Control tower, has been submitted to and agreed in writing by the Local Planning Authority. Any mitigation measures required shall be agreed with the Local Planning Authority in writing in consultation with Cambridge Airport. The mitigation measures shall be subsequently implemented as approved and shall thereafter be maintained.

Reason: To mitigate the risk of aircraft accident and maintain the operational integrity of Cambridge Airport in accordance with Policy 37 of the Cambridge Local Plan 2018.

Stopping up/ Highway works

69. Notwithstanding the plans hereby approved, a revised proposed site plan showing the full extent of highways works to be undertaken shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development above ground level. The highways work shall be carried out fully in accordance with the approved details, and retained and maintained thereafter.

Reason: for the safe and effective operation of the highway in accordance with Policy 81 of the Cambridge Local Plan 2018.

Electric, water and gas monitoring

70. Prior to first occupation and unless otherwise agreed in writing with the LPA for reasons relating to the specific management arrangements of the accommodation, each apartment shall be fitted with a means for future occupiers to monitor all of their own electric, water and gas consumption including the extent of the contribution made from on-site renewable energy sources.

Reason: In the interest of promoting sustainable development (Cambridge Local Plan 2018 policy 28).

INFORMATIVES:

1. Residents parking scheme

Following implementation of any permission issued by the Local Planning Authority neither the existing residents of the site, nor future residents, will qualify for Residents Permits within the existing Residents Parking Schemes operating in surrounding streets.

2. Highway works

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.

3. Signage

Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

4. Pollution Control

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. Water efficiency

In response to the water scarcity issues that the Cambridge Water revised draft Water Resources Management Plan, September 2023, is seeking to respond to, the Council seeks to encourage all applicants to achieve a design standard of water use of no more than 100 litres/person/day.

6. Sustainable Design and Construction SPD informative

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

7. The applicant is encouraged to include electric spurs for the charging of electric cycles within the cycle stores approved.

8. 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.
9. The applicants are advised to engage with Cambridge Airport regarding any proposed use of cranes or tall structures during construction.

The Greater Cambridge Design Review Panel



East Barnwell Redevelopment, Cambridge, CB5 8WL

27th April 2023

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
Anne Cooper (Character, Architecture/Conservation), Director at AC Architects
Parthena (Nopi) Exizidou (Character, Climate), Net Zero Transition Lead for the British Antarctic Survey
Angela Koch (Character, Community), Founder, Imagine Places
Dave Murphy (Character, Connectivity), Transport Consultant, Associate at Momentum
Fiona Heron (Character, Landscape), Founder of Fiona Heron Limited

Applicant Team:

Simone Marsberg, Development Manager, (CIP) Hill Partnership
Jim Pollard, Senior Housing Development Manager, (CIP) Cambridge City Council
Molly Savino, Development Officer, (CIP) Cambridge City Council
Mark Bentley, Landscape Architect, TEP
Paul Belton, Planning Consultant, Carter Jonas
Jennifer McIntosh, Architect, BPTW
Neill Campbell, Architect, BPTW

LPA Officers:

Joanne Preston, Principal Urban Designer/Panel Manager
Katie Roberts, Panel Support Officer
Aaron Coe, Principal Planner (CIP and SCIP Projects)
Bana Elzein, Principal Landscape Architect
Anne-Marie de Boom, Consultant urban designer (CIP sites)

Scheme Description and Background

The proposal is for the relocation of the existing bowls club, MUGA, tennis court, and the demolition of all buildings (across three sites) including the Local Centre, and the provision of a new Local Centre, library, nursery, public open spaces, and residential dwellings.

Site

The development site consists of 3 parcels of land within Cambridge city centre in the Abbey Ward. The sites are currently occupied by a mix of uses. The sites are located on the southeast and southwest corners of the Newmarket Road and Barnwell Road junction.

Site 1 is occupied by an inaccessible lawn area, a bowling green and a publicly accessible tennis court. It is surrounded by a high hedge and to the west a linear strip of grassed land with dense mature tree planting. The entire parcel is designated as Protected Open Space.

Site 2 is occupied by housing to the east, a 1960's run of shops, a separate library and associated servicing for all of the uses. The retail and library form part of the designated local centre and the northeast corner of site 2 falls within the R6 site allocation.

Site 3 is occupied by the East Barnwell community centre and includes a MUGA and a community hall as well as associated servicing. This site also has established planting on three sides on and off site. This site also forms part of the R6 allocation.

Site 2 and Site 3 are separated by the Christ the Redeemer church site. This also forms part of the R6 allocation, but the Church are not currently pursuing the redevelopment of their land, but the applicant has been asked to be mindful of how the proposals would impact on the development potential of this site. The R6 allocation also includes an existing block of affordable homes. This will also remain.

The East Barnwell – Newmarket Road junction is subject to proposals by the Greater Cambridge Partnership (GCP). The public consultation period ended on 20th March 2023 and the GCP are currently reviewing the responses.

Site 1 is designated as Protected Open Space. All the sites are within Flood Zone 1 (low risk) and low risk from surface water flooding.

There are a number of trees within the sites, none of the trees within the site or surrounding the sites are subject to tree protection orders.

Policy context and considerations

In respect of the principle of development the key issues to address are:

Protected Open Space

Site 1 forms an area of protected open space (SPO 01- 0.56 hectares), which is designated within the Open Space and Recreation Strategy (2011) as an area of environmental and recreational importance with a quality rating of 55%. The emerging proposals will need to satisfy the requirements of policy 67. The amount of protected open space should not be reduced, and the quality/ accessibility of the open space must be enhanced. If protected open space is proposed to be lost across the three sites, then it should be re-provided within a 400m distance of the original site. The existing site consists of 5615m² of protected open space. The proposals must demonstrate that the existing protected open spaces are being satisfactorily replaced in terms of quality, quantity, and access. The emerging pre-application proposals involve relocating the bowls green to the car park area which currently serves Abbey Leisure centre. The hard surfaced car park area was incorrectly included within the Elfeda Road allotments protected open space designation (A05- 4.29 hectares). Pre-application discussions have commenced in relation to the proposed relocation of the existing facilities and the applicant is engaging positively with the relevant stakeholders.

The Proposal

The Site 1 proposal includes the community building, library and residential uses at ground floor. Subject to resolving the issue of re-locating the existing facilities and re-providing the protected open space, the principle of the proposed uses are acceptable.

The majority of Site 2 is a local centre and is required to provide appropriate uses in accordance with the requirements set out within Cambridge City Local Plan Policy 72. At ground floor the proposal consists of a pre-school facility and commercial uses within the area defined as a local centre, the uses proposed at ground floor are all local centre uses and are in accordance with policy 72. Residential uses are proposed on the upper floors which again meet the requirements of policy 72. The northeast corner of site 2 is outside of the area designated as a local centre and falls within the R6 site allocation. The wider R6 site was allocated as part of the Local Plan for approximately 75 dwellings. Therefore, the principle of residential development on this part of the application site is considered acceptable.

The entirety of site 3 is within the R6 allocation where residential development is supported. Therefore, the principle of residential development on this site is supported.

Early pre-application discussions have taken place between officers and the developer team on the emerging proposals. There have been four meetings since the middle of last year that considered the emerging design for the three sites. There was a further meeting on relocating existing facilities.

Declarations of Interest

Russell Brown's architectural practice, Hawkins Brown is working on projects with Hills Construction in London.

Previous Panel Reviews

This is the first time the scheme has been reviewed by the Panel.

Greater Cambridge Design Review Panel Views

Summary

This is an important project for the local area. It can help solve a number of existing problems with the area and has the potential to create a really exciting community centred development. The landscape and architectural designs are at an early stage, but the panel had a series of concerns as well as possible solutions, based on the discussion of the emerging proposals.

It is difficult to easily unify the two new public spaces across such a busy road. The proposed road improvements by the GCP will provide a second controlled crossing at the junction of Barnwell Road and Newmarket Road (NMR). This will improve connectivity, but this will still be a major issue for uniting the regeneration sites. A second issue is the short distance between the shop frontages and the back of pavement on Site 2, so that most of the public space will be on Site 1, and a “town square” will be difficult to achieve on the second site. However, visual links can be made across the road by matching cladding materials, building forms, street furniture and planting across the road.

The obvious change in scale of the buildings will help unify the sites; forming a “gateway” across the road. The panel supports the introduction of taller buildings here, which will be mark this at as a local landmark but also because this is also a sustainable use of the scarce resource of developable land, in a highly accessible location.

The panel had a number of suggestions as to the detailed competing needs, of people’s homes and a busy public realm and how the definition of public and private space can be clarified, without being too “defensive”. For instance, ground floor flats should be avoided where they are fronting directly onto public spaces, and the servicing, refuse collection and parking management on all three sites will be critical to their success as places.

Finally, the panel would urge the client to quickly set ambitious sustainability targets for the scheme, so that they can influence the designs from the outset. The certified Passivhaus standards are a very good way of minimising energy demand that can be tested and measured. The panel recommends that they be used by any provider of social housing to tackle fuel poverty.

Detailed Comments

Climate

The panel asked what sustainability targets has been set up for the project to accompany the significant social benefits.

The current status is that the client is looking at the implications of using the Passivhaus system and has pilot projects where they are trying to apply Passivhaus principles without the construction being certified. The panel is concerned that fully certified Passivhaus is being offered by other applicants in the city and is being implemented by other local authority housing providers, to address problems of fuel poverty in social housing. The applicant's concern is that the certification process adds cost and delay to the design and construction process. It is the view of the panel that the certification process is needed to monitor and ensure achievement of the standards of air tightness, insulation, construction detailing and that this should be implemented as a priority for any projects involving Cambridge City Council, and particularly social housing.

The current thinking is that each dwelling will have air source heat pumps, that all the commercial/leisure accommodation will achieve BREEAM Excellent standard, and renewables are being investigated.

The open spaces will be noisy, so it is important that any semi-private or private open space is protected from the road noise and pollution. 25% of the dwellings are single aspect with limitations on natural ventilation and natural light that can impact health and wellbeing, particularly if these are planned for long term occupancy.

Overall, the scheme is impactful in terms of embodied carbon for construction and operation. The client should consider looking at PAS 2080 around the management of embodied carbon during construction.

It is critical to set a strong sustainability agenda from the outset, with clear targets for embodied carbon, renewable returns, building form, fabric performance, provision of sunlight/daylight and natural ventilation etc. It is important to build this thinking in to the earliest design stages where they can influence building form, scale, aspect, and orientation.

Architectural Character

Bramwell Road is busy with traffic for most of the day, and the junction with Newmarket Road causes significant queuing. It currently forms a major disconnection between the two parts of the proposed public realm that will be difficult to unite. The bowls club and tennis court are really inaccessible, so that they do not operate as public open space, and the attendant parking is a further issue.

The row of shops on Site 2 function well but the open space between the shop fronts and the pavement edge is too narrow, and too dominated by the busy road to really become a civic space or a new “town square”. Similarly, the car park at the rear of these shops (on Site 2) is quite chaotic, with the backs of the shops and the restaurant/café downgrading the view from the flats opposite (which are to be retained).

The regeneration of Site 1, by relocating the bowls club to a more appropriate site, and then linking this with the redevelopment of Sites 2 and 3, is clearly an appropriate and highly beneficial use of this site. Also, the proposals have clearly been developed with a wider view of the community facilities and connections.

The allocation of different sizes of flats and their proposed tenancies (private sale, private rental, social rental, assisted living etc.) is an important generator of the architecture and the design of the urban realm. The appropriate siting of different

types of homes will be critical their success: this needs to be carefully considered from the outset.

The panel were still concerned as to how the two public spaces can be effectively (and safely) linked across the busy Barnwell Road. The new pedestrian crossing proposed as part of the GCP plans will help by adding a new crossing and better managing the junction, but unless the link could be more central or becomes as shared surface, then making the two sites feel like a single linked space will be difficult.

There are also issues with how you enter the two car parks (Sites 1 and 2). It is important to be rigorous in the definition of fronts and backs of the shops, community facilities and flats; so that service areas are not in front of residents living rooms or bedrooms (particularly at ground floor). This is already an issue to the rear of the shops on Site 2.

In the same way the separation of public, private, semi-private and semi-public space needs to be very clear and easy for everyone to understand. It also needs to take careful account of the needs of pedestrians, cyclists, wheelchairs, pushchairs and new forms of electric bikes, scooters etc. This level of discipline should inform the next stages of design. There are opportunities to use the frontages to Newmarket Road to introduce commercial space at ground floor that may help resolve some of these issues.

The proposed massing seems quite reasonable, and could be taller or more intensive, if this releases ground floor space. For instance, the break in the new blocks facing Barnwell Road on Site 2 could be reduced to a double-height public route.

There should not be ground floor residential accommodation (particularly bedrooms) facing open public areas (like the back of the pre-school block or to the west of the block facing NMR on Site 1). Including additional height could help resolve these current conflicts.

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On Site 2, the conflict between the rear of the shops; with servicing, deliveries, refuse storage, facing on to the residential front doors could be improved by the introduction of two storey maisonettes, with limited accommodation at ground floor and bedrooms on the first floor.

Landscape Character

There are a number of issues with the vision of linking across the busy road and opening up the green landscape (on the west) to face the hard landscaped (town square) to the east, across this physical barrier.

The external spaces need to be carefully analyzed in terms of the value of the existing trees and planting, sunlight penetration, wind, traffic noise and pollution to make sure they will be popular and well used. If new or existing planting is used to screen noise and the visual impact of vehicles, then this will interrupt the visual link between the two spaces.

There needs to be more consideration of how the buildings, and the public realm immediately surrounding them, interact. The suggestion that winter gardens might provide private external space facing the busy roads needs to be developed further, as part of the consideration of the architectural forms.

The location of the car parking spaces, whether they are empty or busy during the day, and how they are controlled is a crucial part of the design of the public realm.

Given the scale of the buildings (which could increase), the tree planting needs to include larger specimens (fewer trees in the right places). The scheme needs to be considered as part of the wider green infrastructure, as it has been considered in the distribution of public space and leisure activities.

The space in front of the shops is too narrow to easily create a town square but the café could have a more extensive external seating area (more like a plaza).

Links could be made across the 2 sites with matching hard landscape materials, lighting, seating, artwork, similar plant species etc. When driving through this space you should be conscious of passing through a “green space” with planting on both sides rather than 2 distinct spaces.

There is concern that the space behind the shops is not actively linked to the plaza around the café, and that the car parking and rear servicing will continue to blight this space.

There remain concerns over the pedestrian path along the eastern boundary which is neither safe nor attractive, and needs to be brought into a comprehensive scheme.

Community

This project has significant social benefits, in that it is looking to create a local centre in a low-density regeneration area, combined with the provision of much needed housing. The client team explained how the choice of facilities and their location of had been arrived at through extensive consultation. How the community facilities are funded and managed was also an important consideration. So, for instance, the community is keen to see a better grocery shop, the dispensing chemist is popular, as is the café. The County will operate the library.

The busy road is a problem in trying to link Sites 1 and 2 to create a viable local centre, attract commercial uses and create accessible and popular community facilities. It will be helpful to look at how the facilities and the public realm is used throughout the day and night, and at weekends. If the community centre is operated by volunteers, for instance, it will not always be open. Keeping the commercial uses close to their current location will help their viability.

The frontage to Newmarket Road is as important (or more visible) than the frontage to Barnwell Road and will get more footfall. Could the lower floors facing Newmarket Road be better exploited?

It is a less successful location for ground floor flats, against a busy road and pavement (including bus stops). There is a need to clearly identify the lobbies and entrances to the residential buildings, and how they relate to the public spaces.

Connectivity

The wider Greater Cambridge Partnership (GCP) scheme proposes a signalisation of the junction of Newmarket Road and Barnwell Road with significant cycle provision and better pedestrian crossing facilities at the junction itself and improves the wider east/west corridor provision for active travel and public transport, however Barnwell Road will still be major barrier to linking Sites 1 and 2.

Incorporation or amendments to the existing pedestrian crossing (upgrading to a Toucan crossing to accommodate cyclists, enhanced surfacing etc) would be beneficial in addressing this – incorporating how and why people will travel between the two sites. Similarly, there may be scope to narrow the kerb-to-kerb carriageway which may reduce the extent of severance through removal of the central hatching in part. These elements would be worth discussing with GPC.

The ambitions are for permeability and connectivity to the wider community. Whilst there are links from Site 1 to the southwest, and potential access from Newmarket Road, these links lend themselves to access to the parking area or junction access. Desire lines from Rawlyn Close and Newmarket Road that provide visibility and support direct pedestrian access to the 'centre' may be more beneficial in creating a connected site.

The plans would benefit from being presented against the proposed GPC layout for different modes of transport; in terms of access routing to the wider network indicating the proximity of cycle parking and pedestrian links to bus connections. This will help ensure these modes are integrated as part of an overall highways strategy. It is understood that residential cycle parking will be provided at the relevant frontages, with close and easy access to the new cycle improvements which is welcomed.

Delivery and servicing

The refuse collection for residents is to be facilitated through underground bins. The location of these should be within a suitable distance and the spatial requirements for collecting confirmed with the highway authority.

The delivery bays are located via the main vehicular access points and will serve the retail / community uses. Consideration should be given to the visibility and use of these in practice in respect of Site 2 and appropriate management / detail in respect of dual usage of pedestrian space. It will be important that these are easily accessed, including by residential users.

Car parking and sustainable travel

A low level of parking is welcomed to reduce car dominance and support active travel, however this should be carefully considered against the limited parking controls in the area to avoid parking overspilling into the surrounding area. Clear and appropriate demarcation of parking provision for the intended user (community/ retail/ resident) will be important which can be supported by the layout itself and the materials and detail implemented.

The GPC improvements provide an excellent opportunity to improve connectivity for public transport and active modes, however there is further opportunity for the site itself to support these modes as a catalyst from the outset. Provision of mobility hub space that promotes access to the regular bus service and integrates with cycle parking / e-scooter spaces / hire to provide a range of options as an alternative to the private car would be useful for access by residents and users of the community space, recognising that such journeys to the site are intended for the local area.

Site 3

Site 3 proposes residential use only and includes a north-south pedestrian link. This link may be in danger of creating a narrow and enclosed link with some areas of little overlooking and be unattractive, particularly at night. This may be best addressed by 'flipping' the location of the vehicular access to the western boundary to widen the

boundary edges and reducing the length of any narrow section and make the parking area less secluded. This link could be of suitable width to accommodate cycling and provide permeability to Peverel Road.



Ground floor plan taken from the applicant's presentation

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.

Contact Details

Please note the following contacts for information about the Greater Cambridge Design Review Panel:

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Disability Consultative Panel

Tuesday, 25 July 2023

14:00 – 16:30

Venue

**Swansley A&B, Ground floor, South Cambridgeshire Hall,
South Cambridgeshire District Council, Cambourne
and via Microsoft 'Teams'**

Notes

Attendees

Mark Taylor	Greater Cambridge Shared Planning (Chair)
Rosalind Bird	MS Society/Architect (retired)
Sue Simms	Former Housing Officer
Jean White	Retired City Council employee
John Taylor	Resident
Katie Roberts	Greater Cambridge Shared Planning (Notes)
Kate Poyser	Principal Planner, Greater Cambridge Shared Planning (for presentation 1)
Aaron Coe	Principal Planner (CIP and SCIP Projects) (for presentation 2)

Apologies

Betty Watts, Jane Renfrew, David Baxter, John Taylor

Presentation 1: Land adjacent to Netherhall Farm, Cambridge (PA/23/00004)

Presenters

Simon Hoskin, Cala Homes
Justin Bainton, Carter Jonas
Joshua Cherry, jtp

The presenters delivered a detailed presentation about the wider context, local connections and location of the site (situated to the south-east of Cambridge, along Worts' Causeway). It was noted that the site benefits from outline planning permission with all matters reserved except for access for up to 200 residential homes and an approach is being made towards a detailed application in the coming months. Details were also provided about the planning context, design proposal (connectivity, green infrastructure, current layout, landscape, parking strategy, accommodation schedule, building heights and typical house types). It was highlighted that the homes and tenures in this scheme have been designed for M4(2) compliance as a minimum and a checklist was included to demonstrate how the accessible requirements of the M4(3) homes are met.

A description was provided of the footpaths, cycle routes and open spaces, which allow biodiversity to flourish, as well as the parking strategy, which provides for a blended solution across the site, and the various play areas.

Panel comments and queries

- In response to a query by the Chair, it was confirmed that the only road to be adopted is the main loop road; the preference of the Highways Authority is for everything else to be unadopted. All of the unadopted roads and communal spaces will be handed over to a Management company, who will have responsibility for their maintenance. Following a further query from the Chair, Simon Hoskin mentioned that he would check on the funding arrangements; typically Cala would remain involved for a number of years following completion and then it would become the responsibility of the residents living on the development to continue to look after the site. The Chair commented on his knowledge that some sites, where roads have not been adopted, have fallen into disrepair because of an unwillingness to fund what is needed. Sue Simms also received confirmation that the residents (and subsequent residents in the future) would be made aware at the outset in the sale documents that they would have responsibility for looking after the communal areas, etc.
- In response to a query by the Chair, it was confirmed that it is a City Council application and that there will be 200 homes in total (a combination of houses and apartments). All the apartment buildings will be equipped with lifts.
- Sue Simms commented that it would be helpful if the M4 (3) properties have bathroom doors that slide (pocket doors) rather than opening doors, because they get in the way of the wheelchair. She added that it would be advantageous to ensure when the properties are being built that a level access wet room shower can be accommodated, if necessary, at a later stage.
- It was confirmed that there would be parking space for delivery vans
- After commenting on the footpaths and roadways, Rosalind Bird queried if it is only possible to access the site (either as a pedestrian or in a vehicle) on the southern boundary. It was confirmed that this understanding is correct; although the issue has been examined in some detail, it is reliant upon third party land and two landowners are not willing to cooperate.
- The Chair sought confirmation that some form of strategy would be in place regarding the evacuation of residents from the upper floors of the apartment blocks in the event of a fire
- In response to a query by the Chair, it was confirmed that, in terms of the housing split, there will be 75% affordable rented and 25% shared ownership

Presentation 2: East Barnwell Regeneration

Presenters

Jennifer McIntosh, bptw
Paul Belton, Carter Jonas
Molly Savino, Cambridge City Council
Simone Marsberg, Hill

Asri Asra, bptw
Mark Bentley, The Environment Partnership, London

Jennifer McIntosh introduced the presentation by explaining her aim to begin with a brief overview of the location of the scheme in the east of the City before providing details about the proposals that have arisen from collaboration between public bodies, including the City Council, and the local community, and are focused on delivering high quality regeneration of the local area at the junction of Newmarket Road and Barnwell Road. The aim is so to encourage local people to take advantage of a re-developed local centre, amenities, high quality affordable housing, and improved pedestrian and cycle links, instead of travelling into central Cambridge.

Jennifer explained that, in the current site layout, the ground floor layout includes proposals for community spaces, commercial units, accommodation, car parking spaces and dedicated cycle stores. In terms of the landscape strategy, Mark Bentley, the Landscape Architect, described the proposals to seek to create a vibrant local centre with high quality open space, extensive planting and tree lined streets. The paving and boundary treatments were also highlighted. Jennifer McIntosh continued to focus on the parking and cycling strategy and the landscape detailing (layout, paving, furniture and equipment), supporting accessibility for all, and concluded by discussing the range of homes; all the homes will be affordable and accessible with a mix of housing types and sizes to support local housing need.

Panel comments and queries

- Sue Simms queried what is going to happen to various amenities, including the Church, the bowling green and the tennis courts. The presenters commented that they have not considered the proposals for the Church yet, but that the bowling green is being relocated to the Abbey Leisure Car Park area and the tennis courts are being improved. In response to a further query by Sue about the underpass (which floods), the presenters mentioned that it is not included in their proposals as it is a little further south. However, they added that they are looking at ways in which they might be able to improve the crossings at surface level across Barnwell Road, such as a toucan crossing, which would provide better access.
- Sue also asked if the residents who will have to leave will have the opportunity to move back into the area. It was revealed that all the tenants who are renting Council properties will have the right to return to the site. Site 1 will deliver quite a lot of residential homes and there may be the opportunity for people living on that site to move directly into a new home or elsewhere.
- In response to an additional query by the Chair about the existing businesses, Jennifer McIntosh commented that discussions were taking place with individual tenants and they are likely to be part of phase two.
- Sue Simms mentioned the preference of the Disability Panel that the units built for accessible use are equipped with sliding doors, or doors that open outwards
- The Chair mentioned that, because fewer and fewer people can read Braille these days, tactile signage is preferred so that numbering and lettering can be felt.
- As a wheelchair user, Rosalind Bird commented favourably on the fact that there will not be any steps around the site
- In responses to a query by Jean White about block paving, the presenters explained the rationale for using permeable paving and block paving.
- The Chair expressed his disappointment with the scheme, particularly because it is a City Council project. He noted that there are 3 or 4 M4 (3) homes, whereas it should be at least 7 based on a calculation of 5% of 130 homes. Paul Belton explained that the calculation was based on the policy requirement for 5% of affordable housing (40%), although 100% affordable housing is being provided. However, he offered to discuss the argument with his housing colleagues. The Chair expressed his surprise that underground parking, which is of great benefit to disabled people, has not been proposed for the multi-storey block of flats, and also that negotiations have not taken place with the Church at this stage; in his knowledge, in many community developments Churches have chosen to benefit from a new build and their facilities have been incorporated with the community facilities. Paul Belton replied that it is very difficult in prime locations to provide such expensive parking regimes these days, but he acknowledged the Chair's point of view. The Chair added that the community centre does not include plans for changing places toilets.

He also mentioned that outside car parking is more difficult for people with mobility scooters, commenting that the bicycle storage should include room for scooter parking and scooter charging. In terms of the 2 disabled car parking spaces, they would necessitate parking parallel to the curb, which can be a difficult exercise getting out into the roadway for the driver or the passenger.

Presentation 3: Shopmobility (confidential)

Presenters

John O'Shea, Grafton Centre

Sean Cleary, Cambridge City Council

John O'Shea and Sean Cleary explained that the Shopmobility unit will need to relocate because of a proposed redevelopment of the Grafton Centre in Cambridge, subject to planning permission. With the aim of making the new location as accessible as possible to users, the suggestion is to create a prime retail unit with a shop window on Fitzroy Street, 20 metres from the Grafton Centre. It was mentioned that Mark Taylor has navigated the journey in his wheelchair from the car park at the Grafton Centre to enable John O'Shea and Sean Cleary to understand the relevant challenges and to be able to mitigate any associated risks. It was emphasised that these proposals are confidential because of the current tenants of the relevant retail units. The unit will be big enough for all wheelchair storage, it will be close to the parking and it will be easily visible. Confirmation was provided that the current office would not shut until the new unit has opened. The Panel unanimously supported the proposals.

The next Disability Panels will take place on **5 September and 3 October**.



Planning Committee Date	11 June 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/02294/FUL
Site	Edward House, 8 Albion Row, Cambridge
Ward / Parish	Castle
Proposal	Demolition of a 15 bed care home and construction of a replacement building with 16 No. 1 bedroom Almshouses apartments
Applicant	The Foundation of Edward Storey
Presenting Officer	Katie Christodoulides
Reason Reported to Committee	Third party representations
Member Site Visit Date	-
Key Issues	<ol style="list-style-type: none">1. Principle2. Visual Impact and impact on character of Conservation Area3. Neighbour Amenity4. Highway Safety and Parking Provision
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks demolition of a 15 bed care home and construction of a replacement building with 16 No. 1 bedroom Almshouses apartments.
- 1.2 The existing site which served as a care home closed in 2021. The site lies adjacent to Storey’s House which provides sheltered flats.
- 1.3 The proposal accords with the Local Plan 2018 as the design and scale would not have an adverse impact on the character of the surrounding area and Conservation Area. The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring properties and would provide a high quality living environment for future occupiers.
- 1.4 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

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

*X indicates relevance

- 2.1 The proposed site is 0.0753ha in area and is bounded by Albion Row to the south east and Mount Pleasant to the south west. To the north west sits Storey’s House and residential dwellings within Albion Yard to the north. The site lies within the Castle and Victoria Road Conservation Area, and adjacent to the west Cambridge Conservation Area (to the south west).
- 2.2 The existing vacant building on site, Edward House was previously used as a care home (use class C2) and provided 15 single occupancy bedrooms for extra care. Residents would move from Storey’s House to Edward House when they were no longer able to live independently. Edward House was closed in 2021 due to being uneconomical to run.
- 2.3 The proposal seeks to provide 16 No. 1 bedroom almshouses which will be sheltered housing in use class C3. This will provide an extension of Storey’s House which lies adjacent and provides 47 x No.1 bedroom sheltered flats. The proposal will utilise the existing facilities, and gardens of Storey’s House.

3.0 The Proposal

- 3.1 The application seeks consent for the demolition of a 15 bed care home and construction of a replacement building with 16 No. 1 bedroom Almshouses apartments.
- 3.2 The proposal would include 8 cycle parking spaces and provision for mobility scooters and charge points.
- 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
13/1323/FUL	Extension of the ground floor office and sitting room to the front of the property with existing roof extended to wrap around. First floor bay extension in residents bedroom to incorporate existing balcony structure.	Permitted

5.0 Policy

5.1 National

- National Planning Policy Framework
- National Planning Practice Guidance
- National Design Guide 2021
- Conservation of Habitats and Species Regulations 2017
- Equalities Act 2010
- 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 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 33: Contaminated land
- Policy 35: Human health and quality of life
- Policy 36: Air quality, odour and dust
- Policy 45: Affordable housing and dwelling mix
- Policy 47: Specialist housing
- Policy 50: Residential space standards
- Policy 51: Accessible homes
- 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 62: Local heritage assets
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 **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

5.4 **Other Guidance**

Castle and Victoria Road conservation area

6.0 **Consultations**

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

Second comments:

6.2 Nothing to add to previous comments.

First comments:

6.3 The effect of the proposed development upon the public highway should be mitigated through conditions and informatives.

6.4 **Lead Local Flood Authority–No Objection**

Fourth Comments

6.5 The surface water from the proposed development can be managed through the use of an attenuation tank and permeable paving, through restricting surface water discharge to 2l/s. Supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment. Water quality has

been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual. Requests conditions in regard to surface water drainage and surface water run-off.

Third comments:

- 6.6 The submitted drainage strategy has not included areas of permeable paving within the total impermeable area. The proposal seeks to install a surface water sewer beneath the highway, outside the red-line boundary. Permission must be gained from the third-party landowner.

Second comments:

- 6.7 Further hydraulic calculations and infiltration testing are needed. There is a discrepancy in the discharge rate. Sewer undertaker consent is required. The orifice diameter for the attenuation tank is too small and details of existing and proposed discharge volumes are needed.

First comments:

- 6.8 Further information is required in terms of surface water is proposed to be managed within the development.

- 6.9 **Cambridgeshire & Peterborough Integrated Care System –No Objection**

- 6.10 No contributions required.

- 6.11 **Urban Design and Conservation Team –No Objection**

Second comments:

- 6.12 No objections subject to conditions.

First comments:

- 6.13 The overall design approach and elevations are acceptable in design terms. The final materials and detailing can be covered by condition and a sample panel.

- 6.14 **Access Officer –No Objection**

- 6.15 A good proposal and the accommodation for older people looks good and will be flexible if they become more infirm. No drop off or parking space and there needs to be close detailing for accessible design of the rooms.

- 6.16 **Conservation Officer –No Objection**

Third comments:

- 6.17 While there remains minor concerns over the amount of visible flat roof, the scheme overall is considered high quality and sensitive to the heritage

context. The proposal would preserve or enhance the character of the appearance of the Conservation Area.

Second comments:

- 6.18 The revisions have reduced the scale and broken down the elements facing Albion Row and Haymarket, which relates the prominent corner of the building to the finer grain and scale of its domestic context. The revisions expose more of the main blocks flat roof form.

First comments:

- 6.19 Refinement of the elevation facing Haymarket Road/Albion Row is needed to respond to the Conservation Area and context of pitched roof domestic buildings.

6.20 **County Archaeology –No Objection**

- 6.21 The site should be subject to a programme of archaeological investigation through a condition.

6.22 **Senior Sustainability Officer –No Objection**

Second comments:

- 6.23 Original comments in support of the proposals stand.

First comments:

- 6.24 Recommends conditions in regard to carbon reduction and water efficiency and an informative in regard to Building Regulations.

6.25 **Landscape Officer –No Objection**

Second comments:

- 6.26 New information on the finished floor levels and planting strategy for the shared, courtyard garden has been provided and address previous comments and concerns. Recommends conditions on hard and soft landscaping.

First comments:

- 6.27 Recommends that more detail on the hard and soft landscape is submitted and to demonstrate that the garden and private terrace areas are accessible.

6.28 **Ecology Officer –No Objection**

Second comments:

6.29 Requests conditions in regard to provision of bat and swift boxes and lighting. The redline boundary consists of built and sealed surface, the unsealed habitat to be lost is below 25 m² and therefore is considered de-minimis and exempt from BNG requirements.

First comments:

6.30 Requests a Preliminary Ecological Appraisal for the site, including protected species scoping survey, concentrating on bat roost potential of the existing building and trees. A BNG metric should be submitted.

6.31 **Environmental Health –No Objection**

Second Comments:

6.32 The development proposed is acceptable subject to conditions.

First Comments:

6.33 Air Source Heat Pump Noise Impact Assessment required prior to determination.

6.34 **Anglian Water – No Objection**

6.35 Recommends a condition in regard to submission of a surface water management strategy.

6.36 **Designing Out Crime Officer –No Objection**

Second Comments:

6.37 Previous comments still stand.

First Comments:

6.38 Comments in regard to lighting, cycle stands, mobility scooters, boundary treatment, landscaping and roof access.

6.39 **Tree Officer- No Objection**

6.40 The proposal results in a negative impact on T1 and T2, however these are not sufficient alone to object and recommends conditions.

6.41 **Section 106 Officer – No Objection**

6.42 Does not propose in this instance to seek specific infrastructure financial contributions.

6.43 **Policy Officer – No Objection**

6.44 The proposal is consistent with policy 47 of the Local Plan and although not consistent with the evidence of need which suggests rented sheltered housing is currently in surplus, the proposal will be an extension to an existing scheme which has a waiting list.

6.45 **Strategic Housing Officer- No Objection**

6.46 Recommends a condition in regard to a management plan requiring details of the management of the properties, tenancies, eligibility and rent setting.

7.0 Third Party Representations

7.1 5 representations have been received.

7.2 Those in objection have raised the following issues:

- Proposed building does not respond to the prominence of its site and the character of the West Cambridge Conservation Area.
- Harm to the street scene.
- The proposals reference of the architecture of Storey's House is inappropriate, flat and jarring to the prominent corner location.
- Impact on the environment.
- Should aim for carbon zero.
- Lack of parking provision.
- Traffic problems.
- Little off street parking for local residents.
- No structures in place to look after local residents.
- New development should include parking for No.1 Albion Row and 10 Albion Yard residents to compensate for the loss of their car parking spaces.

7.3 Those in support have raised the following reasons:

- Good proposal meeting the needs of Storey's Trust.
- Enhances the physical environment of the locality.
- Will complement the prospective of St John's College redevelopment.
- The revised application addresses the issues of the key corner at Albion Row and Mount Pleasant as seen from both Lady Margaret and Haymarket Roads.
- The new building has an overall softer impact and more interesting aspect to the street.
- Would like to see more detailed and emphatic articulation of the doorway on to Mount Pleasant.

8.0 Assessment

8.1 Principle of Development

8.2 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.

- 8.3 Policy 47 of the Cambridgeshire Local Plan 2018 states that planning permission will be granted for the development of specialist housing, subject to the development being supported by evidence of the demonstratable need for this form of development within Cambridge, suitable for the intended occupiers in relation to the quality and type of facilities, accessible to local shops and services, public transport and other sustainable modes of transport and in a location that avoids excessive concentration of such housing within any one street or small area.
- 8.4 Policy 47 continues to state that where the development falls within use class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing within Cambridge in accordance with Policy 45. This will be detailed under the Housing Provision section of the report.
- 8.5 The existing site is currently vacant and was previously used to provide extra care accommodation for residents moving from Storey's House when they were no longer able to live independently. Edward House was closed in 2021 as it was no longer meeting its intended purpose of providing 'move on' accommodation for Storeys House as funding was made available for the elderly to remain in their own homes for longer. It was inefficient and too small to achieve effective economies of scale, it required significant investment as was outdated and needed bringing up to modern standards and it was becoming difficult to fill vacancies from the residents of Storey's House or externally and the home was incurring substantial losses each year.
- 8.6 The proposal will form an extension of Storey's House, providing sheltered housing for 16 new residents. Each new resident of Edward House will have access to facilities within Storey's House. Currently Storey's House is at 100% capacity with 7 people on the waiting list. Priority is given to women over 60 who have a connection with the Church of England and who are Parish branch, Chesterton or Clergy widow branch beneficiaries.
- 8.7 The 'Housing Needs of Specific Groups – Greater Cambridge Addendum' (September 2021) identifies significant need for accommodation for older people in Cambridge across most types of accommodation. It does project a surplus of rented sheltered housing by 2041. The Council's Policy Officer acknowledges this however given the proposal will provide an extension to an existing successful scheme which has a waiting list, the site is considered suited to the proposal for almshouse provision. The proposal would comply with Policy 47a of the Local Plan.
- 8.8 Policy 47b requires the development to be suitable for the intended occupiers in relation to the quality and type of facilities and the provision of

support and/or care. The proposal will allow for residents to benefit from the same facilities and support as the existing occupiers. Policy 47c requires the proposal to be accessible to local shops and services, public transport and other sustainable modes of transport and community facilities. The site is centrally located in Cambridge and to a nearby bus stop. The proposal would therefore comply with Policy 47a, b and c. It is acknowledged that it would lead to a total of 63 almshouse apartments in the area, however given the configuration and dispersal with adjacent neighbouring properties the proposal is considered acceptable in terms of Policy 47d.

8.9 The principle of the development is acceptable and in accordance with policies 3 and 47 of the Local Plan.

8.10 **Housing Provision**

8.11 Policy 45 of the Cambridge Local Plan requires residential development of 15 units or more to provide a minimum of 40% of affordable housing. The Local Plan states that further details on the practical implementation of this policy will be set out in an up-to-date Affordable Housing Supplementary Planning Document (SPD). The policy operates on the basis of a net increase of, in accordance with NPPF advice, 10 units. As the net increase is 1 unit, there is no requirement arising from the proposal to provide any percentage of the units as though they were affordable.

8.12 Policy 47 of the Cambridge Local Plan states that where the development falls within use class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing within Cambridge in accordance with Policy 45.

8.13 The proposal is for 16 x 1 bedroom almshouses which will be sheltered housing. The Foundation of Edward Storey are a registered charity providing almshouses for the over 60's, priority is given to women over 60 who have a connection with the Church of England. The Charity lets out the almshouses at below market value.

8.14 Annex 2 of the National Planning Policy Framework states that 'housing for sale or rent, for those whose needs are not met by the market can be permitted', subject to complying with one of the affordable housing definitions. The Foundation of Edward Storey have confirmed that their housing model will meet the definition of Annex 2 (a)a as the properties are let below market values. Whilst the charity are not technically a 'Registered Housing Provider', private landlords such as The Foundation of Edward Storey are still able to meet the definition of (a)b, provided it is a 'Build to Rent' scheme.

8.15 Whilst there are no controls the LPA could reasonably impose on the rental values of the housing provision put forward, there is nothing to suggest that the new housing would not benefit from the Foundation's continuing principles of provision at below market values for letting as a

- charity. There is no technical requirement for a legal agreement to be entered into.
- 8.16 Officers, in consultation with the Council's Policy and Housing Officers, are satisfied that the proposal accords with Policies 45 and 47 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023 subject to condition(s) to ensure its management is suitable for the intended occupiers as per the requirements of policy 47(b).
- 8.17 **Housing Mix**
- 8.18 The application proposes 16 one bedroom dwellings, measuring around 50m² in area. The proposed mix is considered appropriate to the proposal and would accord with Policy 47 of the Local Plan.
- 8.19 **Design, Layout, Scale and Landscaping**
- 8.20 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. The key design issue is the design and appearance of the proposed new development in its setting. The proposal will comprise of the demolition of Edward House and replacement with two new buildings framing a courtyard of residential space.
- 8.21 The site lies at the corner of Albion Row and Mount Pleasant. Albion Row forms a residential area, with Storey's House to the north west which forms a redbrick sheltered housing development. The site has a gentle slope of 1.5 metres across from east to west. Mount Pleasant has a finer urban grain with a varied topography. The corner of the site from Haymarket Road, Albion Row and Mount Pleasant is very prominent and the Conservation Area Appraisal identifies a key view north-west along Haymarket Road towards the site.
- 8.22 The proposed layout of the development with two new buildings framing a courtyard of residential space with the main entrance accessed from Albion Row is considered appropriate. The proposed scale and massing of the proposals are not considered to be too prominent in street scene views and neighbouring properties.
- 8.23 The proposed design of the development with a barrel-vaulted roof on the corner of Albion Row and Mount Pleasant junction reduces the prominence of the building and softens its appearance. The Mount Pleasant elevation with its stepped façade with bay windows reduces the overall building volume and the recessed brick arches are seen within dwellings on Haymarket Road and the flats at Mount Pleasant.
- 8.24 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 (Condition 8-External Materials, Condition 9- Sample Panel, Condition 10- Hard and Soft Landscaping, Condition 13- Roof Covering Materials).

8.25 Trees

8.26 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. 131 of the NPPF seeks for existing trees to be retained wherever possible.

8.27 The application is accompanied by an Arboricultural Impact Assessment. There are three mature alders along Mount Pleasant and a smaller tree within the site.

The Council's Tree Officer has commented that the proposal will have a negative impact on T1 through the increase in height at the boundary and to T2 through the proximity of the development to the root protection area however these are not considered to be sufficient alone to object to the proposal. Should consent be granted, conditions shall be added in regard to the submission of an Arboricultural Method Statement (Condition 7- Arboricultural Method Statement) and Tree Protection Plan (Condition 21- Tree Protection Methodology Implementation) to be submitted and the approved tree protection methodology being retained on site until all equipment and surplus materials have been removed.

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 The application falls within the Castle and Victoria Road Conservation Area and adjacent to the west Cambridge Conservation Area. There are a number of listed buildings on Lady Margaret Road and Buildings of Local Interest on Haymarket Road.

8.31 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.

8.32 Para. 199 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 significance of a heritage asset should require clear and convincing justification.

- 8.33 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.
- 8.34 The existing building forms a modern building in the Conservation Area. This part of the Castle and Victoria Road Conservation Area is characterised by an irregular medieval street plan with a fine urban grain and varied topography. The buildings are predominantly domestic and of two storeys with traditional forms, materials and pitched roofs.
- 8.35 The Conservation Officer has commented that the proposal has minor concerns over the amount of visible flat roof, however it would preserve or enhance the character and appearance of the Conservation Area, and they consider the scheme is high quality and sensitive to the heritage context.
- 8.36 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. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and Local Plan policies 60 and 61.
- 8.37 **Carbon Reduction and Sustainable Design**
- 8.38 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.
- 8.39 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 and for 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.
- 8.40 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.
- 8.41 The application is supported by a Sustainability Statement and the proposal details the use of all electric with air source heat pumps and

photovoltaic panels. The proposal would lead to an 85% reduction in carbon emissions, a 70-72% reduction in primary energy compared to Part L 2006 and potable water use of 102.39 litres/person/day. 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 carbon reduction technologies (Condition 14-Carbon Reduction Strategy) and Water Efficiency (Condition 15- Water Efficiency Specification) and an informative in regard to Building Regulations.

- 8.42 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.
- 8.43 **Biodiversity**
- 8.44 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.
- 8.45 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal.
- 8.46 A Bat Roost Assessment Report (Small Ecology Limited, September 2023) has been submitted.
- 8.47 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 ensure provision of bat and swift boxes and lighting to protect commuting and foraging routes for bats.
- 8.48 Given the site's boundary consists of mainly built and a sealed surface and the unsealed habitat lost is below 25m², this is considered de-minimised and exempt from the biodiversity net gain requirement.
- 8.49 In consultation with the Council's Ecology Officer, subject to an appropriate condition (Condition 11- Bat and Swift Boxes), 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).
- 8.50 **Water Management and Flood Risk**

- 8.51 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.
- 8.52 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 8.53 The application is accompanied by a SuDs Report.
- 8.54 The Local Lead Flood Authority have following their initial comments now raised no objections and commented that the proposal demonstrates that surface water from the proposed development can be managed through the use of an attenuation tank and permeable paving, restricting surface water discharge to 2l/s. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.
- 8.55 Anglian Water have commented that should consent be granted, they request a condition in regard to submission of a surface water management strategy (Condition 4- Surface Water Management Strategy).
- 8.56 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.
- 8.57 **Highway Safety and Transport Impacts**
- 8.58 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.
- 8.59 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.
- 8.60 There is no vehicular access proposed to the site.

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 submission of a traffic management plan, restriction on the weight limit of demolition and construction vehicles and proposed paved areas do not drain onto the public highway (Condition 3- Traffic Management Plan, Condition 19 Demolition/Construction Vehicles- weight limit, Condition 20-Private Water onot the highway).

- 8.61 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.
- 8.62 **Cycle and Car Parking Provision**
- 8.63 Cycle Parking
- 8.64 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 residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. 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. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 8.65 The proposal will provide 8 cycle parking spaces within two cycle stores sited within the courtyard. Spaces for mobility scooters and charging points will be proposed outside each unit on the ground floor. The proposal complies with Policy 82 of the Local Plan which requires 2 spaces for every 5 members of staff and 1 space for every 6 residents, 1 visitor space for every 6 residents (minimum 2 spaces).
- 8.66 Car parking
- 8.67 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 the maximum standard is no more than one space per dwelling for any dwelling size. 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.
- 8.68 No car parking will be provided as part of the development, given the highly sustainable location of the site and sustainable modes of transport to the site.
- 8.69 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.
- 8.70 **Amenity**
- 8.71 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.

8.72 Impact on the amenity of Neighbouring Properties

No.1 Albion Yard

8.73 No.1 Albion Yard lies to the north west of the site and forms a bungalow. The site wraps around No.1 Albion Yard on two sides. A small garden area lies adjacent to the site and a small window lies within the side elevation of No.1 Albion Yard. This window serves a bedroom and is the only window serving this room. The proposal two storey block on the north eastern part of the site would be sited closer to the boundary with this neighbour but would be set down lower in height with a hipped roof facing this neighbour. The proposed three storey block on the west boundary of the site would be sited further away than the existing building. As a result, on balance it is considered that there would not be a significant impact in terms of loss of light and overbearing impact to this neighbour at No.1 Albion Yard. The proposal would not result in any loss of privacy.

No.2 Albion Row

8.74 No.2 Albion Row lies to the north east of the site and forms an end of terrace property. No side elevation windows lie within this neighbouring property facing the site however there are windows in the front and rear elevations and a small enclosed garden. The proposal would extend closer to the common boundary with the Albion Yard access road by 2 metre and would extend along the whole of the boundary, also being approximately 2 metres higher than the existing lean-to structure. The proposal would not result in any significant loss of light or be visually overbearing. A condition shall be added to any consent granted to obscure glaze any first floor elevation windows in the north east (Albion Yard Elevation).

8.75 The proposal is considered to be in accordance with policies 55 and 57 of the Local Plan.

8.76 Future Occupants of the site

8.77 The residential amenity of the prospective occupiers must also be considered in terms of the quality of the living environment and provision of adequate amenity space.

8.78 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). For a one bedroom, one person dwelling, the minimum space requirements are 39m².

8.79 All of the proposed units exceed the space standards identified above. In this regard, the units would provide a high quality internal living environment for the future occupants.

- 8.80 Garden Size(s)
- 8.81 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.
- 8.82 External private amenity space is proposed for each flat on the ground floor, directly outside front doors. On the first and second floor, an allocated space on the walkways, that is separate from the access deck is proposed.
- 8.83 In addition to the above, an external communal court yard is proposed and within the Storey's House site, residents will have access to the communal gardens. It is acknowledged that the proposed level of private outside amenity space is limited for the units, however given the large amount of communal garden space for the site and applicant's vision prevent loneliness and create a community and inclusive shared spaces, on balance the proposal is considered acceptable.
- 8.84 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. 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. The Council's Access Officer has commented that the proposal will allow for future proofing if needed.
- 8.85 Construction and Environmental Impacts
- 8.86 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 (Condition 7-Airborne Dust, Condition 14-Piling Method Statement, Condition 18- Noise Assessment- operational plant, machinery and equipment, Condition 22-No External Lighting), Condition 23- Construction Hours, Condition 24- Collection/delivery hours).
- 8.87 The Council's Environmental Health team have assessed the application and raised no objections.
- 8.88 Summary
- 8.89 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, 53, 57 and 58.

8.90 **Third Party Representations**

8.91 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
The proposal should include car parking for 1 Albion Row and 10 Albion Yard which had their spaces removed.	This is not a matter which this application can address. This is a separate civil matter.

8.92 **Archaeology**

8.93 The site lies in an area of very high archaeological potential to the west of Cambridge Castle, Civil War Earthworks and wider castle complex.

8.94 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 across a number of periods but particularly Roman, Early medieval and Medieval, a further programme of investigation is required and condition shall be added to require a written scheme of investigation (Condition 6-Archaeological Work).

8.95 The proposal would accord with Policy 62 of the Cambridge Local Plan 2018.

8.96 **Other Matters**

8.97 Bins

8.98 Policy 57 requires refuse and recycling to be successfully integrated into proposals. The proposal will incorporate an integrated bin store which will be sited close to Mount Pleasant for accessible collection.

8.99 **Accessibility**

8.100 The Access Officer has commented on the proposal and considers it to be good. Their main comment was that there is no proposed drop off or parking space for taxi's or anyone who may need to visit such as nurses or doctors. Given the proposal will form part of the wider site with the adjacent Storey's House, there is provision within wider site for taxi's and visitors.

8.101 **Planning Balance**

8.102 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).

- 8.103 The principle of the redevelopment of the site to 16 Almshouses is acceptable in policy terms. The scheme is considered to provide an appropriate designed development which would ensure that the character and appearance of the Conservation Area is preserved and enhanced. The proposal would provide a high-quality residential development for future occupiers whilst no significant neighbour amenity or highway safety harm has been identified. The application has support from the Council's Urban Design, Conservation, Environmental Health and County Council's Highway Officers.
- 8.104 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.

1.0 Recommendation

1.1 Approve subject to:

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

2.0 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.

Traffic Management Plan

3. 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).

Surface Water Management Strategy

- 4. No development shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy.
Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

Programme of Archaeological Work

- 5. Following demolition of the existing building, the applicant, or their agents or successors in title, shall implement 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) and shall be submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no building work for the new building 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 2019).

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.

Airborne Dust

6. 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).

Arboricultural Method Statement

7. Prior to commencement of development 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.

External Materials

8. No development shall take place above ground level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to and approved in

writing by the Local Planning Authority. Development shall 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. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

Sample Panel

9. 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

10. 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 indicating the type, positions, design, and materials of boundary treatments to be erected, including gaps for hedgehogs
- d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

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

Bat and Swift Boxes

- 11. No development above ground level shall commence until a scheme for the provision of bat and swift 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 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)

Piling Method Statement

- 12. 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 be 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. (Cambridge Local Plan 2018 policy 35)

Roof Covering Materials

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

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62)

Carbon Reduction Strategy

14. No dwelling shall be occupied until the approved carbon reduction strategy for that dwelling as set out in Sustainability Statement, Joel Gustafsson Consulting, 28 April 2023, Revision P01; has been implemented in full. Any associated renewable and / or low carbon technologies shall thereafter be retained and remain fully operational in accordance with the approved details. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting the required reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be fully implemented and thereafter maintained in accordance with the approved details prior to occupation of any dwelling.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Water Efficiency Specification

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

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

Electric, water and gas monitoring

16. Prior to first occupation and unless otherwise agreed in writing with the LPA for reasons relating to the specific management arrangements of the accommodation, each apartment shall be fitted with a means for future occupiers to monitor all of their own electric, water and gas consumption including the extent of the contribution made from on-site renewable energy sources.

Reason: In the interest of promoting sustainable development (Cambridge Local Plan 2018 policy 28).

Noise Assessment- operational plant, machinery and equipment

17. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

Management Plan

18. Prior to the occupation of the dwellings, a management plan which accords with the aims and objectives of the Foundation of Edward Storey shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of the management of the properties, the process of allocation of the tenancies/licences, including eligibility and selection criteria and rate / rent setting. The scheme shall be managed in accordance with the approved details thereafter.

Reason: To ensure the proposal complies with specialist housing requirements (Cambridge Local Plan, 2018, policies 45 and 47).

Demolition/Construction Vehicles- weight limit

19. 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. (Cambridge Local Plan 2018, policies 81).

No private water onto highway

20. The proposed paved areas (including the access ramp to the bin store) shall be constructed so that their 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, policies 81)

Tree Protection Methodology Implementation

21. 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.

No external lighting

22. No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme if required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:

i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors)

ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

Where required, the mitigation scheme shall be carried out as approved and retained as such.

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

Construction Hours

23. 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/delivery hours

24. 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).

Informatives:

Building Control Informative:

In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.

Public Highway Informative:

Residents of the new dwelling will not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on surrounding streets.

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.

Natural England Licence Informative:

The applicant is advised that no demolition shall commence on site until a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/ development to go ahead will require a licence.

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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Agenda Item 8



Planning Committee Date	11 th June 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	24/00943/FUL
Site	27-29 Clayton Hotel Station Road Cambridge Cambridgeshire CB1 2FB
Ward / Parish	Petersfield
Proposal	Erection of an extension to the rear of the hotel to provide 30 additional guest rooms plus other associated works (Re-submission of 23/01706/FUL).
Applicant	Station road Developments (Cambridge) Ltd
Presenting Officer	Alice Young
Reason Reported to Committee	Third party representations
Member Site Visit Date	-
Key Issues	1. Residential and commercial space amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for an extension the Clayton Hotel resulting in 30 additional rooms accommodated on site, a total increase in 1,527 sqm internal floor space. The Clayton Hotel is located on Station Road in one of the most sustainable locations in Cambridge within 125m from the Central Cambridge Train Station, with the area also well connected via bus and designated and segregated cycle and pedestrian infrastructure.
- 1.2 Policy 77 supports proposals for high quality visitor accommodation, particularly in areas around Cambridge Train Station, given the area is well connected and convenient for visitors to stay. The development would provide an uplift of 30 rooms in this highly accessible location, increasing the provision of high-quality visitor accommodation in the city and enhancing access to the site by expanding cycle parking on site. The proposed development would be of an appropriate scale and massing, responding to the high density of the surrounding context while also not significantly harming the amenity of surrounding residential flats.
- 1.3 The visual appearance of the proposed extension would retain the hotel's existing character and not result in harm to the character and appearance of the conservation area or the pocket park to the north of the site. The development would maintain the buildings BREEAM excellent rating and deliver enhanced water efficiency and biodiversity net gain.
- 1.4 Officers therefore consider that the proposed extension would lead to significant public benefits and would be policy compliant.
- 1.5 Officers recommend that the Planning Committee approve the proposed extension subject to the recommended conditions.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area	x	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	x
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 27-29 Station Road, the Clayton Hotel, is a seven storey detached building, with the seventh storey stepped in from the front elevation, located on the north-eastern side of Station Road, approximately 30 metres south-east of Tenison Road. The building was part of the CB1 development of the station area. The building is mixed use, with a restaurant, bar, meeting rooms and a gymnasium at ground floor creating an active frontage, and en-suite hotel accommodation within the floors above. To the west of the site lies an office block currently occupied by Microsoft. There is also office space to the east of the site with residential flats sited to the north beyond the existing courtyard.
- 2.2 The application site falls within the New Town and Glisson Road Conservation Area and within Controlled Parking Zone T. There are no other site constraints.

3.0 The Proposal

- 3.1 The proposal seeks planning permission for an extension to the rear of the hotel to provide 30 additional guest rooms plus other associated works. This would result in an increase in internal floor space of 1,527 sqm, with the gross total internal floor space being 11, 356 sqm.
- 3.2 The application is accompanied by the following supporting reports and key plans which have been amended as indicated:
- Planning and Heritage Assessment
 - Design and Access Statement
 - Transport Statement
 - BREEAM Pre-assessment
 - Daylight Sunlight Assessment
 - Plans
 - Dust Risk Assessment and DMP
 - Construction Environmental Management Plan
 - Traffic Management Plan
 - Travel Plan
 - Energy Strategy
 - Flood Risk and Drainage Strategy

4.0 Relevant Site History

Reference	Description	Outcome
23/01706/FUL	Erection of rear extension to the existing hotel to create 37 additional guest rooms plus other associated works	Refused
22/00696/FUL	Erection of rear extension to the existing hotel to create 19 new bedrooms over 5 floors	Permitted

20/0070/NMA2	Non material amendment of planning permission 20/0070/FUL (Internal alterations to relocate gymnasium and form 5 new en-suite guest bedrooms and associated external changes to the fenestration) for changes to cladding	Permitted
20/0070/NMA1	Non material amendment of planning permission 20/0070/FUL for an amendment to existing West Elevation to replace existing glazed vision panel with new insulated Spandrel panel.	Permitted
20/0070/FUL	Internal alterations to relocate gymnasium and form 5 new en-suite guest bedrooms and associated external changes to the fenestration.	Permitted

4.1 This revised planning application seeks to overcome the harm identified in 23/01706/FUL which was refused for the following reason:

The proposed extension, by virtue of its scale, massing and siting in relation to adjacent residential occupiers, would lead to a harmful daylight and sunlight impact to the Vesta Apartments. The Vesta Apartments affected by the development are typically one-bedroom flats that are single aspect with some rooms having deep floorplans. Multiple open plan living kitchen dining rooms and bedrooms would, as a result of the development, receive noticeable daylight reductions, appearing poorly lit. Importantly, several one-bedroom flats experience reductions in daylight to both the living kitchen dining room and bedroom, resulting in a detrimental impact to surrounding occupiers. Some habitable rooms would result in significant reductions in annual probable sunlight hours, particularly in winter, reducing direct sunlight experienced and eroding the amenity of the affected rooms. Moreover, due to the scale, massing of the proposed extension and proximity to the Vesta flats, the proposed hotel would be perceived as overly dominant and imposing over and above the existing hotel mass from the Vesta flats. By failing to adequately respect the residential amenity of its neighbours and the constraints of the site, the proposal is not compliant with Cambridge Local Plan (2018) policies 56 and 58.

4.2 A copy of the Officer Delegated Report in relation to the previous application 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

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 14: Areas of major change and opportunity areas – general principles
- Policy 25: Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area
- Policy 28: Carbon reduction, community energy networks, 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: Protection of human health from noise and vibration
- 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 61: Conservation and enhancement of Cambridge's historic environment
- Policy 70: Protection of priority species and habitats
- Policy 77: Development and expansion of visitor accommodation
- 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

5.5 Other Guidance

New Town and Glisson Road conservation area

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 The submitted Traffic Management Plan (TMP), whilst broadly acceptable to the Highway Authority, makes reference to a Taxi Rank on Station Road which was removed subsequent to the previous planning application being submitted, and as such the submitted TMP will need to be amended to reflect the removal of the Taxi Rank to the front of the site. Following the removal of this detail the TMP will be acceptable to the Highway Authority, and we would request that the revised document be included within the list of approved documents so that any breach of the TMP can be enforced by the LPA.

6.3 County Transport Team – No Objection

6.4 Subject to a travel plan condition.

6.5 Lead Local Flood Authority – No Objection

6.6 The application does not increase the impermeable area on site and therefore does not appear to have any surface water floor risk or drainage implications. Recommends informatives regarding pipes beneath buildings, green roofs and pollution control.

6.7 Anglian Water – No comment.

6.8 Urban Design Team – No Objection

6.9 Subject to a materials condition.

6.10 Current application is a resubmission of the previously refused scheme and the overall mass has been stepped back from the upper floors to reduce its impact on daylight and sunlight values of the existing properties at Vesta Apartments:

- Level 5 is stepped back, allowing space for a green roof on level 4, reducing an additional number of rooms from 10 to 7.

- Level 6 has been reduced in footprint and stepped back further south, reducing a number of rooms from 5 to 3.
 - Level 7 no longer contains any more rooms, allowing space for a sedum roof with PV panels and reducing the overall height of the extension by a storey.
- 6.11 Following the changes made to the scale and massing of the proposed scheme, the submitted daylight and sunlight report demonstrates that all tested [residential] rooms now meet the BRE criteria for VSC, NSL and APSH values at the Vesta properties north to the hotel. As such, the application is considered acceptable in urban design terms.
- 6.12 Should the application be approved, a materials condition will be required to ensure that a match in materials and elevational detail between the existing hotel and the proposed extension is achieved; the applicant should provide a schedule of proposed materials against the materials that were specified for the existing building.
- 6.13 Access Officer – No Objection**
- 6.14 Not proposing any new accessible rooms and I think 2 are needed to be fully wheelchair accessible. A ceiling or portable hoist would be required for the accessible rooms. The whole extension does not appear to be served by lifts which is a concern. It does not look like it would be Part M of Building Regulations compliant.
- 6.15 Conservation Officer – No Objection**
- 6.16 The application has been assessed and it is considered that the proposal would not give rise to any harm to any heritage assets.
- 6.17 Senior Sustainability Officer – No Objection**
- 6.18 Subject to the following conditions:
- BREEAM Design Stage Certification
 - Post Construction Certification
 - Grey water re-use
 - Rainwater harvesting
 - Water efficiency calculator
- 6.19 The proposals are supported from a sustainable design and construction perspective. The extension has been designed to achieve a BREEAM 'excellent' rating as required by policy 28 of the Cambridge Local Plan, with the BREEAM pre-assessment showing an overall score of 73.76% and achievement of all 5 credits related to water efficiency (Wat01). This approach is welcomed. Conditions related to both greywater reuse and rainwater harvesting have been proposed, alongside a condition requiring submission of a completed BREEAM Wat01 calculator. If the applicant is able to confirm which water reuse system is to be used to help facilitate

the achievement of all 5 Wat01 credits, we may be able to refine which conditions are needed.

6.20 The Energy Strategy sets out the hierarchical approach to reducing carbon emissions associated with energy use, which achieves 8 Ene01 credits from BREEAM, representing an improvement on the minimum requirement for a BREEAM excellent building. In terms of renewable energy, air source heat pumps and photovoltaic panels are proposed (4 kWp with pv area of 22.1m²). This approach is welcomed, and the indicative location of the photovoltaic panels is shown on the roof plan.

6.21 Landscape Officer – No Objection

6.22 Ecology Officer – Insufficient information

6.23 There is insufficient ecological information to determine the application.

6.24 Recommended actions:

- Confirm that presence of the green roof, the area it covers, and if above 25m² submit a full biodiversity net gain assessment with biodiversity metric tool
- Submit a recent preliminary ecological assessment (including preliminary bat roost assessment).

6.25 Environmental Health – No Objection

6.26 Subject to conditions:

- Plant noise insulation
- Construction / demolition hours
- Demolition / construction collections / deliveries
- Demolition / construction impact compliance
- Contaminated land – gas risk
- SPD informative

6.27 Police Architectural Liaison Officer – No Objection

6.28 Please see comments from 23/01706/FUL.

6.29 Cambridge Airport – No Objection

6.30 The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome.

6.31 S106 Officer – No comment

7.0 Third Party Representations

7.1 1 representation has been received.

7.2 Those in objection have raised the following issues:

- Daylight sunlight impact on 21 Station Road offices, increased reliance on artificial lighting, decreasing the sustainability of the office
- Impact on workers' space.

7.3 The above representation is a summary of the comment that has been received. Full details of the representation is available on the Council's website.

8.0 Assessment

8.1 Principle of Development

8.2 Policy 77 of the Cambridge Local Plan 2018 (Local Plan) relates to development and expansion of visitor accommodation and supports proposals for high quality visitor accommodation, particularly in areas around Cambridge Train Station.

8.3 Therefore, the principle of extending the existing hotel to provide additional visitor accommodation is acceptable, in accordance with policy 77 of the Cambridge Local Plan (2018).

8.4 Design, Layout, Scale and Landscaping

8.5 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.

8.6 The existing hotel is 7 storeys in part but steps down significantly to 4 storey form to the north-western quarter of the building. The proposed extension seeks to extend over and above the existing 4 storey flat roof section to the rear, resulting in a stepped form comprising 5, 6 and 7 storeys with a plant screen above. This application comes after 23/01706/FUL was refused due to its daylight, sunlight and visual impact on the Vesta Apartments to the north. The revised plans have reduced the massing from 6 and 8 storey form to 5, 6 and 7 storeys while increasing the variation in massing to be more sensitive to the adjacent flats.

8.7 The hotel sits within the wider CB1 development, an area with a high-density and modern character. The proposed extension would be of an appropriate scale and massing, responding to the high density of the surrounding context while also creating a variation in form akin to the

existing hotel building. The proposed extension would also adopt a similar rhythm and architectural quality to the existing form, resulting in the extension complementing and visually blending into the existing building. The materiality would match the existing building with large areas of glazing to create a comfortable solid to void ratio and the design would also use a metal clad at the upper storey to appear roof-like and break down the massing. A central glazed and metal clad section creates two distinct volumes signaling the new extension while the material palette and form ensure a cohesive appearance. To ensure that the materials match well with the existing building to create a seamless extension, officers consider that a materials condition is considered reasonable and necessary to impose. The Urban Design Officer also considers that the proposal is appropriate to the surrounding context.

8.8 *Impact on the open space*

8.9 The open space to the north of the proposed extension is not a designated protected open space. Policy 67 requires development proposals to not harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless it meets certain criteria. After discussions with the Council's Policy team, it was concluded that this policy assesses the physical consumption / encroachment of development on protected open space within a site. The proposed extension would not lead to a physical encroachment / consumption of any protected open space.

8.10 Policies 55 and 56 requires high quality development to respond positively to existing features of natural and local importance that are well integrated with the surrounding context. Officers consider that the proposal would respond to the high-density scale of the surrounding context and would not significantly adversely impact upon the enjoyment of the open space by virtue of the scale and massing of the proposed extension and high density. The open space is a pocket park within a high-density area, enclosed by 6-7 storey buildings on all sides aside from the smaller storey element of the Clayton Hotel. This scale of development is considered typical in this context and by virtue of the surrounding scale, the enclosure impact to this open space would not significantly harm its usability or character. A degree of overshadowing would occur however officers consider that this would not be to the detriment of the enjoyment of this space.

8.11 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, 58 and 59 and the NPPF.

8.12 **Heritage Assets**

- 8.13 The application falls with the New Town and Glisson Road Conservation Area. The conservation area boundary is approximately 5m to the north of the application site.
- 8.14 Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.15 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.
- 8.16 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.
- 8.17 The Conservation Officer has no objections to the proposal. Accordingly, officers consider that the proposed development, given its scale, massing and design, would not give rise to any heritage harm and would preserve and enhance the character and appearance of the conservation area.
- 8.18 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 policies 60 and 61.

8.19 Carbon Reduction and Sustainable Design

- 8.20 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.
- 8.21 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 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.

- 8.22 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.
- 8.23 The application is supported by an Energy Strategy Report and BREEAM pre-assessment.
- 8.24 The proposed extension has been designed to achieve a BREEAM 'excellent' rating, with the BREEAM pre-assessment showing an overall score of 73.76% and achievement of all 5 credits related to water efficiency (Wat01). Energy Strategy sets out the hierarchical approach to reducing carbon emissions associated with energy use, which achieves 8 Ene0101 credits for a BREEAM excellent building. In terms of renewable energy, air source heat pumps and photovoltaic panels are proposed (4 kWp with pv area of 22.1m²). Given it is an extension to an existing building and there are practical impediments to achieving the respective targets, it is commendable that the proposal meets the requirements of policy 28.
- 8.25 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions securing the greywater use and rainwater harvesting measures proposed and requiring submission of a completed BREEAM Wat01 calculator. Further conditions requiring BREEAM design stage and post construction certification is recommended. These conditions are considered reasonable and necessary to impose.
- 8.26 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.
- 8.27 Biodiversity**
- 8.28 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.
- 8.29 The Ecology Officer has recommended that a Preliminary Ecological Assessment (PEA) (which includes a Bat Roost Assessment) is required prior to determination. Officers consider, however, that given the nature of the proposal and its location in a modern and high-density context, this is not required. It is also important to note that the previous extension at this site did not require a PEA and was approved. Accordingly, given the nature of the proposal and the characteristics of the site, officers are

satisfied that priority habitat and local populations of priority species would not be adversely affected by the development.

8.30 The Environment Act now requires all non-exempt development to deliver at least a biodiversity net gain of 10%. Officers are of the view that the mandatory requirement for BNG is triggered because of an existing green roof. The existing green roof is larger than 25m² and would be affected by the development through the provision of the extension which would re-provide three green roofs which together are anticipated to allow for a 10% net increase in biodiversity. The statutory BNG condition would therefore be attached to any permission and would need to be discharged prior to development.

8.31 Subject to an appropriate condition, 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).

8.32 Water Management and Flood Risk

8.33 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.

8.34 The site falls within Flood Zone 1 and is therefore considered at the lowest risk of flooding. The site does not fall within an area of surface water flood risk.

8.35 The existing foul and surface water sewers would be utilized. The Lead Local Flood Authority have no objections to the application. As the proposal would utilize the existing drainage network, would not extend significantly to the rear and would include green roofs, officers are satisfied that the proposal would not lead to any significant surface water or foul water drainage issues.

8.36 Policy 31 requires all flat roofs to be green or brown (e.g. sedum) provided that it is acceptable in terms of the impact on the historic environment and the structural capacity of the roof. This is to increase absorption and reduce run off rates, improving the water management. Green roofs have been incorporated into the design on the proposed extensions, complying with policy 31.

8.37 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.

8.38 Highway Safety and Transport Impacts

- 8.39 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.
- 8.40 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.
- 8.41 The application is supported by a Traffic Management Plan and Transport Statement.
- 8.42 Access to the site would remain as existing.
- 8.43 The Highway Authority have no objection to the proposed extension but have requested the removal of the reference to a taxi rank outside the front of the hotel as this has been removed and for this reason, officers consider it reasonable and necessary to require an updated Traffic Management Plan which omits this detail via condition. Officers do not consider that the proposed extension to the existing hotel would result in any significant impact to the safe functioning of the highway.
- 8.44 The Transport Assessment Team have reviewed the Transport Statement (which includes a Travel Plan) and has no objections to the application subject to a condition requiring compliance with the travel plan submitted. In consideration of the advice, officers consider that the proposed development would not adversely impact upon the highway network in terms of trip generation and would promote sustainable access to development. S106 mitigations have not been recommended and are not considered reasonable or necessary given the scale and nature of the development and proximity to existing transport infrastructure.
- 8.45 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.
- 8.46 Cycle and Car Parking Provision**
- 8.47 Cycle Parking
- 8.48 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.
- 8.49 The existing hotel comprises 160 bedrooms which would increase to 190 bedrooms as a result of the proposed extension. The existing provision comprises 20 cycle parking spaces within the courtyard area and a further

10 cycle parking spaces to the south of the site near the main Station Road entrance. Appendix L of the Local Plan details that hotels should provide a minimum of 2 cycle parking spaces for every 5 members of staff and 2 spaces for every 10 guest bedrooms. The extension would project beyond where the existing 20 cycle spaces are to the rear, however, these will be replaced as part of the development and an additional 12 spaces would be provided in the form of Sheffield stands. The Design and Access Statement outlines that the proposed extension would lead to an additional 10 staff to serve the additional 30 rooms. The cycle provision for the additional rooms would exceed the minimum requirements outlined in policy 82. It is also noted that Cambridge Cycle Park at the Station which has significant capacity (2,850 cycle spaces) is within close proximity. These will also be subject to a condition.

8.50 Car parking

8.51 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. 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.

8.52 The existing site is car free with only provision for a drop off area and three disabled car parking spaces to the front of the site with access from Station Road. Officers consider that the increase in bedrooms (30) would not trigger the need to increase car parking on site given the site is located in a highly sustainable location within close proximity to Cambridge Train Station and several bus stops.

8.53 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.

8.54 Amenity

8.55 Policy 35, 50 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.

8.56 Neighbouring Properties

8.57 Given the high-density nature of the surrounding context, there are several neighbouring occupiers which could be impacted by the development. They are as follows:

- Vesta residential apartments to the north
- One Station Square to the east (office)

- Murdoch House to the south-east (residential flats)
- 21 Station Road to the west (office)

Vesta Apartments

- 8.58 The previous application on site (23/01706/FUL) was refused due to the daylight sunlight and visual impact resulting from the scale, massing and siting of the extension in relation to the Vesta Apartments to the north. The revised proposal has been reduced in scale to reduce the impact on adjacent neighbours.
- 8.59 A daylight sunlight assessment has been submitted in support of the application which has considered the impact on the Vesta Apartments and Murdoch House. Officers have since requested further detail on the impact to 21 Station Road (Microsoft office) as the daylight sunlight assessment submitted in support of 23/01706/FUL considered the impact on this occupier too.
- 8.60 The proposed extension would be sited approximately 30m due south of the existing Vesta apartments on Great Northern Road. The proposed extension does breach the 25-degree plane from the lowest habitable window of the Vesta apartments on Great Northern Road, therefore, additional daylight and sunlight information is required to fully assess the impact of the development. The daylight and sunlight assessment argues that these flats are currently used as short to medium term lets. Officers have reviewed the permissions of this block and the lawful use of the flats is for permanent C3 dwellings. Officers therefore have assessed the impact on this basis.
- 8.61 Daylight sunlight assessment states that all rooms and windows to the Vesta Apartments meet the BRE guidance for vertical sky component (VSC), no skyline (NSL) and annual probable sunlight hours (APSH). After review of the data, officers agree that the development would comply with BRE guidance for the Vesta Apartments and therefore no significant daylight sunlight impact would result from the development to these flats.
- 8.62 With regards to overbearing and enclosure impacts, despite the increase in height and depth of the proposed extension, the mass is stepped back at the fifth, sixth and seventh storey and the flats would be approximately 30m away. Officers consider that, while the proposed extension would be visible from the Vesta apartments, the stepped form and separation distance provides relief from the scale of the development proposed and is seen against the backdrop of the existing large, scaled hotel building. The glazing and material palette help to break down this visual massing and create a light appearance when viewed from the north. Given these design interventions, officers consider that the proposed extension would not be significantly more dominant over and above the existing mass of the Clayton Hotel.

- 8.63 The proposal includes a balcony at fifth floor which has a glazed screen at 1.4m in height. Officers do not consider that this would lead to a harmful level of overlooking to the Vesta Apartments as the rear of the existing hotel has a similar amount of windows facing these properties, creating a mutual overlooking relationship between the hotel and the flats. Moreover, the separation distance diminishes views into the residential flats. Thus, officers consider that the proposal would not be significantly harmful to the amenity of the Vesta apartments in terms of overlooking or loss of privacy. The balconies would not give rise to a significant noise and disturbance impact given the separation distance and high-density context of the site.

Murdoch flats

- 8.64 The Murdoch flats are located to the south-east of the site on Station Road at second to seventh floors. Given the existing scale and massing alongside the separation distance between the proposal and Murdoch House, officers consider that the proposal would not adversely impact upon outlook of these residential flats. In terms of the impact on daylight and sunlight, the daylight sunlight assessment states that all 25 windows assessed will remain unchanged in relation to VSC and NSL and no rooms contain a window orientated within 90 degrees south to assess APSH. Therefore, officers consider that the proposal would not impact upon daylight and sunlight reaching these flats. The extension would not result in an overlooking impact to Murdoch House due to the siting, scale and massing of the proposal and the separation distance between the residential units and the proposal.

One Station Square

- 8.65 One Station Square is located to the east of the site and comprises office use. The proposed extension would project approximately 5.3m beyond the rear as visible from the eastern elevation at 5 storeys and 1.6m at 6 storeys. Given this, alongside the use of the building and the separation distance (which increases further north due to the angled position of One Station Square), officers consider that the proposal would not significantly reduce daylight and sunlight to the office block or adversely impact upon the outlook. No additional windows are proposed on the eastern elevation. There is the addition of a balcony, however, officers consider that in this context, it is acceptable.

Microsoft Building (21 Station Road)

- 8.66 The Microsoft Building is sited directly adjacent to the site to the west and projects further north than the current built footprint of the Clayton Hotel. The existing form of the Clayton Hotel building steps down from six storeys adjacent to the western boundary to three storey to the eastern boundary. The proposal would result in this scale stepping up to five storeys 6.2m away from this eastern boundary, then to 6 storeys and then 7 storeys further south. Although this would have an impact on the commercial premises adjacent to the site, currently used by Microsoft, it is

important to note that the BRE guidance states that *guidelines may also be applied to any existing non-domestic building where occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices* (paragraph 2.2.2 Site Layout Planning for Daylight and Sunlight: A guide to good practice, 2nd ed). The Microsoft building is a non-domestic building. The only third-party objection to the application is from the occupiers of this building who object due to the daylight/ sunlight impact to the office space which would then increase the reliance on artificial lighting reducing the sustainability of the building. They also argue that the office space requires a reasonable expectation of daylight due to the nature of the work undertaken there. Nonetheless, Officers consider that due to the office use, the requirement for daylight would not be as high as for residential properties but a reasonable amount of daylight is required.

- 8.67 The offices are open plan and to ensure that sufficient daylight is provided, officers requested that a daylight sunlight addendum to demonstrate that reasonable levels of daylight and sunlight would be retained for this building. The results of the daylight and sunlight addendum state that, while the 16 windows out of 193 would not meet the BRE residential standard for VSC, all open plan rooms would meet the residential standard for VSC. 6 out of 7 of the open plan spaces would satisfy the NSL residential guidelines. The only room which does not meet this standard is the fire escape corridor. Given the use of this room, officers are satisfied that the NSL figure here is acceptable in this instance. All open plan working areas will meet the residential standard for daylight and therefore officers consider that the daylight would exceed the requirements for office space, noting that the expectation and need for daylight is higher in residential properties than office spaces. BRE guidance states that some office buildings may have a reasonable expectation of daylight. Officers consider that the expectation of and amenity gained from daylight in this office space is less than residential spaces given the times, length and nature of use. Officers are places of work with office workers working hours typically ranging from 8am-6pm and working patterns becoming more flexible than they have been previously. Officers consider that the amenity gained from outlooks from and light in office spaces is lower than the amenity gained from residential properties where occupants, live, socialise, relax, play and enjoy their homes. So, taking this into account, officers consider that the proposal would maintain a good level of daylight to the adjacent office block.
- 8.68 In terms of sunlight, all 7 rooms spaces meet the annual probable sunlight hours criteria for both annual and winter. Therefore, officers consider that the proposal would not adversely impact upon the sunlight received to these office spaces; a good level of direct sunlight will be maintained by the development.
- 8.69 There is an amenity space associated with the office located to the north of the proposed extension which is bordered by the 6 storey form at 21 Station Road and the existing Clayton Hotel (8 storeys stepping down to 3

storeys). The submitted daylight sunlight addendum assesses the overshadowing impact to this space used by office staff. Typically staff would utilise this space, given its characteristics and the current climate, in late spring through to early autumn depending on the weather for lunch breaks or maybe even outdoor working. This is located directly adjacent to two high density buildings and a public pocket park. The data shows that as a result of the development, the outdoor space would experience a reduction in direct sunlight at the spring equinox (March 21st) from 44% to 3% which would be noticeable. On the summer equinox however (June 21st) the space would maintain good levels of direct sunlight with 88% of the space receiving adequate sunlight when using the BRE residential standard. While officers note that it is regrettable that there would be a reduction in direct sunlight in March to perhaps April, this impact would lessen the closer to the summer equinox and it is likely that the use of the outdoor space is limited in March given the weather. Officers therefore consider that the impact on this space in terms of overshadowing in the early Spring would not be greatly felt by employees. Moreover, the report is measuring the impact using BRE guidelines for residential properties, which offices would naturally, given the patterns and nature of use, have less of an expectation of direct sunlight to outdoor spaces. There are also alternatives available for employees who wish to find a space with more direct sunlight on the odd day it is warm and sunny enough to sit outside for lunch in the period before approximately May, with the public pocket park located directly to the north which receives a good level of sunlight. Officers do not consider that, given this high-density context, the outdoor space would experience a disproportionate overbearing impact, noting the use patterns.

8.70 In terms of outlook, by virtue of the scale and proximity of the proposal to the offices, the number of outlooks from the open plan office would decrease. However, other outlooks, e.g. to the north, west or south, would remain unaffected by the development. Given this, the non-domestic use, officers consider that a reasonable outlook is retained from this office block and significant harm would not arise.

8.71 The proposal includes three windows on the western elevation which would be brought closer to the boundary with the Microsoft building. The existing western elevation of the Clayton Hotel contains 12 windows which, while set further away from the Microsoft building, overlook the commercial neighbour. The proposal would therefore reduce the number of windows but bring them closer to the Microsoft building. Officers do not consider that this would be significantly harmful over and above the existing situation, however, these side windows could be obscure glazed or have louvered screens to prevent views and be neighbourly. If members considered this to be reasonable and necessary, a condition could secure this. Officers when taking all factors into account, consider that the impact to the 21 Station Road would be acceptable, subject to conditions.

8.72 Construction and Environmental Impacts

- 8.73 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.
- 8.74 The Council's Environmental Health team have assessed the application and recommended the following conditions:
- Plant noise insulation
 - Construction / demolition hours
 - Demolition / construction collections / deliveries
 - Demolition / construction impact compliance
 - Contaminated land – gas risk
 - SPD informative
- 8.75 These conditions are considered reasonable and necessary to impose.
- 8.76 Refuse arrangements would remain the same, the pedestrian flows would be predominately from Station Road and the additional northern windows would not result in a significant noise and disturbance impact to surrounding occupiers.
- 8.77 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, 57 and 58.

8.78 Third Party Representations

- 8.79 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
Daylight impact to 21 Station Road	This has been addressed in paragraph 8.66-8.69.
Increased reliance on artificial lighting for 21 Station Road	As discussed in paragraph 8.67, officers do not consider that there would be a noticeable impact on daylight or sunlight resulting from the development. After discussions with the Sustainability Officer, even if there was a slight increase in the reliance on artificial lighting, LED lighting is very efficient and the impact on the overall sustainability of the building would be negligible.

8.80 Other Matters

8.81 *Bins*

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

8.83 The existing secure hotel refuse/ recycling area is located on the ground floor accessed from the service yard which is accessed directly off the public highway on Station Road. These arrangements (which will remain the same) would be acceptable given the scale of the extension.

8.84 *Inclusive access*

8.85 The proposal would utilize the existing access arrangements which are step free access to the entrance lobby and lift access to the upper floors and would retain the existing DDA rooms (two on each of the second, third, fourth, fifth and sixth floors, 10 in total). As a result of the proposal, ratio would be greater than 5% which is considered acceptable. It is noted that the Access Officer is not satisfied with the ratio, however, this is policy compliant. An informative is recommended regarding the Access Officer's recommendations for hoists within the DDA rooms.

8.86 The proposal is compliant with Cambridge Local Plan (2018) policy 56.

8.87 *Public Art*

8.88 In order to accord with policy 56 of the Cambridge Local Plan and the Council's Public Art Supplementary Planning Document (SPD), the development should embed public art into the overall scheme. An addendum to the design and access statement (addendum 02 august 2023) shows that public art can be embedded into the proposed development and that an art consultant has been engaged to illustrate an initial concept. Officers commend the engagement with an art consultants however, further information would be required in the form of a public art delivery plan. This information includes:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

8.89 Officers consider that these details can be secured via condition. Therefore, the proposal would be compliant with policy 56 of the Cambridge Local Plan (2018) in respect of public art.

8.90 **Planning Conditions**

8.91 Members attention is drawn to following key conditions that form part of the recommendation:

Condition no.	Detail
1	Start date
2	Drawings
3	Traffic Management Plan
4	Materials
5	Grey Water
6	Rainwater harvesting
7	Plant insulation noise assessment
8	Land contamination gas risk
9	Demolition construction compliance
10	Construction deliveries
11	Noise construction hours
12	Water efficiency
13	BREEAM post construction
14	BREEAM design stage
15	Travel plan
16	Public art
17	Obscure glazing
18	Cycle parking
20	Water monitoring
21	Statutory BNG

8.92 Planning Balance

8.93 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).

8.94 Summary of harm

8.95 No significant harm arises from the development. The amenity harm which resulted from 23/01706/FUL has been overcome.

8.96 Summary of benefits

8.97 There are many benefits of the proposed scheme, including additional employment and increasing visitor accommodation in a highly sustainable location. The development would maintain the buildings BREEAM excellent rating and deliver enhanced water efficiency and biodiversity net gain. Officers consider that the proposed development would deliver significant public benefits including supporting the tourism sector through boosting visitor accommodation.

8.98 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 subject to conditions.

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 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 Notwithstanding the details shown on the submitted plans, 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).

- 4 No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings 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 include non-masonry walling systems; render; windows; doors and entrances; porches and canopies; roof cladding; external metal work, balustrades, rainwater goods, edge junctions and coping details; colours and surface finishes. 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 (Cambridge Local Plan 2018 policies 55, 58 and 61).

- 5 No development above base course (other than demolition and enabling/utility diversion works) shall take place until a detailed scheme for the approved grey water harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

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

- 6 No development above base course (other than demolition and enabling/utility diversion works) shall take place until a detailed scheme for the approved rainwater harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

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

- 7 No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has

been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

- 8 Prior to the commencement of the development a specification for the gas protection scheme to be incorporated into the building design (to prevent build-up of potentially asphyxiating gases) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To protect site users from the effects of ground gas and to ensure the site is suitable for approved use in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33)

- 10 Demolition and construction shall be carried out fully in accordance with the methodology, proposed mitigation and monitoring as specified within the following documents:

1. Syntegra Consulting "Detailed Dust Risk Assessment and Dust Management Plan" report dated 11th April 2023 (Ref: 23-10506).
2. Syntegra Consulting "Construction Noise Assessment" report dated 20th February 2024 (Ref: 23-10506-CAN Rev C).
3. Syntegra Consulting "Construction Environmental Management Plan" report dated 29th February 2024 (Ref: 23-10506, V2).

Reason: To protect site users from the effects of ground gas and to ensure the site is suitable for approved use in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33)

- 11 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).

- 12 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).

- 13 Prior to the occupation of the proposed development, or as soon as reasonably practicable after occupation, evidence in the form of the BREEAM Wat01 water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority. Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.

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

- 14 The development hereby approved shall not be occupied until a BRE issued post Construction Certificate has been 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).

- 15 Within 6 months of commencement of development or such other timescale as approved by the LPA, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. 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).

- 16 Upon completion of the development hereby permitted, the Travel Plan (23/7058/TP02 dated 21.02.2024) shall be implemented and monitored

as approved.

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

- 17 No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010).

- 18 The development, hereby permitted, shall not be occupied until the proposed 3rd, 4th, and 5th floor windows in the western elevation of the development 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 (Cambridge Local Plan 2018 policies 55, 58).

- 19 The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles 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 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).

20. Prior to first occupation a comprehensive water metering and monitoring system shall be commissioned and installed within the building to quantify at least daily: the total volume of mains water used, the total volume of greywater reclaimed, and the total volume of rainwater used. No occupation shall occur until such time as the local planning authority has been notified through an independent verification report that the water metering and monitoring system has been installed and is fully functional. The metering and monitoring system shall be retained in a fully functioning operational use at all times and for the lifetime of the development.

Reason: To enable the building user(s) to monitor water usage, in order to better understand the effectiveness of water saving initiatives and water usage arising from development (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

21. Statutory BNG condition

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 27-29 Station Road, the Clayton Hotel, is a seven storey detached building, with the seventh storey stepped in from the front elevation, located on the north-eastern side of Station Road, approximately 30 metres south-east of Tenison Road. The building was part of the CB1 development of the station area. The building is mixed use, with a restaurant, bar, meeting rooms and a gymnasium at ground floor creating an active frontage, and en-suite hotel accommodation within the floors above. To the west of the site lies an office block currently occupied by Microsoft. There is also office space to the east of the site with residential flats sited to the north beyond the existing courtyard.
- 1.2 The application site falls within the New Town and Glisson Road Conservation Area and within Controlled Parking Zone T. There are no other site constraints.

2.0 THE PROPOSAL

- 2.1 The proposal seeks planning permission for the erection of an extension to the rear of the hotel to provide 37 additional guest rooms plus other associated works. This would result in a gross increase in internal floor space of 1,725 sqm.
- 2.2 The application is accompanied by the following supporting information:
1. Planning and Heritage Assessment
 2. Design and Access Statement
 3. Transport Statement
 4. BREEAM Pre-assessment
 5. Daylight Sunlight Assessment
 6. Plans
 7. Dust Risk Assessment and DMP
 8. Construction Environmental Management Plan
 9. Traffic Management Plan
 10. Travel Plan
 11. Energy Strategy
 12. Flood Risk and Drainage Strategy

3.0 SITE HISTORY

Reference	Description	Outcome
22/00696/FUL	Erection of rear extension to the existing hotel to create 19 new bedrooms over 5 floors	Permitted
20/0070/NMA2	Non material amendment of planning permission 20/0070/FUL (Internal alterations to relocate gymnasium and form 5 new en-suite guest bedrooms and associated external changes to the fenestration) for changes to cladding	Permitted

20/0070/NMA1	Non material amendment of planning permission 20/0070/FUL for an amendment to existing West Elevation to replace existing glazed vision panel with new insulated Spandrel panel.	Permitted
20/0070/FUL	Internal alterations to relocate gymnasium and form 5 new en-suite guest bedrooms and associated external changes to the fenestration.	Permitted

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2023
 Planning Practice Guidance 2014
 Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)
 Planning Policy Statement – Green Belt protection and intentional unauthorised development August 2015
 Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development
 Policy 14: Areas of major change and opportunity areas – general principles
 Policy 25: Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area
 Policy 28: Carbon reduction, community energy networks, 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: Protection of human health from noise and vibration
 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 61: Conservation and enhancement of Cambridge’s historic environment

- Policy 70: Protection of priority species and habitats
Policy 77: Development and expansion of visitor accommodation
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

- 5.3 **Supplementary Planning Documents** (prepared in parallel with the Local Plan preparation and shortly to be adopted by the Executive Councillor by an out of cycle decision)

Cambridgeshire and Peterborough Flood and Water
Greater Cambridge Biodiversity – Adopted February 2022

5.4 **City Wide Guidance**

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).
Buildings of Local Interest (2005)
Cambridge and Milton Surface Water Management Plan (2011)
Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)
Greater Cambridge Sustainable Design and Construction SPD (2020)
Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste
Cambridgeshire Design Guide For Streets and Public Realm (2007)

Area Guidelines

New Town and Glisson Road Conservation Area Appraisal (2012)

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Highways Development Control)

- 6.1 No objection subjection to a traffic management plan and a compliance condition restricting large vehicles during construction. The submitted Traffic Management Plan (TMP) contains much useful information it also contains other details which while of great importance have no direct bearing on how the site traffic (all modes) will interact with the users of the adopted public highway.

Conservation team

- 6.2 No objection. The application has been assessed and it is considered that the proposal would not give rise to any harm to any heritage assets.

Environmental Health

- 6.3 No objection subject to conditions:
- Plant noise insulation
 - Construction / demolition hours

- Demolition / construction collections / deliveries
- Demolition / construction impact compliance
- Contaminated land – gas risk
- SPD informative

Urban Design

- 6.4 1st Comment: Further information required in the form of a daylight sunlight assessment. The massing will be significantly closer to the Vesta apartments to the north, the public courtyard and the Microsoft building and has the potential to overshadow these buildings. Public art in the courtyard space needs to be clarified.
- 6.5 The Location & Site Plan (rev P1) and Proposed Ground Floor Plan (rev P1) shows that the existing cycle storage located in the rear courtyard (20 spaces over 2 tiers) will be removed to allow for the proposed stair core that will serve the extension. It is not clear where these existing spaces will be reprovided on site, and the applicant will need to provide detail of this. The transport statement (pgs.17&18) notes that the 12 proposed spaces shown in the rear courtyard on the Proposed Ground Floor Plan are to serve the uplift in guests and staff resulting from the additional 37 rooms, and in line with Policy 82 of the Cambridge Local Plan 2018.
- 6.6 The revised elevations have created an additional bay to the rear of the building, with the proposed architectural language and external materials proposed to match the existing building. Whilst this approach is supported in principle, it is important that a match in materials and elevational detail is achieved, and the applicant should provide a schedule of proposed materials against the materials that were specified for the existing building (spec/colour/manufacturer/etc). This can be dealt with by way of a materials condition should the application be approved.
- 6.7 2nd Comment: Objection. The assessment reveals that the proposals will impact on Flat 106 in terms of VSC and 8 apartments in terms of Daylight Distribution. These impacts are not to bedroom spaces but to Living/Kitchen/Dining Rooms which form the main habitable space for each of the properties effected. Our conclusion is that the proposed scale and massing sought through this application is unacceptable because it will have a negative impact on these apartments which is contrary to Policy 55 (part c) and Policy 58 (part e). When reviewing daylighting assessments, BRE makes it clear that it is guidance and some flexibility is needed because 'natural lighting is only one of many factors in site layout design'. Whilst acknowledging that this is an urban environment, the previous consented scheme demonstrated that it is possible to add accommodation without impacting on neighbouring residential properties.
- 6.8 A revised ground floor plan has been submitted that shows a more resolved approach to the courtyard space with a proposed bronze coloured metal fence

and high-lo bike stands. In our view, this approach will create a more secure and well resolved area.

- 6.9 3rd Comment: Objection. The revised VSC assessment concludes that the additional massing proposed to the Clayton Hotel will not result in an unacceptable impact to residential properties to the north. The % reduction experienced by Flat W8/100 does appear acceptable when assessed using this methodology. However, it is unclear how the assessment arrived at the revised conclusion, contrary to the previous report, which identified a number of properties impacted by the proposed development both in loss of VSC values and daylight distribution. With the previously submitted VSC and daylight distribution calculations taken into account, it is still apparent that the additional bulk and massing will have an impact beyond the BRE acceptable parameters.
- 6.10 4th Comment: Objection. The amended report demonstrates that all tested rooms meet the BRE VSC criteria. However, a number of assessed rooms at Vesta scheme north to the hotel fail to meet the BRE guidelines for NSL with 10 LKDs experiencing a change of over 20%, and in addition 2 LKDs have APSH reductions that are also above the BRE guidance threshold. We therefore continue to be concerned that the proposed additional scale and massing to the Clayton Hotel scheme will have a negative impact on properties at the Vesta Apartments, which is contrary to policies 55 and 58 of the Local Plan.

Landscape

- 6.11 No objection subject to a biodiverse roof condition.

Sustainability

- 6.12 No objection subject to BREEAM Design Stage Certification and Post Construction Certification conditions.
- 6.13 The proposals are supported from a sustainable design and construction perspective. The extension has been designed to achieve a BREEAM 'excellent' rating as required by policy 28 of the Cambridge Local Plan, with the BREEAM pre-assessment showing an overall score of 74.46% and achievement of all 5 credits related to water efficiency (Wat01).
- 6.14 Energy Strategy sets out the hierarchical approach to reducing carbon emissions associated with energy use, which achieves a 68% reduction in emissions when assessed under Building Regulations Part L 2021. In terms of renewable energy, air source heat pumps and photovoltaic panels are proposed (3.6 kWp with pv area of 22.1m²). This approach is welcomed. The only thing missing is an indicative location of the proposed photovoltaic panels on the roof plan, so it would be helpful if drawing number A-100-108 Rev P1 could be updated to provide this.

- 6.15 I would also echo the comments from landscape colleagues with regards to replacing the proposed sedum roof with a biodiverse roof which will deliver greater biodiversity benefits to the scheme.

S106 Officer

- 6.16 No objection. Following approval in July 2022 by the Executive Councillor for Planning Policy and Infrastructure and in line with procedures set out in the Council constitution this proposed development will require a fee of £700 towards the monitoring and administration of the section 106 agreement. A further additional fee of £500 would be required for each instance (if applicable) where the Council is required to provide written confirmation of an obligation.

Access Officer

- 6.14 The hotel was built with features that myself and the Disability Panel advised against, i.e. inward opening toilet doors, double doors not being asymmetrical et cetera. I didn't look at completed design of accessible rooms. They are building 43 new rooms of which 5% must be wheelchair accessible and therefore three new rooms. Until the design of these are submitted the application must be refused.

Cambridge Airport

- 6.15 No objection. The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome.
- 6.16 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:
- 28 Great Northern Road
- 7.2 The representations can be summarised as follows:
- Increase in noise and traffic with regards to more people staying, more food delivered and more waste.
- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

Principle of development

- 8.1 Policy 77 of the Cambridge Local Plan 2018 (Local Plan) relates to development and expansion of visitor accommodation and supports proposals for high quality visitor accommodation, particularly in areas around Cambridge Train Station. Therefore, the principle of extending the existing hotel to provide additional visitor accommodation is acceptable, in accordance with policy 77 of the Cambridge Local Plan (2018).

Context of site, design and external spaces

- 8.2 The proposed extension would extend over and above the existing four storey flat roof section to the rear, resulting in a stepped form comprising a 6 storey and 8 storey extension abutting the existing hotel building. The proposal would be of an appropriate scale and massing, responding to the high density of the surrounding context. The proposed extension would also adopt a similar rhythm and architectural quality to the existing form, resulting in the extension complementing and visually blending into the existing building. The materiality would match that of the existing building with large areas of glazing to minimize the length and using a metal clad at the upper levels to break down the massing vertically. To ensure that this is achieved, officers consider that a materials condition is considered reasonable and necessary to impose. The Urban Design Officer also considers that the proposal is appropriate to the surrounding context.
- 8.3 Policy 31 requires all flat roofs to be green or brown (e.g. sedum) provided that it is acceptable in terms of the impact on the historic environment and the structural capacity of the roof. This is to increase absorption and reduce run off rates, improving the water management. Green roofs have been incorporated into the design on the proposed extensions, complying with policy 31.
- 8.4 Taking the above into account, officers consider that the proposed extension would be high quality and well connected to, and integrated with, the existing form and surrounding context. Therefore, the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Impact on Heritage Assets

- 8.5 Noting that the Conservation Officer has no objections to the proposal, officers consider that the proposed development, given its scale, massing and design, would not adversely impact upon the character and appearance of the conservation area.
- 8.6 The proposal is compliant with Cambridge Local Plan (2018) policy 61(62).

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.7 The proposed extension would be sited approximately 30m due south of the existing Vesta apartments on Great Northern Road. The proposed extension does breach the 25-degree plane from the lowest habitable window of the Vesta apartments on Great Northern Road, therefore, additional daylight and sunlight information is required to fully assess the impact of the development. Three daylight sunlight reports have been submitted for the revised plans: the first prepared by MES building solutions dated 4th August, the second prepared by 2 point dated October 2023 and the third prepared by 2 point dated December 2023. The third daylight sunlight assessment was submitted by the applicant to try to overcome officers concerns that the proposal would harm daylight and sunlight to the flats on Great Northern Road. This is the data assessed below.
- 8.8 Daylight sunlight assessment version 3 states that all rooms meet the meet the vertical sky component (VSC) BRE guidance. This is not disputed.
- 8.9 However, multiple rooms fail the no skyline (NSL) daylighting measure. The BRE guidelines state that the loss of more than 20% of direct skylight (less than 0.80 times its former value) is likely to be 'noticeable to the occupants' with more of the room appearing 'poorly lit'. 11 living kitchen dining rooms and 3 bedrooms exceed this threshold and fail the NSL test (as shown below). Therefore, these rooms are likely to experience a noticeable loss in daylighting (14 habitable rooms failing out of 123 assessed). The BRE Guidelines make it clear that if the value is 'less than 0.8 times the value before', then the 'daylighting [is] likely to be significantly affected' and as such occupants will experience a noticeable loss of daylight quality. Even when the NSL accounts for the balconies, 10 living kitchen dining rooms still exceed the BRE threshold and therefore, are significantly affected. These Living/Kitchen/Dining Rooms (LKD) form the main habitable space for each flat, are single aspect and as a result of the development would be appear poorly lit. Moreover, there are two one-bedroom flats which both the LKD and bedroom would be affected to a harmful level (R13/101 & R14/101; R12/102 & R13/102), significantly and disproportionately affecting these occupants.

Assessed room	NSL % reduction (with balcony)	NSL % reduction (balcony removed)
LKD		
R12/100	23.3	23.3
R4/101	21.9	23.0
R11/101	21.5	20.5
R12/101	26.6	23.6
R11/102	24.7	23.4
R12/102	25.1	21.3
R11/103	24.5	22.9
R12/103	22.6	20.2
R8/104	21.5	19.9
R9/104	19.9	20.1
R11/104	24.0	23.8

Bedroom		
R13/101	20.9	20.9
R14/101	22.6	22.6
R10/102	26.8	25.8

- 8.10 The BRE guidance states that NSL thresholds “need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing buildings”. Further, it states that “if an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the no skyline may be unavoidable”. The daylight sunlight assessment (version 3) argues that as the affected LKDs are in excess of 5m deep, being between c.6.5m and 7m deep, NSL is not an informative measure of daylight amenity to the rooms. Officers disagree. The proposal would result in a significant exceedance of the NSL measure. The actual impact should be assessed here, these rooms are single aspect units which currently experience an acceptable level of daylight. The proposal would lead to a significant reduction which would be to the detriment of the occupiers amenity, particularly those flats with both the LKD and bedrooms affected. While the BRE guidance states that the measure should be applied flexibly, the thresholds would be materially and in some cases significantly exceeded. The actual conditions (single aspect, one-bedroom flats, deep floor plans) need to be considered.
- 8.11 The updated assessment includes APSH results, measured for 123 rooms at Vesta Apartments that contain a window orientated within 90 degrees south. The report concludes that all of these rooms ‘will experience BRE compliant alterations’. (p.15, 8.22) However, we have identified 2 LKDs that exceed the BRE guidelines with existing APSH of less than 5% in the winter months. 1 LKD in particular (R5/101) goes well beyond the recommended BRE guidelines of 20% reduction in winter months alongside the annual reduction of 4%, experiencing a 50% winter month reduction and 11.8% annual reduction. This room will experience a noticeable loss of sunlight and as the BRE guidance states, it is likely to make the room appear ‘colder and less pleasant and cheerful’. This would result in a significant amenity impact.
- 8.12 A smaller extension to the Clayton Hotel has been approved which did not exceed BRE guidance on VSC, NSL or APSH (22/00696/FUL). This therefore demonstrates that an extension to the hotel is possible without harm to surrounding residential occupiers and that the parameters of the proposed development can be reduced to an acceptable level. The business can extend without harm to neighbours.
- 8.13 Based on this information, officers concluded that the proposal, by virtue of its scale, massing and relationship with Vesta apartments, would reduce daylight to habitable rooms to the detriment of the occupiers of these flats.
- 8.14 With regards to overbearing and enclosure impacts, while the mass is stepped with an approximate separation distance of 30m, the proposed extension would result in a perceived sense of enclosure to the Vesta apartments to the north. The proposed extension would project beyond the

rear elevation of the existing hotel at significant height, so would appear more dominant over and above the existing mass of the Clayton Hotel. The Clayton Hotel was originally designed with a smaller three storey rear element within a high-density environment. It was designed as such as a relief to the taller massing behind, with the taller massing being sited further away from the Vesta residential flats.

- 8.15 The introduction of further windows on the northern elevation of the Clayton Hotel would increase the views of the Vesta apartments to the north. However, the separation distance of approx. 30m mitigates against significant overlooking impacts or invasions of privacy and views would be long range. Moreover, the proposed extension does not alter the existing mutual overlooking relationship between the Vesta apartments and the Clayton Hotel. Thus, officers consider that the proposal would not be significantly harmful to the amenity of the Vesta apartments in terms of overlooking or loss of privacy.
- 8.16 Murdoch flats are located to the south-east of the site on Station Road. Given the existing scale and massing alongside the separation distance between the proposal and Murdoch House, officers consider that the proposal would not adversely impact upon outlook of these residential flats. In terms of the impact on daylight and sunlight, the third daylight sunlight assessment states that all 25 windows assessed will remain unchanged in relation to VSC and NSL and no rooms contain a window orientated within 90 degrees south to assess APSH. The extension would not result in an overlooking impact to Murdoch House due to the siting, scale and massing of the proposal and the separation distance between the residential units and the proposal.
- 8.17 The Environmental Health Officer has not raised objection to the proposal on noise and disturbance grounds and considers that the noise resulting from the construction phases of development can be adequately mitigated against and controlled via the recommended conditions which include restrictions on construction hours. These conditions are considered reasonable and necessary to impose and will be enforceable against. Refuse arrangements would remain the same, the pedestrian flows would be predominately from Station Road and the additional northern windows would not result in a significant noise and disturbance issue.
- 8.18 The proposal fails to adequately respect the residential amenity of its neighbours and the constraints of the site and is not compliant with Cambridge Local Plan (2018) policies 56 (58) and 35.

Impact on the open space

- 8.19 The open space to the north of the proposed extension is not designated as protected open space. It may well be designated as a protected open space in the future; however, currently it is not afforded additional protection through designation. Policy 67 requires development proposals to not harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless it meets certain criteria. After discussions with the Council's Policy team, it was concluded that this policy assesses the

physical impact of development on applications which include open space within the site. The proposed extension would not lead to a physical encroachment / consumption of open space.

- 8.20 Policy 55 and 56 requires high quality development to respond positively to existing features of natural and local importance that are also well integrated with the surrounding context. Officers consider that the proposal would respond to the scale of the surrounding high-density context and would not significantly adversely impact upon the enjoyment of the open space by virtue of the scale and massing of the proposed extension and high density. The open space is a pocket park within a high-density area, enclosed by 6-7 storey buildings on all sides aside from the smaller three storey element of the Clayton Hotel. Officers consider that given this context, the enclosure impact to this open space would not significantly harm the usability or character. A degree of overshadowing would occur however officers consider that this would not be to the detriment of the enjoyment of this space.
- 8.21 The proposal would be compliant with policy 55 and 56 of the Cambridge Local Plan (2018).

Impact on the Microsoft Building (office)

- 8.22 The Microsoft Building is sited directly adjacent to the site to the west and projects further north than the current built footprint of the Clayton Hotel. The existing form of the Clayton Hotel building steps down from six storeys adjacent to the western boundary to two-three storey. The proposal would result in this scale stepping up to six storeys adjacent to this boundary stepping up to eight storeys further away from this boundary. While this would have an impact on the commercial premises adjacent to the site, currently used by Microsoft, it is important to note that the BRE guidance states that *guidelines may also be applied to any existing non-domestic building where occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices* (paragraph 2.2.2 Site Layout Planning for Daylight and Sunlight: A guide to good practice, 2nd ed). The Microsoft building is a non-domestic building; however, it is unclear whether it is classed as a non-domestic building where occupants have a reasonable expectation of daylight. Officers consider that due to the office use, the requirement for daylight may not be as high as for residential properties.
- 8.23 Nonetheless in the MES daylight sunlight report is the only daylight sunlight report which assesses the impact of the development on the Microsoft building.

Measure	Outcome
Vertical Sky Component	33 out of 47 the windows assessed meet the BRE guidance for VSC
Daylight Distribution	5 of the 6 rooms assessed within this building comfortably meet the BRE guidance for daylight distribution.

Available Sunlight Hours Result	42 out of 47 the windows assessed meet the BRE guidance for available sunlight
Overall daylight sunlight BRE	All rooms meet the BRE guidance

- 8.24 The table outlines that using the BRE guidance, one office room would fail to meet the BRE guidance, taking account of daylight distribution, VSC and available sunlight hours. This is using the standard for residential development. The offices are all open plan, with at least a dual aspect. The room which would fail the daylight distribution measure is the ground floor with the light retained being 0.69. This would result in a noticeable daylight loss impact to the ground floor of the commercial building. However, given the use and that the standard for daylight and sunlight for this building should not be as high when compared to residential, flexibility should be applied here. Therefore, given the use of the building and its location in a high-density area, officers consider that the proposal would not detrimentally impact upon the daylight sunlight levels to warrant refusal of the application.
- 8.25 Outlook from the open plan offices will, by virtue of the scale and proximity of the proposal to the offices, decrease the number of outlooks from the open plan office. However, other outlooks, e.g. to the north, west or south, would be present and unaffected by the development due to the open plan nature of the office. Given this, the non-domestic use and the louvres present on this elevation, officers consider that a reasonable outlook is retained from this office block and significant harm would not arise.
- 8.26 The proposal includes three windows on the western elevation which would be brought closer to the boundary with the Microsoft building. The existing western elevation contains 12 windows to the portion of the building which, while set further away from the Microsoft building, overlook the commercial neighbour. The proposal would therefore reduce the number of windows but bring them closer to the Microsoft building. Previously these side windows have had louvered screens to be neighbourly, a condition may be considered reasonable given the nature of the commercial work in the Microsoft building, if the proposal were acceptable. Officers when taking all factors into account, consider that this impact would not be considered significant given the existing situation.
- 8.27 In respect of the impact to the Microsoft building, the proposal would be compliant with policy 55 and 56 of the Cambridge Local Plan (2018).

Highway Safety

- 8.28 The Highway Authority have no objection to the proposed extension, subject to a traffic management plan condition. Therefore, officers do not consider that the proposed extension to the existing hotel would result in any significant impact to the safe functioning of the highway.
- 8.29 The proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

- 8.30 The existing hotel comprises 160 bedrooms which would increase to 197 bedrooms as a result of the development. The existing site is car free with only provision for a drop off area / taxi bay and three disabled car parking spaces to the front (south) of the site. Officers consider that the increase in bedrooms would not trigger the need to increase car parking on site given the sites highly sustainable location within close proximity to Cambridge Train Station and several bus stops.
- 8.31 The existing hotel provides 20 cycle parking spaces within the area courtyard area and a further 10 cycle parking spaces to the south of the site near the main Station Road entrance. Appendix L of the Local Plan details the minimum cycle parking requirements for new developments, stating that hotels should provide a minimum of 2 cycle parking spaces for every 5 members of staff and 2 spaces for every 10 guest bedrooms. The existing 20 cycle spaces will be replaced within the rear courtyard and an additional 12 spaces would be provided in the form of Sheffield stands. The Design and Access Statement outlines that the proposed extension would lead to an additional 10 staff to serve the additional 37 rooms. The cycle provision for the additional rooms complies with the minimum requirements of policy 82.
- 8.32 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Inclusive access

- 8.33 The proposal would utilize the existing access arrangements comprising step free access to the entrance lobby and lift access to the upper floors and would retain the existing DDA rooms (two on each of the second, third, fourth, fifth and sixth floors, 10 in total). As a result of the proposal, ratio would be greater than 5% which is considered acceptable. It is noted that the Access Officer is not satisfied with the ratio, however, this is policy compliant.
- 8.34 The proposal is compliant with Cambridge Local Plan (2018) policy 56.

Sustainability

- 8.35 When constructed in 2016, the existing building achieved BREEAM level very good. Policy 28 requires all new non-residential development to achieve a minimum of BREEAM excellent, align with the minimum requirements associated with BREEAM excellent for onsite carbon reduction and achieve full credits for category WAT 01 of BREEAM. The proposed extension has been designed to achieve a BREEAM 'excellent' rating, with the BREEAM pre-assessment showing an overall score of 74.46% and achievement of all 5 credits related to water efficiency (Wat01). Energy Strategy sets out the hierarchical approach to reducing carbon emissions associated with energy use, which achieves a 68% reduction in emissions when assessed under Building Regulations Part L 2021. In terms of renewable energy, air source heat pumps and photovoltaic panels are proposed (3.6 kWp with pv area of 22.1m²). The plans now show that the PV panels will be on a small proportion

of the flat roof. Given it is an extension to an existing building and there are practical impediments to achieving the respective targets, it is commendable that the proposal meets the requirements of policy 28.

- 8.36 The proposal would, subject to conditions, be compliant with policy 28 of the Cambridge Local Plan (2018).

Drainage

- 8.37 The existing foul and surface water sewers would be utilized. Noting this alongside the extension not extending beyond the existing footprint, officers are satisfied that the proposal would not lead to any significant surface water or foul water drainage issues.

Refuse arrangements

- 8.38 The existing secure hotel refuse/ recycling area is located on the ground floor accessed from the service yard which is accessed directly off the public highway on Station Road. These arrangements (which will remain the same) would be acceptable given the scale of the extension.

Public Art

- 8.39 In order to accord with policy 56 of the Cambridge Local Plan and the Council's Public Art Supplementary Planning Document (SPD), the development should embed public art into the overall scheme. An addendum to the design and access statement (addendum 02 august 2023) shows that public art can be embedded into the proposed development and that an art consultant has been engaged to illustrate an initial concept. Officers commend the engagement with an art consultants however, further information would be required in the form of a public art delivery plan. This information includes:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

- 8.40 Officers consider that these details can be secured via condition. Therefore the proposal would be compliant with policy 56 of the Cambridge Local Plan (2018 in respect of public art.

Third Party Representations

- 8.41 The third-party objection has been addressed throughout the above report.

Planning Balance

- 9.1 Harm to daylight and sunlight received to the Vesta apartments has been identified. The proposal significantly exceeds the BRE measures for NSL and APSH in the case of multiple habitable rooms. These are small flats with the spaces affected being their primary living areas (LKDs) that typically have a floorplan deeper than 5m, are single aspect and south facing. Given these conditions and as the evidence suggests, the reduction in daylight would be noticeable and significant. Similarly, there are also two LKD which would see reduced sunlight particularly in winter months.
- 9.2 There are many benefits of the proposed scheme, including additional employment and increasing visitor accommodation in a sustainable location. However, officers note that an extension has been approved on site which would not result in harm to surrounding residents, meaning an extension can be accommodated on site and these benefits can be achieved without harm to the Vesta apartments. Moreover, the number of additional rooms over and above the proposal already approved would not lead to a significant contribution to visitor accommodation in the city.
- 9.3 Taking this all into account, when weighing the harm outlined above against the benefits of the proposal, officers consider that the benefits would not outweigh the harm. Therefore, the proposal should be refused.

10.0 RECOMMENDATION

REFUSE

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Agenda Item 9



Planning Committee Date	11 th June 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/02127/FUL
Site	Mayflower House, Manhattan Drive, Cambridge, CB4 1JT
Ward / Parish	West Chesterton
Proposal	Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays.
Applicant Presenting Officer	Mr John Muir Dean Scrivener
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Design/Visual Impact2. Conservation Area Harm3. Neighbour Amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application is for full planning permission for a roof extension on top of Mayflower House, which will provide no. 8 flats. This will entail the removal of the existing telecommunications which currently sits on top of the building. A condition is recommended to remove permitted development rights under Schedule 2, Part 16 of the General Permitted Development Order 2015, which would allow the LPA to formally assess any future application for the reinstallation of apparatus.
- 1.2 The application also proposes a bin and bike store, to serve the future occupants residing in the development.
- 1.3 The proposed roof extension is considered to constitute a form of development which will be modern in appearance but also be in keeping with the character and appearance of the local area, and not harm the setting of the adjacent De Freville Conservation Area, which surrounds the northern section of the site, from east to west.
- 1.4 Despite the roof extension being clearly visible from neighbouring buildings and properties, Officers are satisfied that the proposed extension would not result in any significant harm in terms of overbearing, overlooking or overshadowing impact, above and beyond which already exists.
- 1.5 Officers recommend that the Planning Committee approve the application, subject to the recommended conditions listed below.

2.0 Site Description and Context

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

*X indicates relevance

- 2.1 The application site lies within Midsummer Meadows, which comprises a cluster of buildings which are occupied by residential units. Midsummer Court and Bridgacre are located closest to Mayflower House, situated to the east and west, respectively. Mayflower House is the tallest building

within this location, which is occupied by residential flats and comprises seven storeys in height (including ground floor level).

2.2 Lovers Walk is set directly to the north of the site and marks the boundary of the De Freville Conservation Area. The site is accessed via Manhattan Drive, further to the south west of Mayflower House. The south eastern boundary of the Chesterton Conservation Area lies on the far side of Elizabeth Way to the east, and the Riverside and Stourbridge Common Conservation Area boundary lies to the south, alongside the River Cam and including the open space of Midsummer Common. The site itself is not designated and lies outside these Conservation Area boundaries.

2.3 The immediate area around the building is mainly used for car parking and comprises large areas of hardstanding which are partly broken up by grassed areas with trees. The site is relatively well concealed from the surrounding area, however the tall buildings on the site can be seen from certain viewpoints.

3.0 The Proposal

3.1 This application is for full planning permission for a roof extension which will provide no. 8 flats, following the removal of the existing apparatus which currently sits on top of Mayflower House. The proposal will also provide bin and cycle stores for the future occupiers.

4.0 Relevant Site History

Reference	Description	Outcome
21/03999/PRIOR	Removal and replacement of 6 antennas, the installation of 10 antennas on 5 no. 2.1m high poles at a height of 21.85m agl and the installation of 4 microwave dishes and ancillary equipment.	Prior Approval Not Required
20/51004/PREAPP	Proposed replacement 7th floor to provide 4 studios, 1 x 1 bed flat and 3 x 2 bed flats.	Supported, subject to details submitted at application stage

5.0 Policy

5.1 National

National Planning Policy Framework

National Planning Practice Guidance

National Design Guide 2021

(Listed Buildings and Conservation Areas) (LBCA) Act 1990

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 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 34: Light Pollution

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 50: Residential Space Standards - internal Residential Space Standards

Policy 51: Accessible Homes

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 60: Tall Buildings and Skyline in Cambridge

Policy 61: Conservation and Enhancement of Cambridge's Historic Environment

Policy 62: Local Heritage Assets

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 84: Telecommunications

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
Cycle Parking for New Residential Developments SPD – Adopted 2010
De Freville Conservation Area Appraisal – Adopted 2009
Chesterton Conservation Area Appraisal – Adopted 2009
Riverside and Stourbridge Common Area Appraisal – Adopted 2009

6.0 **Consultations**

6.1 **County Highways Development Management**

6.2 No objections subject to conditions regarding a traffic management plan and a contractor's parking plan. An informative is also recommended to inform the applicant that the future occupiers will not benefit from residential parking permits.

6.3 **Environmental Health**

6.4 No objections subject to conditions regarding construction hours, noise/vibration impact and plant installation.

6.5 **Sustainability Officer**

6.6 No objections subject to conditions regarding a Carbon Reduction Statement and water efficiency.

6.7 Further comments were provided in response to the single aspect units being proposed, especially as they would face southwards. There is a concern of overheating however the proposed roof design would limit sunlight and reduce the amount of overheating. Further information on this would be helpful, to ensure the units would not overheat.

6.8 **Drainage Officer**

6.9 No objections subject to a condition regarding surface water and foul water drainage mitigation.

6.10 **Conservation Officer**

6.11 No objections subject to a condition requesting further details regarding the structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been secured.

6.12 **Cambridgeshire Fire and Rescue Officer**

6.13 No objections subject to a condition to secure the provision of fire hydrants.

6.14 **Health and Safety Executive (HSE)**

6.15 Following receipt of the amended Fire Strategy and Statement, HSE is content with the fire safety design of the proposed development.

6.16 **Cadent Gas**

6.17 No objections subject to an informative to inform the applicant to ensure that no part of the development interferes with the operation of local assets.

7.0 Third Party Representations

7.1 15 letters of objection have been received. Their concerns are summarised as follows:

- Impact upon existing services within Mayflower House, i.e the lift, the shared laundrette – extra strain on these
- Asbestos removal within the roof
- Overshadowing impact
- The submitted Daylight/Sunlight Impact Assessment is inadequate and should include the Winter months
- Mayflower House is already the tallest building within the locality and the proposal would not be in scale with the surrounding development
- Overlooking impact
- The application is not clear on where the existing apparatus will be located. This is a concern as this would make the building even taller
- Noise impact from construction and use of external balconies
- Conservation Area impact
- The proposal lacks architectural merit
- Lack of additional car parking being provided for future occupiers would result in additional parking stress upon local streets
- Increase in vehicle movements, to and from the site which could result in hazard upon pedestrians, cyclists and children – alternative access should be conditioned to restrict vehicles using Manhattan Drive
- Potential reduction of light due to the erection of scaffolding

- The existing trees situated along Lovers Walk provide some screening along the northern boundary of Mayflower House however the roof extension would sit above the tree canopy and would not be screened
- Lack of planting incorporated within the proposal
- Insufficient time given to allow comments to be submitted
- Roof plant noise impact
- Location Plan lacks details for the contractor parking and storage of materials etc – also is Bridgacre part of the proposals? Location plan should be corrected
- Plant room should be incorporated within the roofscape to reduce visual impact
- Construction impacts upon local residents
- Painting the existing brick work may be difficult to achieve
- Impact upon existing internet connections
- Some form of change should be delivered to outweigh the disruptiveness upon existing residents – i.e. service charge responsibilities/compensation

7.2 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.

8.0 Assessment

8.1 Principle of Development

8.2 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

8.3 Given the site is located within a sustainable location and in close proximity to the city centre, the proposed residential units are acceptable and is in accordance with Policy 3 of the Cambridge Local Plan 2018, subject to the below considerations.

8.4 Loss of Telecommunications

8.5 Policy 84 of the Cambridge Local Plan (2018) does not provide for any protection against the loss of existing telecommunications equipment. Neither does the NPPF. Nonetheless, the extent of loss of the telecommunications apparatus on the roof would be significant. This is partly a commercial arrangement in that the use of the rooftop is leased but the granting of planning permission would effectively curtail current provision in favour of additional residential use. The subsequent impact on telecommunications coverage in this part of Cambridge is unknown. At the time of writing this report there is no formal representation from the telecoms operator(s). The site, in forming a high point to large areas of well-used open amenity parkland/common and buildings, will provide

communications benefit to the public at large. There is not an alternative location for the telecommunications equipment approved and its loss must therefore be balanced against the merits of the proposal.

8.6 Skyline of Cambridge

8.7 Policy 60 of the Cambridge Local Plan (2018) aims to protect the existing skyline of Cambridge and sets out a number of criteria which need to be accorded with. Further guidance on how applicants should address each of these criteria is set out within Appendix F of the Local Plan. The supporting text of Policy 60 states that in developing any proposals for tall buildings, developers should make reference to Appendix F of the plan, which provides a more detailed explanation of the required approach, methodology and assessment to developing and considering tall buildings in Cambridge.

8.8 Paragraph F.10(ii) states that '*within the suburbs, buildings of four storeys and above (assuming a flat roof with no rooftop plant and a height of 13m above ground level) will automatically trigger the need to address the criteria set out within the guidance.*' The current application would trigger these thresholds and therefore Policy 60 is engaged.

8.9 The site is located outside of the historic core, as illustrated by Figure F.1. of Appendix F. Mayflower House is located outside of this area, to the west of Elizabeth Way and within an area where the prevailing height of residential buildings is generally two storeys with some more substantial three storey Victorian and Edwardian buildings on the main approach roads. Midsummer Meadows comprises the tallest buildings within this area of Cambridge however, these are relatively well concealed and can only be seen from certain viewpoints which will be addressed in the below paragraphs.

8.10 Paragraphs F.20 and F.21 list a number of sites which are classified as 'Long to Medium distance views towards Cambridge' and 'Local to short distance views.' Applications for tall buildings should carefully consider other local views on key approach roads. Ultimately, applicants need to submit a document that addresses all of the assessment criteria within Appendix F. Although the proposal is not for a new building, it proposes alterations and extensions to an existing tall building which would result in a change to the external appearance of the building, and therefore the assessment needs to follow the guidance set out within Appendix F.

Criterion a) of Policy 60: Location, Setting and Context

8.11 Paragraph F.29 states that the relationship of the proposed building, or buildings, to the surrounding context needs to be carefully examined. It

lists a number of features which need to be assessed as part of a townscape, landscape and urban design appraisal.

- 8.12 The applicant has submitted a Landscape, Townscape and Visual Assessment (LTVIA) (Jon Etchells Consulting, April 2023). The LTVIA declares that site visits and viewpoints were assessed during February 2022, when the building would be most visual within the townscape, as illustrated by the various photographs and accompanying visuals presented within the report.
- 8.13 The visibility of Mayflower House is limited by the other buildings within the Midsummer Meadows estate and also by the generally dense urban fabric of Cambridge around it, with the relatively narrow residential streets often limiting views of the taller buildings within Midsummer Meadows. The more open areas of Midsummer Common to the south and south west of the site allow more open (but also more distant) views of the upper parts of the building above intervening houses. Views of Mayflower House can be categorised into short distance public views from the area around the site; medium distance views from roads and open spaces within Cambridge; longer distance views from viewpoints around the edges of the city (the Strategic Viewpoints of Appendix F); and private views from buildings in the area around the site. These are summarised within the LTVIA.
- 8.14 Figure 3 of the LTVIA illustrates that the 'strategic viewpoints' as shown within Figure F.3 of Appendix F of the Local Plan, have been visited and accompanying photographs have been taken looking from these viewpoints towards the site. Of the total 15 strategic viewpoints visited, Mayflower House could only be seen from two of these viewpoints, at Wort's Causeway/ Shelford Road (viewpoint 9) and Castle Mound (viewpoint 1). The building would only be visible using a zoom lens and is indiscernible to the naked eye and has no significant visual presence in the context of this city-wide panorama when taken from viewpoint 9. In respect of views from Castle Mound, the majority of tall buildings are visible from this viewpoint and therefore the effect of the proposal in terms of visibility is considered to be minimal within the larger context of the townscape. As such, it is considered that the proposal would not result in visual harm upon the skyline of Cambridge when viewed from the 'strategic viewpoints' as shown in Figure F.3 of Appendix F.
- 8.15 The LTVIA infers that the proposal would be more visible from more short-medium distanced views, as illustrated in the accompanying photographs on pages 15-29. The key viewpoints identified are presented on Figure 2 of the LTVIA, which have been visited and accompanying photographs have been submitted. Of the viewpoints assessed and from looking at the accompanying photographs, the key views from where the proposal would have the most impact are considered to be the following:
- Viewpoint 2 (Elizabeth Way)

- Viewpoint 13 (Elizabeth Way over River Cam)
- Viewpoint 11 (St Andrews Road)
- Viewpoints 23, 24 and 26 (Midsummer Common)
- Viewpoint 1 (Midsummer Meadows/Manhattan Drive)

- 8.16 The remaining viewpoints are considered to be partially obscured by the existing built form within the area and the proposal would not result in a significant visual intrusion upon the existing skyline. This is clearly illustrated within the accompanying photographs and the photomontages provided within Appendix 1 of the Heritage Statement (HS) (Asset Heritage Consulting, January 2020, updated May 2023). These are taken from viewpoints 11 and 17 on Figure 2 of the LTVIA.
- 8.17 Officers did request that further photomontages were submitted with the application to demonstrate the visual prominence of the proposal from the above viewpoints. These were provided in respect of viewpoints 2, 13, 23, 24 and 26 (upload). It should be noted that photomontages from the other viewpoints within the surrounding residential streets have been included within Appendix 1 of the Heritage Statement, which clearly show the proposal would have a limited visual impact upon the existing skyline. These are viewpoints 11, 17 and 22 on Figure 2 of the LTVIA.
- 8.18 Viewpoints 2 and 13 are located on Elizabeth Way bridge. The photomontages provided for these viewpoints clearly show the proposal in clear views within the existing skyline. The site can be clearly seen which portrays a modern residential appearance, with a parkland character of large apartment blocks surrounded by well-tended open space and parking areas, and a number of mature trees. The apartment blocks vary in architectural style and materials, with Mayflower House being the tallest and also the most utilitarian in appearance, with a somewhat stark, rectilinear character and with the discordant collection of plant and equipment on its flat roof, detracting from its appearance.
- 8.19 It is considered that the proposed extension would create a sympathetic design and a more appropriate termination to Mayflower House, especially when compared to the existing apparatus and equipment which currently exists. It is confirmed that the proposed extension would be lightweight and would not be suitable for supporting any new telecommunications plant and aerials, so those features would be permanently removed and could not be replaced in the future, as recommended via condition.
- 8.20 The photomontages provided for viewpoints 23, 24 and 26 have also been provided. These are located along the boundary of Midsummer Common alongside the edge of residential properties further to the south. Only the top section of proposal would be seen from viewpoint 24 due to the presence of the existing block of flats within the foreground of this view. Therefore, the visual impact upon the skyline of Cambridge is not considered to be excessive from this viewpoint. The proposal would have more visibility when viewed from viewpoints 23 and 26, given the more

open nature of these views. Nonetheless, given the proposal is designed to provide a more satisfactory and attractive cap to the building than the existing apparatus and associated plant, the current view undermines the skyline at present. The additional floor has been designed to complement the fifth floor recently added to the adjacent Bridgacre building, and materials would be pale grey matt finished metal panels with extensive glazed areas. The existing dark brickwork of the seventh storey would be painted to blend with the floors below and emphasise the role of the additional floor in capping and completing the elevations in an attractive manner.

- 8.21 Lastly, View 1 of the photomontages in Appendix 1 of the HS presents a very close view of the site, whereby the proposal would be visually prominent. This view takes in modern development on Manhattan Drive and within Midsummer Meadows. In essence, the proposal is considered to be an upgrade when compared to the existing apparatus and associated clutter and would resemble a similar appearance to the roofscape of Bridgacre, overall complimenting the site.
- 8.22 In summary, the submitted LTVIA and accompanying photomontages clearly sets out the implications of the proposal in respect to the local context of the area, and demonstrates the limited impact which would result, as directed by criterion a) of Policy 60.

Criterion b) of Policy 60: Impact upon the historic environment

- 8.23 Lovers Walk is set directly to the north of the site and marks the boundary of the De Freville Conservation Area. The south eastern part of the Chesterton Conservation Area lies to the far side of Elizabeth Way to the east, and the Riverside and Stourbridge Common Conservation Area lies much further to the south, alongside the River Cam and includes the open space of Midsummer Common. Despite the site being located within the setting of these Conservation Areas, the site itself is not designated and lies outside the Conservation Area boundaries.
- 8.24 As well as the LTVIA, the applicant has also submitted a Heritage Statement (HS) (Asset Heritage Consulting, January 2020, updated May 2023). These documents outline the level of harm identified in respect to the settings of the local Conservation Areas.
- 8.25 The Midsummer Meadows site was always distinct from the De Freville estate to the north/north west, with the curving line of Lovers Walk still separating the two. The Midsummer Meadows estate represents an enclave of taller apartment buildings set between those roads and the earlier De Freville estate. Mayflower House's immediate context is Midsummer Meadows, a relatively small, four-acre, well-maintained estate of apartment blocks set within planted verges and gardens.

- 8.26 The De Freville Conservation Area comprises residential development, which primarily comprises two-storey houses (although commonly incorporating roof-level extensions), with this contrasting character a result of its distinct historical development. The HS refers to the eastward views along Aylestone Road where the proposal would be seen in between gaps of the residential properties. Although the proposal would be seen within these gaps, the proposed rooftop extension would sit below the parapet level of the existing lift overrun and below the top of the existing aerials (the centrally placed plant enclosure only would rise above the parapet level of the lift overrun but would remain below the top of the existing aerials). Therefore, it is considered that the proposal would be seen however this doesn't mean the proposal would result in significant harm when compared to the existing view.
- 8.27 View 2 of the photomontages presented in Appendix 1 of the HS shows the roofscape of the existing Bridgacre building being the prominent building when viewed from Aylestone Road. As can be seen, the proposal would be seen in the background above Bridgacre, however the amount of roofscape visible would not be significant within the existing skyline.
- 8.28 In relation to the views along Humberstone Road, which is located to the north of the site, there appears to be glimpse views in between the residential properties from this street. Most of the views are already obscured by extensions attached to these residential properties, of which already provide some level of harm to the existing skyline within this area of the Conservation Area. As such, the replacement of clear visibility of excessive rooftop clutter on what is perfectly legible as a modern building within these views, is considered to be a visual improvement to the skyline.
- 8.29 Turning now to the Chesterton Conservation Area, an important viewpoint is the view from St. Andrew's Road, located to the east on the other side Elizabeth Way. View 4 in Appendix 1 of the HS illustrates the presence of the existing modern apartment buildings which are of a larger scale than the earlier the two-storey residential properties along St Andrews Road and local vicinity. As stated within the Chesterton Conservation Appraisal, this viewpoint does not contribute to what is significant about this Conservation Area, and so, while the proposals would clearly represent a visual improvement, the benefits to the Conservation Area are limited. It should also be noted that St Andrews Road is a more recent addition to the Conservation Area, with the main core being located further to the east, where Mayflower House is not visible.
- 8.30 Notwithstanding this, the building would be clearly visible from this viewpoint and the apparatus and associate clutter is clearly visible at present within the skyline, and the proposals would result in an enhancement to the skyline from this viewpoint within Chesterton Conservation Area.

- 8.31 In respect of the River and Stourbridge Conservation Area, the most visible viewpoints have already been discussed in the above section, with reference to viewpoints 23, 24 and 26 within Midsummer Common. As concluded above, the proposal when viewed from within Midsummer Common is not considered to result in significant visual impact upon these open views and would deliver a form of development which would preserve visual appeal of these views.
- 8.32 In addition to the above, the Conservation Officer has been consulted on the application and has raised no objections, subject to a condition securing details the junction details and associated details including colours, surface finishes/textures and relationships to glazing and roofing. This condition is recommended.
- 8.33 In summary, the information provided within the Heritage Statement clearly demonstrates that the proposal would not significantly affect the settings of the surrounding Conservation Areas in respect of intruding the existing skyline and accords with criterion b) of Policy 60.

Criterion c) of Policy 60: Scale, Massing and Architectural Quality

- 8.34 Paragraph F.40 of Appendix F states that proposal should demonstrate through drawings, sections, models, computer-generated images (CGIs) etc., the design rationale of the building and how the form, materials and silhouette of the building will deliver a high quality addition to the city which will respond positively to the local context and skyline.
- 8.35 In addition to the LTVIA, the applicant has submitted a Design and Access Statement (DAS), (4D Studio, May 2023). This document outlines the rationale behind the architectural qualities and design approach for the proposal.
- 8.36 The proposed additional storey is attractively glazed with a distinctive 'butterfly' roof that will create a high-quality architectural statement to transform the block, the design of which was conceived in the 1960's. The butterfly roofs of the development are an appealing and distinctive contribution to the Cambridge skyline and are utilised at the development further along the River Cam to the west at Riverside Place. The proposal will significantly improve the architectural quality of Mayflower House; views inside and outside the estate will be enhanced by replacing the discordant clutter of telecoms equipment and plant buildings on its roof with a harmonious and well considered architectural intervention.
- 8.37 It is proposed to install a non-combustible lightweight rain screen wall cladding system faced with matt finish light grey colour (similar to Bridgacre) metal panels and significant areas of glass. The

photomontages reveal that with this cladding material the finished building will be much more effective and visually lighter than a roof extension finished in brick. The new facades are restrained but the grey metal gives them a high quality appearance, completing the building. The large planar windows also help to give the top storey a more contemporary architectural design quality, as well as providing a successful contrast to the existing brick. A condition is recommended to secure the details of the proposed materials.

- 8.38 The information provided in respect to criterion c) is acceptable given the scale of development proposed. Given the proposal would provide an additional storey on top of an existing building, as opposed to proposing a new building comprising eight storeys in height, the application has successfully demonstrated that the proposal would provide a development of high architectural quality and an acceptable scale and massing. As such, the proposal is in accordance with criterion c) of policy 60.

Criterion d) of Policy 60: Amenity and Microclimate

- 8.39 Criterion d) requests tall buildings to respect the amenities of neighbouring properties, in regards to overlooking, overshadowing and overbearing impacts. These matters will be discussed in further detail under the below section 'Amenity'.

Criterion e) of Policy 60: Public Realm

- 8.40 The design of space around buildings is crucial in the creation of a good public realm. Tall buildings need to be sensitively located so that they relate well to the space around them.
- 8.41 Mayflower House is situated within an area comprising car parking and hardstanding. There are trees planted within grassed areas which help break up the amount of hardstanding within the site but these have no statutory protection. Given the nature of the proposal, it is not considered that enhancements to the public realm are necessarily required in this instance. The public realm is therefore to remain the same with the exception of the provision of a bicycle and bin store, which will be discussed further below.
- 8.42 In summary, given the nature of the proposal, the level of information in respect of public realm enhancements is not required in this instance and is in accordance with criterion e) of Policy 60.

Conclusion

- 8.43 In conclusion, the application contains a sufficient level of information within the LTVIA and supplementary photomontages, as well within the

Heritage Statement and DAS, which successfully demonstrates that the proposed roof extension would not significantly intrude the skyline of Cambridge and would in fact be an enhancement. The proposal is therefore in accordance with Policy 60 and the guidance as set out within Appendix F of the Cambridge Local Plan 2018.

8.44 **Design, Context and External Spaces**

8.45 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.

8.46 These policies build upon the principles outlined within the above section in respect of Policy 60, which is the main overarching policy adopted in this instance.

8.47 The roof extension would comprise a height of 5.3m (including the roof plant) from the base of the existing roof. The extension will comprise a matt cladded material with a light tone set within a 'butterfly' style roof and areas of glazing. Although the extension would be seen in viewpoints as assessed above and depicted within the LTVIA, the scale of the extension is considered to resemble a proportionate and subservient extension to the building and would not result in a top heavy addition to the building. The height of the extension would not exceed the total height of the telecommunications apparatus approved under the prior approval and is considered to be betterment to the building aesthetically. Given a condition will be imposed to remove the permitted development rights for telecommunication apparatus to be installed on the building in the future, the scale of development proposed is considered to be an enhancement within the local area.

8.48 The extension would be in contrast with the existing brick materials of Mayflower House however the appearance and form of the roof extension would provide a more modern form of development which would be similar to that of the adjacent Bridgacre building. Furthermore, the proposed design is similar to roof forms seen at Riverside Place, further to the west of the site, and is therefore a design which is compatible with the local area.

8.49 As aforementioned, the photomontages reveal that with this cladding material the finished building will be much more effective and visually lighter than a top storey finished in brick. The cladding will be a highly durable non-combustible material with a long service life to avoid severe weathering effects, which is particularly important given the height of the building. Details of materials will be secured via condition.

Landscaping

- 8.50 As well as shrub beds laid out around apartment buildings and many mature trees at the estate, a large central area of landscaping laid to lawn provides an integral setting for the blocks at Midsummer Meadows.
- 8.51 It is noted that a new Yew hedge will be planted and retained at the same height within a small grass area to separate the bike store from the adjacent premises of Bridgacre. This will help provide screening and prevent any visual clutter within the site. A condition is recommended to retain this hedge for the lifetime of the development.

Conclusion

- 8.52 Overall, subject to the above conditions, the proposed development is a high-quality design that would not result in significant visual harm upon the character and appearance of the local area and be compatible to its surroundings. The proposal is compliant with Cambridge Local Plan 2018 policies 55, 57, 58 and 59 and the NPPF.

8.53 Impact Upon the Setting of the Conservation Area

- 8.54 As aforementioned, the site is located within setting of three Conservation Areas, however does not directly sit within the boundary of any of these. The De Freville Conservation Area lies directly to the north/north west of the site, terminating at the north boundary of the site. Policy 61 of the Cambridge Local Plan 2018, as well as Section 72 of the Listed Building and Conservation Area (LBCA) Act 1990, seek to development to preserve or enhance the visual appeal of Conservation Areas.

- 8.55 The submitted Heritage Statement addressed the main viewpoints into and out of the Conservation Areas, and how the proposal would not result in significant visual harm upon the setting of these conservation areas. Although the roof extension would be clearly seen in some views into and out the surrounding Conservation Areas, the proposal is considered to be an upgrade to the existing apparatus on top of the roof, which does not provide any merit to the character and appearance of the Conservation Areas. The Conservation Officer has been consulted on the application and has concluded that the proposal would preserve the character and appearance of the Conservation Areas subject to a condition securing the junction details of the extension.

- 8.56 In conclusion, subject to the above condition, the proposal is not considered to result in significant detrimental harm upon the character and appearance of the surrounding Conservation Areas and would preserve the settings of these Conservation Areas, in accordance with Policy 61 of the Cambridge Local Plan 2018 and the LBCA Act 1990, and the NPPF.

8.57 Impact Upon the Setting of Listed Buildings

- 8.58 There are a number of boathouses along the River Cam further to the south west of the site, which are Grade II listed. A photomontage within the Appendix 1 of the HS has been included and shows the proposed roof extension from this viewpoint with the boathouses in the foreground. Given the roof extension is of an appropriate scale and design and would not result in a significant intrusion within the existing skyline as addressed above, and would remain relatively discrete, the proposal is not considered to result in significant visual impact upon the setting of these listed boathouses, and the proposal is therefore in accordance with Policy 61 of the Cambridge Local Plan 2018, Section 66 of the LBCA Act 1990 and the NPPF.
- 8.59 **Carbon Reduction and Sustainable Design**
- 8.60 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.
- 8.61 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.
- 8.62 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.
- 8.63 The Sustainability Officer has been consulted on the application and has raised no objections, subject to conditions securing carbon reduction statement and water efficiency. A combination of passive solar design, energy efficiency measures and the installation of air source heat pumps would reduce the dwellings' regulated CO2 emissions and ensure compliance with Building Regulations Part L 2021 and Policy 28 of the Cambridge Local Plan 2018. The roof will also be an upgrade to the existing roof which is not considered to have good insulation.
- 8.64 There is a concern raised by the Sustainability Officer in respect of the units facing southwards (Flats 5-8). These units could overheat but it is accepted that the roof overhang by virtue of the proposed butterfly style design and overhang, would limit the impact of overheating.
- 8.65 In order to mitigate overheating impact, the applicant has confirmed that the windows for these units would be fitted with solar control glass which would limit the solar rays absorbed and reduce the impact of overheating. It is intended to use high quality Pilkington Suncool (or glass of similar

specification) in the south facing units and where required, such as in openable skylights. The Proposed South Elevation drawing has been amended accordingly (Drawing no. PL115 – Rev C). Following discussions with the Sustainability Officer, this has been confirmed as an acceptable approach to mitigate the impact of overheating and a condition is recommended to secure the details of the glass specification in conjunction with an overheating impact assessment, to ensure the specification proposed effectively mitigates overheating, prior to occupation of the development.

- 8.66 In addition, an informative is recommended to ensure the development complies with parts O and F of Building Regulations, to ensure the building adopts a design to minimise overheating.
- 8.67 Subject to the above conditions, the issue of sustainability and renewable energy and the proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 8.68 **Biodiversity**
- 8.69 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.
- 8.70 Given the existing nature of the building and apparatus on top of the roof, the proposed roof extension is not considered to result in any significant harm upon local bats or birds, and therefore the absence of any ecological assessment being undertaken is not significant in this instance. The site does not form part of any designated ecological site.
- 8.71 Given the application proposes a roof extension to the existing building, as no habitat is affected, there is no BNG requirement. In addition, given the height at which the extension would be located and the fact that the roof is slightly pitched, it would be impractical and there is no policy requirement for any form of green roof. Notwithstanding this, a condition requesting details for securing ecological enhancements is considered reasonable and necessary and is recommended.
- 8.72 Subject to the above condition, Officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species, and would taking the above into account, the proposal is compliant with policies 57 and 70 of the Cambridge Local Plan (2018), and the Biodiversity SPD.

8.73 Water Management and Flood Risk

- 8.74 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.
- 8.75 The site is partly located within Flood Zones 2 and 3 (Moderate to High Flood Risk). The Drainage Officer has been consulted on the application and has raised no objections, given the location of the proposed extension being on top of the roof. Conditions regarding surface water and foul water drainage are recommended.
- 8.76 Subject to the above conditions addressing the issues of water management and flood risk, the proposal is in accordance with Cambridge Local Plan 2018 policies 31 and 32 and the NPPF advice.

8.77 Highway Safety and Transport Impacts

- 8.78 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.
- 8.79 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.
- 8.80 The Local Highway Authority has been consulted on the application and have raised no objections, subject to conditions requesting a traffic management plan and a contractor's parking plan. Given the close proximity of neighbouring properties in and around the site, these conditions are reasonable and necessary and are recommended.
- 8.81 The proposed increase in the number of car movements in and out of Midsummer Meadows will be de minimis and materially below the design intent of the estate. The Highway Authority have raised no objections to the proposal and therefore the proposal is not considered to result in any detrimental impact upon the safe and effective operation of the adopted highway.
- 8.82 Subject to the above conditions, the proposal accords with the objectives of Policy 80 and 81 of the Cambridge Local Plan 2018 and is compliant with NPPF advice.

8.83 Cycle and Car Parking Provision

Cycle Parking

- 8.84 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 residential developments to comply with the cycle parking standards as set out within Appendix L of the Local Plan, which in this case is one cycle space per bedroom.
- 8.85 The application proposes an additional no. 32 cycle spaces to be provided, which will serve both the exiting residents and future residents of Mayflower House. This is in light of surveys at the estate since the early 1980s which have indicated a decline in car ownership and a concomitant rise in cycle ownership. This is also supported by Policy 82 which states that in instances where part of a site with a known shortfall in cycle parking is redeveloped, provision in excess of the standards will be strongly recommended.
- 8.86 Although the new provision of cycle parking will not be directly located at the entrance of Mayflower House, it will be incorporated amongst the existing cycle parking along then northern boundary. In the view of Officers, this is considered acceptable and would provide easy and convenient access for residents to use.
- 8.87 It is proposed to provide a pitched roofed structure for 10 existing cycle hoops (serving 20 cycles) that adjoin the boundary with Lovers Walk. It will be located on the axis between Mayflower House and Bridgacre and act as a foil. The design will be as that built at Broadmeadows. Materials will be seasoned oak posts and Keymer 'mixed farmhouse' plain clay handmade tiles. Materials will be secured via a condition to ensure that they are compatible within this location. It is noted that all existing cycle spaces will be covered within the site and that a separate application is to be submitted in due course.
- 8.88 Subject to the above condition, the application is in accordance with Policy 82 of the Cambridge Local Plan (2018) and the cycle parking standards as set out within Appendix L.

Car Parking

- 8.89 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. The site is within a designated Controlled Parking Zone. Policy 82 also states that 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.

- 8.90 No additional car parking is proposed to serve the residential units and given the amount of cycle ownership of existing residents, as well as the drive to deliver more car free schemes within sustainable locations, the level of car parking is acceptable in this instance. Car ownership of existing residents is low. The over provision of cycle parking as mentioned above, will outweigh the lack of car parking in this instance.
- 8.91 An informative is recommend that future occupiers will not benefit from a Resident Parking Permit.
- 8.92 Therefore, the proposal is considered to accord with Policy 82 of the Local Plan and the standards set out under Appendix L.
- 8.93 **Amenity of Neighbouring Properties**
- 8.94 Policy 35, 55, 57 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. Criterion d) of Policy 60 is also of relevance to this section, as it refers to respecting the amenities of neighbouring properties.
- 8.95 The site is surrounded by neighbouring properties, both within and to the north and western, and southern boundaries.

Midsummer Meadows

- 8.96 Mayflower House is the tallest building within Midsummer Meadows and is set in a central location between other residential buildings. Bridgacre is set to the west; Midsummer Court is set to the east; Woodvale is set to the south, and Broadmeadows is set to the south west.
- 8.97 Given the existing massing and height of Mayflower House, and the modest proportions of the proposed roof extension, the proposal is not considered to result in significantly harmful impact upon Bridgacre and Midsummer Court. In addition, there is sufficient separation between the three buildings which would limit the effect of overbearing and overlooking from the proposal upon these buildings. A condition is recommended to secure details of the proposed 1.5m screening around the balconies which will further mitigate any impact in terms of overlooking.
- 8.98 The applicant has submitted a Daylight/Sunlight Impact Assessment (February 2023). This assesses windows within the east elevation of Bridgacre and on the seventh floor of Mayflower House itself. The vertical skylight reached by all of these windows was in accordance with BRE Guidance and there no significant loss of light would occur upon these neighbouring windows.

- 8.99 Given the distance at which Mayflower House is set in relation to Woodvale and Broadmeadows, no significantly harmful impact in terms of overlooking, overbearing or overshadowing impact upon these buildings.

Humberstone Road

- 8.100 There have been a number of representations received from the neighbouring properties along Humberstone Road. These properties are located to the north of the site, with nos. 58-68 being directly rear facing Mayflower House.
- 8.101 Although the proposed extension would be clearly seen from the rear garden areas and windows of these neighbouring properties, the existing height of Mayflower House already provides a sense of enclosure to these properties. The rear garden areas terminate at the boundary with Lovers Walk, which creates a separation between Mayflower House and these neighbouring garden areas. The distance between the rear boundary of these garden areas and Mayflower House is 16m. Given the rear garden areas are relatively large in size and provide a good level of external amenity for the residents, Officers consider that the level of any additional overbearing impact and sense of enclosure caused by the proposal would be minimal when compared to the existing circumstances.
- 8.102 Officers do note that there is a row of mature trees which are situated between Mayflower House and Lovers Walk. These provide some screening at present between the building and the neighbouring gardens and it is acknowledged that the proposed roof extension would project higher above the canopies of these trees. Despite this, these trees are not under the ownership of the applicant and could be removed at any time and as such, the screening provided by the trees at the current time could be removed at any time, regardless of the current proposal.
- 8.103 Moreover, in respect of overlooking impact, it is acknowledged that the flats would benefit from balconies which would directly face towards these neighbouring properties. As aforementioned, a condition is recommended to secure details of the proposed screening around the balconies which will further mitigate any impact in terms of overlooking impact. This would not completely remove overlooking from the balconies from occupants who are standing close to the edge, but it would rather minimise opportunities for and the perception of overlooking. There is already a degree of overlooking from the windows within the north elevation of Mayflower House, which are more directly in line with the rear elevations and gardens of the properties along Humberstone Road, than the proposed roof extension. The line of sight from the balconies will be offset as they will be located at a higher level and therefore with the addition of screening, the level of and opportunities for direct overlooking will not be significantly harmful.

- 8.104 Many of the representations received from these residents is concerning overshadowing of their rear garden areas.
- 8.105 Firstly, as aforementioned, the distance between Mayflower House and the rear boundary of the garden areas is 16m. In addition, the distance between Mayflower House and the neighbouring properties is approximately 40m. This distance varies when taking into account rear extensions, with the closest distance being 31m between the building and a rear extension at no. 62. These distances are significant.
- 8.106 In relation to the Vertical Sky Component (VSC), the assessment declares that given these distances, the proposal would not have an impact upon the neighbouring windows or gardens of these properties. There are outbuildings within the rear gardens which have skylights but these would retain at least 27% of the VSC due to their inclination in relation to Mayflower House. The closest window is set at 31m from Mayflower House, at No. 60, which will receive sufficient light as shown in Table 1 of the assessment. It is also noted that this calculation assumes a continuous obstruction and therefore will overestimate the impact of the proposed development.
- 8.107 Given that the former value of the VSC of the closest window has been calculated to be 0.89, it can be asserted that the proposal would not result in significant loss of light upon the other windows at the rear of these dwellings along Humberstone Road, which is acceptable.
- 8.108 Shadow maps have been submitted which shows the extent of sunlight received by the garden areas serving Humberstone Road. This illustrates that there would be a sufficient amount of sunlight received by the neighbouring gardens which is acceptable. There are comments received from the representations which allude to the fact that an assessment has not been undertaken in relation to the precited APSH, especially during the winter months. For the purposes of the assessment, the March equinox is considered the most appropriate month from which to draw any reasonable conclusions regarding such impact and the developers have provided this.
- 8.109 Given the existing height of Mayflower House and the relatively modest scale of the proposed extension, as well as the distance between the rear garden areas and Mayflower House, the proposal is not considered that the proposal would result in any more significant overshadowing impact when compared to the existing situation. A diagram on page 10 of the DAS does illustrate the extent of shadowing from the proposal when compared to the existing situation and confirms that the proposal would not result in any significant overshadowing upon these residential garden areas during the winter solstice. Therefore, the rear garden areas will be unaffected during the winter months as Mayflower House already blocks a significant amount of sunlight.

8.110 As such, Officers consider the applicant has undertaken an assessment which is in accordance with the BRE Guidance which demonstrates that the proposal will not have an adverse impact in terms of overshadowing.

Conclusion

8.111 Overall, subject to conditioning the screening of the balconies, the proposal would not result in any significantly harmful impact upon the amenities of neighbouring properties in respect of overbearing, overlooking or overshadowing impacts. As such, the proposed development would comply with Policies 55, 56, 57, 58 and Policy 60(d) of the Cambridge Local Plan 2018.

Amenity of Future Occupiers

8.112 The Daylight/Sunlight Impact Assessment concludes that the proposed flats will receive sufficient light levels and is therefore in accordance with BRE Guidance.

8.113 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All the proposed units exceed or are in accordance with the minimum standards. In this regard, the units would provide a high-quality internal living environment for the future occupants. The gross internal floor space measurements for units in this application are shown in the table below:

Flat No.	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m²)	Proposed size of unit	Difference in size
1	2	4	1	70	71	+1
2	1	1	1	37	42	+5
3	1	2	1	50	50	0
4	1	1	1	37	42	+5
5	1	1	1	37	37	0
6	2	3	1	61	63	+2
7	1	1	1	37	37	0
8	1	2	1	50	50	0

- 8.114 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. All flats will have access to private balconies and promotes a good design.

Accessible Homes

The development has been assessed for compliance with Policy 51 in relation to all the new units. The Design and Access Statement states the development will comply with the requirements of Part M4 (2) of the Building Regulations. A lift is shown to be provided to serve the upper floor to allow level access between all floors within the block. This is labelled as a lift suitable for fire fighters. It is unclear at this point in the writing of the report whether the lift would function for everyday use for all occupants and visitors to the apartments. Further clarity has been sought from the applicant on this basis, as it goes to the merits of the inclusivity of the scheme. Officers have assumed for the purposes of the recommendation that the lift would also be suitable for everyday use. The committee will be updated accordingly.

Noise Impact

- 8.115 Policy 35 of the Cambridge Local Plan 2018 safeguards 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.
- 8.116 The Council's Environmental Health Team has been consulted and has raised no objections subject to conditions relating to the following:
- Construction hours
 - Construction Noise/Vibration Impact
 - Plant machinery/equipment
- 8.117 All of these conditions are recommended by Officers to safeguard the amenities of neighbouring properties and future occupiers. There is sufficient separation space between the residential units and the proposed ASHPs, this can be mitigated through condition.
- 8.118 An informative is also recommended to ensure the applicant is aware of their responsibilities to safely remove any associated asbestos when undertaking the construction of the development, as well as an informative to ensure the applicant is aware of the installation of ASHPs.
- 8.119 Overall, it is considered that for the above reasons, and subject to the above conditions, the proposed development would not result in any significant noise impact or disturbance upon the amenities of the

neighbouring properties. As such, the proposal is in accordance with Policy 35 of the Cambridge Local Plan 2018.

Fire Safety

8.120 In accordance with the guidelines as set out under the Health and Safety Executive (HSE), the LPA have formally consulted HSE for 21 days regarding the assessment of fire safety for the development. HSE have raised no objections to the proposed development as it promotes an appropriate design in terms of fire safety for future occupiers and it will be the responsibility of the applicant to demonstrate compliance with these measures at later regulatory stages. As such, Officers are satisfied that the development is acceptable in regard to fire safety and the application is acceptable.

8.121 Third Party Representations

8.122 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
The additional stress upon existing services – the laundrette and the existing lift	This issue is not considered to be a material planning consideration and will need to be addressed by the Management Company of the building who will be able to provide more services if needed.
The neighbouring properties should be eligible for compensation to offset the impacts of the development	This is considered to be an unreasonable request for the LPA to engage with. The LPA has assessed the impacts of the proposed development upon the amenities of the neighbouring properties and concludes that the proposal is acceptable, subject to the conditions recommended below.
Covenants	A planning permission would not override covenants and private rights. These are civil matters between different landowners and not a material planning consideration.
Site Location Plan	The site location plan submitted with the application shows the land under the ownership of the applicant. Certificate A has been submitted to declare this and the LPA has no right to declare otherwise.
Neighbour Consultation time inadequate	The LPA have formally consulted a range of neighbouring properties within and around the site, for a statutory period of 21 days.

Other Matters

8.123 The Site Plan shows refuse storage will be located further to the south of the site. A condition is recommended to secure the details of the refuse store to ensure that it is well screened and has sufficient capacity to serve Mayflower House. As such, the proposal is in accordance with Policy 57 of the Cambridge Local Plan 2018.

8.124 **Planning Balance**

8.125 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).

8.126 The application proposes to erect a roof extension on top of an existing building, which would provide 8 new flats. This would necessitate the removal of existing telecommunications apparatus which appears very unlikely to ever be relocated back onto the roof due to its structural integrity. Given the amount of telecommunication apparatus loss, whilst there is no policy basis to protect existing equipment (NPPF paras. 118 - 122), this is nonetheless a material consideration for members to consider because any loss of an operational site will impact on the network operators' cell coverage and would be likely to result in off-site proposals to mitigate this.

8.127 The proposal would result in the physical replacement of the existing apparatus on Mayflower House with a form of development which will enhance the character and appearance of the area, as well as preserve the character of the surrounding Conservation Areas. The proposed design, scale and architectural merit would facilitate in providing a sympathetic addition to the existing skyline of Cambridge and would provide more residential units within a sustainable location, whilst respecting the amenities of neighbouring properties.

8.128 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, subject to the conditions set out below.

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 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.

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

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

3) No development (including the removal of the existing apparatus) 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).

4) No construction works shall commence until a Contractors Parking Plan has been submitted to and been agreed in writing by the local planning authority. The aim will need to demonstrate how the developer will control and regulate on street motor vehicle parking for the contractors and sub-contractors taking the works on both the public highway and private street areas.

The development will 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).

- 5) 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.

- 6) Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall include full details of monitoring, public communication, complaint handling and mitigation measures to be taken to protect local residents from noise and / or vibration. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory measures are in place to prevent noise disturbance upon existing and future residents (Cambridge Local Plan 2018 Policy 35).

- 7) No development shall commence until a scheme for the disposal of surface water and foul water shall be provided to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

- 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).

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

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

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

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

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

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

- 10) 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).

- 11) No operational plant, machinery or equipment shall be installed until a noise insulation/mitigation scheme as required to mitigate and reduce to a minimum potential adverse impact has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

Reason: To prevent any harm upon the amenities of the neighbouring properties (Cambridge Local Plan 2018 Policy 35).

- 12) 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).

- 13) No development shall take place above slab level, other than removal of the existing apparatus, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall 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. (Cambridge Local Plan 2018 policies 55, 56, 57, 58 (for extensions) and 60.

- 14) Prior to first occupation, each dwelling shall be fitted with a means for future occupiers to monitor / measure all of their own energy consumption (electric / water / gas) including the extent of the contribution made to energy consumption from on-site renewable energy sources. The fitted device(s) shall be retained and maintained thereafter.

- 15) No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved

in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

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

- 16) All hard and soft landscaping details 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 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).

- 17) No development above slab level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out in accordance with the approved details.

Reason: To conserve and enhance ecological interest (Cambridge Local Plan 2018 Policy 57 and 70).

- 18) Prior to the occupation of the development hereby approved, a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the safety of future occupiers against fire risk (Cambridge Local Plan policies 55, 56, 57 and 58).

- 19) No non-masonry walling systems, cladding panels or other external screens shall be erected until details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

- 20) Notwithstanding the provisions of the regulations set out within Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no plant, antennae, railings, enclosures, flues, vents, or other equipment or constructions shall be fitted to the exterior surfaces of the extension without the specific granting of planning permission by the local planning authority.

Reason: To ensure the development is retained in accordance with the approved details under this permission, in order to reduce any visual harm upon the character and appearance of the local area and settings of the Conservation Areas (Cambridge Local Plan 2018 policies 55, 56, 58, 60, 61), LBCA Act 1990 and the NPPF.

- 21) All proposed balconies hereby approved shall be fitted with obscure glazing to Pilkington obscurity level 3 or greater and shall be retained as such for the lifetime of the development.

Reason: To prevent significant overlooking upon neighbouring properties (Cambridge Local Plan 2018 policies 55 and 58)

- 22) Prior to the installation of any glazing for the new apartments, the type and specification of the solar glazing to be installed on units 5-8, together with an overheating assessment for the apartments, shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to avoid overheating and demonstrate compliance with policy 28 of the Cambridge Local Plan 2018.

- 23) Notwithstanding the approved plans, the development hereby approved, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

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

11.0 Informatives

- 1) In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any

changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.

- 2) To satisfy and discharge Environmental Health recommended conditions (including those related to construction / demolition, operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, should be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (2020). Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.
- 3) 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. A separate permission must be sought from the Highway Authority for such works.
- 4) Before the existing apparatus is removed, the applicant should contact the Council's Building Control Department to establish the way in which the equipment will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.
- 5) The applicant will need to ensure that the works do not interfere with any assets nearby, which are under the ownership of Cadent Gas Ltd. The applicant should therefore engage with Cadent Gas Ltd prior to the works commencing.

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 SPD



Planning Committee Date	11 th June 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/04434/FUL
Site	15 High Street, Trumpington, CB2 9HA
Ward / Parish	Trumpington
Proposal	Construction of a new dwelling following demolition of existing.
Applicant	Mrs Tan
Presenting Officer	Dominic Bush
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1.Context and Design 2.Neighbouring amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks permission for the Construction of a new dwelling following demolition of existing.
- 1.2 Officers recommend that the Planning Committee Approves the application subject to conditions.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	X
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
Building of Local Interest	Adjacent to	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 as existing comprises No.15 High Street, a single storey dwellinghouse that occupies a large, H-shaped footprint covering a large part of the area of the site. The front portion of the site is located within an area of TPO protected trees that runs along the eastern side of the High Street.
- 2.2 The application site is accessed from The High Street to the west, running north to south. To the south of the site is the neighbouring properties of No. 19, 19c and 19D. No.19 is identified as a building of Local Interest within the Trumpington Conservation Area Appraisal. Adjoining the site to the north is the neighbouring property of Menai, this building is also a single storey in height and similar in appearance to that of the existing dwelling within the application site. To the east of the site beyond the rear boundary is the residential garden of Tanglewood, Gazeley Road.

3.0 The Proposal

- 3.1 The application is proposing the construction of a new dwelling following demolition of existing.
- 3.2 The proposed single storey dwelling within the site is proposed to be replaced with a two storey that is smaller in its footprint. This allows for a larger rear garden to be provided to the east of the property with a detached garage to the east of the site fronting the High Street.

3.3 The application has been amended to address representations with regards to the scale of the proposed dwelling and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
23/50362/PRELV3	Mr and Mrs Tan wish to develop no 15 High Street Trumpington, demolishing the existing 1970's dwelling for a new build family home that is both energy efficient, sustainable to build, built for longevity and to provide, in time, a multi-generational home for a family	PREAPP AMBER

4.1 The previous preapplication at the site was for a dwelling that was similar in design to that proposed within this application. The proposal was considered appropriate in principle and design, with potential concerns raised regarding the impact on the amenity of Menai to the North.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Technical Housing Standards – Nationally Described Space Standard (2015)

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 32: Flood risk

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 50: Residential space standards
Policy 51: Accessible homes
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 62: Local heritage assets
Policy 71: Trees
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
Cambridgeshire Flood and Water SPD – Adopted November 2016
Trees and Development Sites SPD – Adopted January 2009

5.4 Other Guidance

Trumpington conservation area

6.0 Consultations

6.1 Local Highways Authority – No Objection

6.2 Subject to conditions regarding:

- Traffic Management plan
- Hours for Heavy construction vehicles

6.3 Drainage – No Objection

6.4 Subject to conditions regarding:

- Surface water drainage scheme
- Foul water drainage

6.5 Conservation Officer – No Objection

6.6 Subject to conditions regarding:

- Window Details
- Details of facing materials
- Non-masonry walling systems
- Roofing details

6.7 Ecology Officer – No Objection

6.8 Comments 05.01.2024

6.9 Requests confirmation that the property is self-build to determine if Biodiversity Net Gain is required.

6.10 Comments 01.03.2024:

6.11 Confirmation received that the site is not for Self-build and Biodiversity Net Gain information received. Therefore, no objection subject to Ecology Enhancement condition.

6.12 Tree Officer – No Objection

6.13 Subject to conditions regarding:

- An Arboricultural Method Statement and Tree protection plan
- A site meeting attended by the LPA and the applicants arboricultural consultant
- Compliance with approved Tree protection methodology

6.14 Environmental Health – No Objection

6.15 Subject to conditions regarding:

- Plant noise insulation
- Construction hours
- Construction delivery hours
- Piling
- Dust

7.0 Third Party Representations

7.1 Representations have been received from three neighbouring properties.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Drainage impacts
- Impact on protected species
- Impact on surrounding trees

7.3 Principle of Development

- 7.4 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 one for one replacement of a dwelling within the application site within the city of Cambridge is supported by Policy 3.
- 7.5 The principle of the development is acceptable and in accordance with policy 3 of the Cambridge Local Plan (2018).

7.6 Design, Layout, Scale and Heritage

- 7.7 Policies 55, 56, 57 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.
- 7.8 Policy 61 of the Cambridge Local Plan (2018) aligns with the statutory provisions and NPPF advice.
- 7.9 Policy 62 of the Cambridge Local Plan (2018) seeks the protection of local heritage assets and proposals would be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 7.10 The application site is not located within a Conservation Area but is within the setting of the Building of Local Importance immediately to the South, No.19 High Street. The area surrounding the application site is almost entirely residential, along the eastern side of the High Street, there are large, detached properties, that range in height from single to two storey, and are located within significantly sized plots. It is noted that the pattern of development and orientation of the buildings along this portion of the High Street varies, with thinner deeper buildings such as No.19, in comparison to lower, more expansive buildings such as the existing property in the application site and Menai immediately to the north.
- 7.11 The application is proposing the replacement of the existing, single storey building within the site with a two-storey replacement. Whilst the existing building is single storey in height, it is acknowledged and was noted within the initial preapplication on the site, that it is expansive in its footprint and as such occupies a large portion of the site. Proposed dwelling is for a more simple layout within the site, comprising a wide two storey building that is less than half of the depth of the existing building. It is noted that the visual massing of the property would be significant more prominent when viewed from the street scene, however as above, the neighbouring properties to the south are themselves sited closer to the highway and also visually prominent. The furthest forward built form of the proposed dwelling is that of the detached garage, however this is sited no further

forward than the front elevation of the existing property, therefore the proposed layout of the site is considered acceptable in this instance.

- 7.12 The footprint of the proposed dwelling measures approx. 16.5 metres in width and up to 8.2 metres in depth. Meanwhile the main roof of the property is approx. 6.8 metres in height to the ridge and 5.2 metres in height to the eaves. It is noted by officers that the increase in height of the proposed dwelling, above that of the existing bungalow would result in the blocking of some of the views to the trees that line the rear of the site and contribute to the verdant character of the application site, as well as Menai as existing. The proposed development would, as a result contribute to a more urban character within the site that would differ from that of the neighbouring site of Menai. Although this change in character of the site is noted, it is considered that on balance, given the nearby developments to the north, including Gilmerton Court which are far greater in their massing, that the scale of the proposed dwelling in this context is acceptable and would not be out of keeping with its location.
- 7.13 It is noted that concerns have been received by third parties regarding the materials proposed in the external construction of the building and the impact of this on the character of the area. However, in consultation with the Councils Conservation Officer it is considered that the design of the proposed dwelling, including the use of materials is considered acceptable. Additional confirmation has been received during the application, to confirm the use of Cambridge gault type bricks on the external walls of the dwelling. This use of brickwork is considered acceptable and ensures that the appearance of the dwelling is in keeping with the surrounding context. Multiple conditions have been requested by the Conservation Officer regarding details of the materials proposed, given that the site is not within a conservation area, a single condition regarding certain material details will be applied.
- 7.14 The proposal would result in the creation of a flat roof for the garage. Policy 31(f) of the Local Plan requires that all flat roofs are a green or brown roof, providing that it is acceptable in terms of context. This can be ensured by way of condition and is shown on the plans as a sedum roof.
- 7.15 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, 59, 61 and 62.
- 7.16 Amenity**
- 7.17 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.
- 7.18 Neighbouring Properties

7.19 Impact on Menai

7.20 Multiple concerns have been raised by third parties with regards to the impact of the proposed development upon Menai, which is the property immediately to the north of the application site. A sunlight & daylight study has also been provided by the occupier of Menai in objection to the proposal.

7.21 Firstly, it should be noted that the application follows a preapplication at the site where potential concerns regarding the impact of the proposed development upon this neighbouring property were mentioned. The proposed design of the dwelling within this application has also been amended in order to overcome the impacts on this neighbouring property.

7.22 It is acknowledged that the replacement of the existing single storey dwelling within the site with a two-storey property would have a certain level of impact on this neighbouring property. Menai has a number of windows within its southern elevation that would face onto the proposed dwelling, including a large area of glazing that serves a living/ dining area and a bedroom to the southwestern corner where the only window is within the southern elevation. Considering the height of the proposed dwelling it is not considered that it would break a vertical 25-degree splay from any of the windows within the neighbouring property. The amendments received to the design have slightly stepped the proposed property away from the boundary and reduced its height, as well as moving the rear projecting element to the other side of the site. As such, given the depth of the proposed dwelling, it is considered that views would be retained to both the front and the rear and therefore the impact in terms of loss of light and overbearing would be further mitigated.

7.23 When visiting the site and as pointed out within the statement provided by Menai, the primary external amenity area for this property is that immediately to the south of the building. Officers acknowledge therefore that this area would also be impacted to an extent by the proposal. However as with the windows, it is considered that, given the orientation of the proposed building, views would be retained to both the front and the rear when within this external amenity area of Menai. The proposed dwelling would be visible above the existing boundary fence, however it is not considered to be significantly overbearing or cause significant loss of light to this area.

7.24 Concerns were also raised regarding loss of privacy to the neighbouring property. However, it is noted that there are no windows proposed within the northern elevation of the dwelling that would face directly onto the amenity areas or windows on Menai. Given the siting of the proposed dwelling, it is acknowledged that there may be views from the windows to the rear of the dwelling to the rear of the plot of Menai, however these views would be at an extremely slight angle and therefore it would not be considered that they would overlook the neighbouring property.

7.25 Future Occupants

7.26 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).

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

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	5	10	2	128	233	+105

7.28 Garden Size(s)

7.29 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.

7.30 From the information above it is considered that the proposed dwelling would provide sufficient space internally to comply with the nationally described space standards. Whilst the footprint of the proposed dwelling would also ensure that a significantly sized rear garden is provided that is also considered to be sufficient for a dwelling of this size.

7.31 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.

7.32 The development would comply with the requirements of Part M4(2) of the Building Regulations and would therefore comply with Policy 51 of the Cambridgeshire Local Plan 2018. A condition shall be added to ensure that the proposal is built to the Part M4(2) requirements.

7.33 Construction and Environmental Impacts

7.34 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.

7.35 This application is proposing an Air Source Heat Pump to the southern side of the proposed dwelling. The Environmental Health Officer has been

consulted on the proposal and they have not raised any objections subject to conditions relating to plant noise insulation, construction hours, piling and dust which are considered reasonable to protect the amenities of nearby residential properties.

- 7.36 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, 53, 57 and 58.

7.37 Trees

- 7.38 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.

- 7.39 The application is supported by an arboricultural impact assessment and the council's trees officer has been consulted on the application. Comments have been received from this officer that raise no objection to the proposed development, subject to conditions regarding tree protection methodology, compliance with this approved methodology and a pre-commencement site meeting to discuss tree protection. Given the number and significance of the trees surrounding the site, these conditions are considered reasonable in this instance.

- 7.40 The impact of the proposal on the existing tree(s) can be mitigated through planning conditions to limit harm through protective measures. The proposal accords with Policy 71 of the Cambridge Local Plan (2018).

7.41 Carbon Reduction and Sustainable Design

- 7.42 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.

- 7.43 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.

- 7.44 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.

7.45 The application is supported by documentation that states the proposal will incorporate:

- The proposed construction will exceed building regulations requirements and strive to achieve an EPC 'A' rating
- Daiken Air Source Heat Pump & Solar Panels
- Water butts would be incorporated to store rainwater surface water
- Quick flush toilet cisterns installed for water efficiency
- All new energy rated kitchen appliances to kitchen

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

7.47 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.

7.48 Biodiversity

7.49 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.

7.50 The council's ecology officer has been consulted on the application and has raised no objection to the proposed development, subject to a condition regarding ecological enhancement.

7.51 Information has been provided during the process of the application to clarify that BNG can be provided on site officers propose that the wording of the condition requested by the Ecology officer is changed to that including the requirement for details of Biodiversity Net Gain, in addition to ecological enhancement measures.

7.52 In consultation with the Council's Ecology Officer, subject to an appropriate condition, 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).

7.53 Water Management and Flood Risk

- 7.54 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.
- 7.55 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 7.56 The Councils Drainage officer has been consulted on the application and raises no objection to the proposal subject to a condition regarding schemes for surface and foul water drainage. However, considering that the site is not considered at a high risk of flooding, it is deemed that these conditions are not reasonable, and that this can be controlled by way of a water efficiency condition.
- 7.57 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.

7.58 Highway Safety and Transport Impacts

- 7.59 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.
- 7.60 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.
- 7.61 The proposed development would utilise the existing access into the site from the High Street and no alterations are proposed to this. The Local Highways Authority have been consulted on the application and raise no objection to the proposed development subject to conditions regarding a traffic management plan, and hours for heavy construction vehicles, given the constraints of the site and its access these conditions are considered reasonable to ensure highways safety.
- 7.62 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

7.63 Cycle and Car Parking Provision

- 7.64 Cycle Parking
- 7.65 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 residential development states that one

cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. 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. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

7.66 The cycle parking is shown to be provided within a separate, enclosed store just to the south of the access to the site on the frontage. Full details of this have been provided that show that the level of cycle parking provided complies with Policy 82 and Appendix L.

7.67 Car parking

7.68 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. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. 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.

7.69 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.

7.70 Following revisions to the layout of the front of the site. The site plan provided with the application shows the provision of space for one car parking spaces within the hardstanding to the front of the property. This is in addition to the detached garage to the front of the site although it is not clear if this is to be used to park a car. Officers therefore consider that the level of car parking provided does not exceed the maximum quantity of two spaces as defined in appendix L of the Local Plan.

7.71 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.

7.72 Other Matters

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

7.74 Planning Balance

7.75 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).

7.76 The proposed development would preserve the character and appearance of the surrounding area, through the high quality replacement 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.

7.77 Whilst objections from third parties regarding neighbouring amenity impacts are acknowledged, it is considered that on balance, the impact of the proposed development on the amenity of neighbouring properties would not be significant and is acceptable in this instance.

7.78 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.

8.0 Recommendation

8.1 **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 begun before the expiration of three years from the date of this permission.

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

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

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

- 3) No 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).

- 4) 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).

- 5) Prior to commencement 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

- 6) No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings 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 include:

- Details of the proposed brickwork
- Details of the proposed Roof coverings
- Details of the proposed windows

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

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

- 7) 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, 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.

- 8) No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

- 9) 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 be 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. (Cambridge Local Plan 2018 policy 35)

- 10) Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

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.

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

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

- 12) No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as

required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).

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

- 13) Any demolition, construction or delivery vehicles with a gross weight in excess of 3.5 tonnes shall only service the site between the hours of 09.30hrs -15.30hrs, Monday to Saturday.

Reason: in the interests of highway safety, in accordance with paragraph 115 of the NPPF.

- 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. (Cambridge Local Plan 2018 policy 35).

- 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. (Cambridge Local Plan 2018 policy 35).

16) 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: Tree

17) The proposed private amenity spaces and bin storage facilities for the dwellings hereby permitted shall be laid out in accordance with drawing OAKPL-01 prior to the occupation of the dwellings and shall thereafter be retained in the configuration as approved for the benefit of future occupants of the scheme unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure an appropriate standard of residential amenity for future occupants. (Cambridge Local Plan 2018 policy 50 and 57).

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

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

19) Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

20) Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

21) Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwellinghouse(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of the occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

25) The bike store 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).



Planning Committee Date	11 th June 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference Site	24/00245/REM 111 - 113 Queen Ediths Way Cambridge Cambridgeshire CB1 8PL
Ward	Queen Ediths
Proposal	Reserved matters application for approval of access, appearance, landscaping, layout and scale following outline planning ref, 22/01411/OUT (Construction of detached bungalow on land to the rear of 111-113 Queen Edith's Way Cambridge).
Applicant	Mr Leneghan
Presenting Officer	Dominic Bush
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1.Design and appearance 2.Amenity 3.Highways 4.Other matters
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks approval of reserved matters of access, appearance, landscaping, layout and scale following outline planning ref, 22/01411/OUT (Construction of detached bungalow on land to the rear of 111-113 Queen Edith's Way Cambridge).
- 1.2 It should be noted that the principle of the proposed development for a single dwelling within the application site is not a matter for consideration within this application. This was established within the extant outline permission on the site. This application can only be assessed on the matters reserved at outline, the access, appearance, landscaping, layout and scale of the proposed development.
- 1.3 Officers recommend that the Planning Committee approves the application subject to conditions.

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 existing site comprises the rear residential gardens of No.111 & 113 Queen Ediths Way. The application currently comprises an outbuilding to the rear of the garden of No.113. Within the red line of the application, a pedestrian access is included running along the existing footpath between No.113 and 115. Meanwhile the vehicular access is also included within the red line of the location plan and utilises the existing shared access road that runs to the east of No.117 Queen Ediths Way.
- 2.2 The application site is located to the rear of the predominant building line of houses that front Queen Ediths Way to the south. Immediately to the north of the site is the neighbouring property of No.119 Queen Ediths Way that utilises the same shared access as the proposed dwelling.

3.0 The Proposal

- 3.1 Reserved matters application for approval of access, appearance, landscaping, layout and scale following outline planning ref,

22/01411/OUT (Construction of detached bungalow on land to the rear of 111-113 Queen Edith's Way Cambridge).

3.2 This application follows the previously approved outline planning application and seeks approval of access, appearance, landscaping, layout and scale of the proposed development. The proposed dwelling is a single storey in height with a private residential garden provided to the south of the property. Car parking is proposed to the front of the dwelling with a shared bin storage area located part of the way along the pedestrian access.

3.3 The application has been amended to address comments received from the Local Highways Authority and Councils Environmental Health officer and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
14/1838/OUT	Outline application for construction of bungalow/chalet style bungalow.	Refused
15/1322/OUT	Outline application for construction of bungalow/chalet style bungalow.	Refused
22/01411/OUT	Construction of detached bungalow on land to the rear of 111-113 Queen Edith's Way Cambridge	Permitted

4.1 The most recent outline planning application submitted regarding the site was approved as a delegated decision. Within this application, all matters were reserved for the current reserved matters stage, however the principle of development, with the current red line plan was established.

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 32: Flood risk

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 61: Conservation and enhancement of historic environment

Policy 62: Local heritage assets

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 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

6.0 Consultations

6.1 Local Highways Authority – No Objection

6.2 Comments 15.02.2024:

6.3 Objects due to the intensification of the use of the access as a result of the additional dwelling. It is suggested that the access is extended to be 5m in width for a distance of 5m from the highway.

6.4 Comments 11.04.2024:

6.5 No objection to the proposed development subject to conditions regarding:

- Heavy construction vehicle access hours

6.6 Environmental Health – No Objection

6.7 Comments 07.02.2024:

6.8 Confirmation of whether an Air Source Heat Pump is proposed is required.

6.9 Comments 12.02.2024:

6.10 It is suggested that the location of the proposed Air Source Heat Pump is revised to further its distance from neighbouring properties.

6.11 Comments 15.03.2024:

6.12 No objection to the proposed development subject to conditions regarding:

- a noise impact assessment and noise insulation/ Mitigation scheme for the proposed Air Source Heat Pump.

6.13 Sustainability Officer – No Objection

6.14 No objection to the proposed development subject to a condition regarding:

- water efficiency.

6.15 Tree officer – No objection

6.16 Comments 02.04.2024:

6.17 Objects to the proposed development due to discrepancies within the provided arboricultural information, with further information required.

6.18 Comments 09.05.2024:

6.19 No objection to the proposed development, subject to a condition regarding:

- compliance with the provided tree protection methodology.

7.0 Third Party Representations

7.1 Three representations have been received.

7.2 Those in objection have raised the following issues:

- Access concerns including ownership of the shared access.
- Impact upon trees

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 Planning Background

8.2 This application follows a previously approved outline planning consent that established the principle of the development of the site outlined in red on the location plan provided. The details of the proposal were not assessed within this previous application and are subject to this application currently under consideration.

8.3 Appendix A is the decision notice for the previous outline permission which includes the conditions applied which would continue to apply in the case that permission is granted for this proposal. This outline permission included conditions requiring further approval of Biodiversity Net Gain, Cycle parking, Drainage, EV Charging, renewable energy, M4(2) compliance and others.

8.4 This application is therefore assessing the proposed development with regards to its access, appearance, landscaping, layout and scale. Where applicable further conditions can be attached to Reserved Matters applications such as this.

8.5 Principle of Development

8.6 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.

8.7 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.

8.8 This application is proposing the addition of one additional dwelling located within the residential gardens of No.111 and 113 Queen Ediths Way. The principle of the addition of a single residential property within this application site was established within the previous outline permission granted. This is therefore not a matter to be determined within this application.

8.9 The principle of the development is acceptable as approved within the outline permission, reference 22/01411/OUT.

8.10 Design, Layout, Scale and Landscaping

8.11 Policies 52, 55, 56, 57 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.

8.12 The area surrounding the application site is characterised by pairs of semi-detached dwellings that front Queen Ediths way and have large, deep rear private gardens. As stated above, there are a few, exceptions to this prevailing character, with No119 Queen Ediths Way located beyond the prevailing building line. The majority of the surrounding properties are a full two storey in height, including No. 119 Queen Ediths.

8.13 This application is proposing the addition of a single storey dwelling within the application site. Whilst not for consideration at outline stage, indicative plans were submitted with the outline application also showing a single storey dwelling within the application site. As was stated at this stage, it is acknowledged by officers that there are no existing dwellings within the immediate surrounding context that are a single storey in height and within the rear gardens of an existing property, there are a number of single storey incidental and ancillary outbuildings. It is considered by officers that the height and footprint of the proposed dwelling is similar to that of a large outbuilding and would therefore not appear out of character with the surrounding area.

8.14 The proposed dwelling measures approx. 7.8 metres in width and is at most approx. 11.3 metres in depth. As such it would be smaller than any of the surrounding neighbouring properties. Additionally, it is considered that its massing would not visually compete with the larger semi-detached dwellings that front Queen Ediths Way. The height of the proposed dwelling measures approx. 2.6 metres to the eaves and 4.8 metres in height to the ridge. It is therefore significantly set down from any of the neighbouring properties and ensures that any views of the dwelling from the public realm along Queen Ediths Way are largely mitigated.

8.15 The provided site plan shows that a single car parking space will be located to the front of the proposed dwelling, located just off of the shared access road, with a private rear garden located to the south which adjoins

the boundary of the rear gardens of Nos. 111 and 113 Queen Ediths Way. The design of the proposed dwelling is of a modest, sympathetic form, with red buff brick work to the walls and a slate roof. Therefore, within the surrounding context, along Queen Ediths Way where the design of surrounding dwellings varies significantly, the design of the proposed development is considered acceptable.

- 8.16 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 and 59 and the NPPF.

8.17 Amenity

- 8.18 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.

- 8.19 Neighbouring Properties

- 8.20 Impact on No. 111 and 113 Queen Ediths Way.

- 8.21 The proposed development, by virtue of its proximity to the existing dwellings of Nos. 111 and 113 would have a minimal impact on the amenity of these neighbouring properties. The height of the proposed dwelling is considered to be modest, the siting of the property is such that it would be set away from the rear elevations of Nos.111 and 113 by approx. 25 metres at the closest point. This distance, in combination with the height of the proposed dwelling is such that it is not considered to break a vertical 25-degree splay from any windows within the rear elevations of the neighbouring properties, and would therefore, not cause any undue harm through overbearing or loss of light.

- 8.22 The proposed site plan also shows a proposed 1.8-metre-high boundary fence between the rear garden of the proposed dwelling and the rear gardens of Nos. 111 and 113 Queen Ediths Way. This boundary treatment would be considered to ensure that there are no views from the rear windows within the proposed dwelling to the amenity space within the gardens of Nos. 111 and 113 or the windows within the rear elevations of the neighbouring properties. Therefore, it would not be considered that the proposed development would lead to any loss of privacy for these neighbouring dwellings.

- 8.23 The proposed development would result in the loss of parts of the residential gardens of both No.111 and 113 Queen Ediths Way. As a result of the proposed development, both neighbouring properties would retain a private rear garden that is approximately 19 metres in length. Which given the width of the gardens is sufficient private amenity space for two dwellings of this size. In addition, given the height of the proposed

dwelling within this application, it is not considered that it would overlook the rear gardens of No.111 or 113. As highlighted on the proposed site plan the area for bin storage is for both the proposed dwelling and Nos. 111 and 113, Indeed No.111 has a right of access across the rear of No.113 for this bin storage area.

- 8.24 Impact on No. 119 Queen Ediths Way
- 8.25 The proposed development would have a minimal impact on no.119 Queen Ediths way located to the north of the site on the opposite side of the access road. The front elevation of this neighbouring property is approx. 17 metres set away from the front of the proposed dwelling. Officers therefore consider that the proposed dwelling would also not break a vertical 25-degree splay from any windows within the front of this neighbouring property and would therefore not be deemed to cause any undue harm through overbearing or loss of light.
- 8.26 This separation distance, in addition to the boundary treatments along the northern edge of the access road also ensure that the windows within the front elevation of the proposed dwelling would not directly overlook those within the front of No.119. Given that the primary external amenity of this neighbouring property is to the rear, it is not considered that the proposal would lead to any loss of privacy for this neighbouring dwelling.
- 8.27 Impact on nos. 115, 117, 121 and 109 QEW.
- 8.28 The proposed development, by virtue of its siting and access along the shared driveway would have a minimal impact upon the neighbouring properties that border the access road. It is however important to consider that the principle of a single dwelling and the likely level of car use resulting from this has previously been established and is therefore not disputed in this application. Indeed, given the provision of only one car parking space for the proposed dwelling, officers do not consider, in line with the comments from the Local Highways Authority that the development would result in the significant intensification of use of the access. Therefore, it is deemed that the proposed development would not cause any significant increase disturbance to these neighbouring properties through noise created by the access.
- 8.29 Future Occupants
- 8.30 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).
- 8.31 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	2	4	1	70	71	+1

- 8.32 As shown by the above table, the internal floorspace of the proposed dwelling meets the nationally described minimum standards for a single storey dwelling with this number of bed spaces.
- 8.33 Garden Size(s) and Privacy
- 8.34 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.
- 8.35 The proposed dwelling would have a private residential garden that is located to the south of the dwelling, as well as a small area of grass to the front of the dwelling. The rear garden would also include a shed/ bike store which would leave a space of approx. 45sq meters of external amenity space. The space would be entirely private and bounded by a 1.8 metre high fence on the southern and western boundaries. It would directly abut the gardens of Nos. 111 and 113 Queen Ediths Way, however the rear elevations of these properties are approx. 19 metres away. Officers therefore consider that the first-floor windows within these elevations would not directly overlook the residential garden and ensure that the space can be effectively and privately used by future occupiers.
- 8.36 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. A condition was attached to the outline permission granted and would continue to apply in this instance.
- 8.37 Construction and Environmental Impacts
- 8.38 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.
- 8.39 This application is proposing an Air Source Heat Pump to be located to the rear of the proposed dwelling. The location of this pump has been revised during the process of the application to move it away from the neighbouring boundaries as much as possible. As such it is now located a significant distance from any neighbouring properties. The Council's Environmental Health team have assessed the application and raised no objection to the proposal subject to a condition regarding a noise impact

assessment and mitigation measures for the proposed air source heat pump. In addition to the previous conditions regarding construction hours and piling attached to the previous outline permission.

8.40 Summary

8.41 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, 53 and 57.

8.42 Trees

8.43 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.

8.44 The application is accompanied by an Arboricultural Impact Assessment and method statement. The Council Tree officer has been consulted on the application, and whilst initially objecting to the proposal, following the submission of additional information has raised no objection. This is subject to a condition requiring compliance of works with the details set out in the Arboricultural method statement as provided. Given that within the previous outline permission, conditions were attached regarding the submission of an arboricultural method statement and compliance with tree protection methodology, given these conditions continue to apply, it is not considered reasonable to attach an additional condition regarding compliance with the method statement provided with this application.

8.45 It is acknowledged by officers that the proposed development is closely surrounded by a number of trees, although these are not protected by a TPO, nor are they within a conservation area. As a result of this the northern part of the rear garden for the dwelling would be under the canopy cover from trees beyond the northern boundary. It is important to consider however, that there are no windows within the proposed dwelling located beneath this canopy cover and there is a significant portion of the garden that would still receive adequate levels of natural light from the south. Therefore, it is not considered by officers that the proposed development would place significant pruning pressures on the trees surrounding the application site that would in turn harm the potential growth of the trees. To ensure that the development would not harm the root protection areas of the trees within the site a condition will be attached to any permission regarding the foundation design of the dwelling ensuring that it takes account the surrounding trees.

8.46 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

8.47 Carbon Reduction and Sustainable Design

- 8.48 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.
- 8.49 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 and for 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.
- 8.50 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.
- 8.51 The application is supported by SAP calculations and as stated about an Air Source Heat Pump is proposed to heat the proposed dwelling. Conditions regarding EV charging and a Carbon reduction statement were attached to the previous outline planning permission.
- 8.52 The Councils sustainability officer has been consulted on the application and has raised no objection to the proposed development subject to a condition regarding water efficiency. Considering the conditions previously attached to the Outline will continue to apply, subject to the condition regarding water efficiency the proposal is deemed acceptable in this instance.
- 8.53 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.

8.54 Biodiversity

- 8.55 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.

8.56 Within the previous outline application consultation was undertaken with the Council's Ecology officer who raised no objection to the proposed development. Within this outline permission a condition was attached requiring a biodiversity net gain plan, this condition would continue to apply and is considered reasonable to ensure that the proposal is acceptable with regards to biodiversity.

8.57 Water Management and Flood Risk

8.58 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.

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

8.60 The Council's Drainage officer has advised within the previous outline application that the proposal is acceptable subject to conditions regarding surface water drainage and foul drainage. Both conditions were attached to the outline permission and continue to apply.

8.61 Given these conditions remain, in addition to the low flood risk of the site it is considered that the proposed development is acceptable in this regard.

8.62 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.

8.63 Highway Safety and Transport Impacts

8.64 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.

8.65 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.

8.66 Access to the site would be along the shared access road that runs between Nos.117 and 121 Queen Ediths Way. This is an existing access road that serves a number of other dwellings and their garages found at the rear of their gardens. This includes Nos.111 and 113 Queen Ediths Way where the proposed dwelling would replace the existing garage.

- 8.67 At outline stage, no objection was raised to the proposed development and access from the Local Highway Authority as it was deemed that the proposal would not result in an intensification of the use of the access above that of the existing garage location on the application site.
- 8.68 Within this application, initially the proposed site plan showed a larger area of hardstanding to the front of the property that had the potential for the parking of more than one car. Which the Local Highway Authority believed would result in an intensification of the use of the access. Therefore, initially they objected to the proposed development and requested that the access be widened to 5 metres width for a minimum of 5 metres from the highway.
- 8.69 Following revisions to the provided plans, the layout has been amended to clearly show that there is space for only a single car to park within the application site. Therefore, considering, the existing car parking space within the site as existing, the proposed development would not result in any increase in car usage into and out of the site. Therefore, in line with the most recent comments received from the Local Highway Authority, there is no objection to the proposed development with regards to its highway impact, subject to the requested condition regarding access times for heavy construction vehicles, which given the constrained access is considered to be reasonable.
- 8.70 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

8.71 Cycle and Car Parking Provision

8.72 Cycle Parking

- 8.73 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 residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. 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. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 8.74 The provided site plan shows the provision of a cycle parking store to the rear of the garden with convenient access from along the proposed footpath to the dwelling. Revisions have been received to show the rear gate for the site to be widened to 1.1 metres which is considered sufficient to allow access for bikes. Full details regarding design of the cycle parking store have not been provided within this application. However, within

appendix L, the proposal is required to provide 2No. cycle parking spaces within the site. Condition 22 of the outline permission requires details of this cycle parking. This condition is considered sufficient to ensure that the proposed development is acceptable in this regard.

8.75 Car parking

8.76 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. Inside the Controlled Parking Zone, the maximum standard is no more than one space per dwelling for any dwelling size. 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.

8.77 The proposed development includes the provision of 1no. car parking space within the application site for the dwelling which would have two bedrooms. As the site is outside of any controlled parking zone, it is considered that the level of car parking provided is acceptable for a dwelling of this size.

8.78 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.

8.79 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.

8.80 Third Party Representations

8.81 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
Ownership	Multiple concerns have been raised regarding the proposed development and the use of the access road to the site. Within the Outline permission notice was served to the other owners of the access road and no conclusive

	evidence has been provided to the council to state that the information regarding this ownership is incorrect.
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8.82 Other Matters

8.83 Bins

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

8.85 The proposed development provides a separate in storage area for the additional dwelling as well as Nos.111 and 113 part of the way along the pedestrian access to the site. With the bin collection point at the end of this access where it joins the highway. Given the distances between these points and the proposed dwelling it is considered that the development provides acceptable refuse provisions and would comply with Policy 57.

8.86 Planning Balance

8.87 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).

8.88 The proposed development would preserve the character and appearance of the surrounding area, through the high-quality replacement 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.

8.89 It is considered that the impact of the proposed development on the amenity of neighbouring properties would not be significant and is acceptable in this instance.

8.90 Objections regarding the proposed access and its ownership are noted, however it is considered that the necessary notice has been served to the other owners of the land and that the access to the site is acceptable in this instance.

8.91 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 subject to conditions.

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. Any demolition, construction or delivery vehicles with a gross weight in excess of 3.5 tonnes shall only service the site between the hours of 09.30hrs -16.00hrs, Monday to Saturday.

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

3. Prior to the installation of any Air Source Heat Pump (ASHP) a noise impact assessment and any noise insulation/mitigation scheme as required for the ASHP shall be submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

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

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

5. No development shall commence until detailed plans and an associated report for the foundation design of the development have been submitted to and approved in writing by the Local Planning Authority. The plans and report shall demonstrate that the foundation design accounts for tree variety and age, soil type, root growth (including root barriers), ground movement and tree growth. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure the tree roots are suitably protected from

development and that the design of the foundations are appropriate (Cambridge Local Plan 2018, policy 71).

Our Ref: 22/01411/OUT
Your Ref: Construction of bungalow on l...

30 March 2023



Wayne Chrzanowski
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Dear Sir/Madam

CAMBRIDGE CITY COUNCIL
Application for Outline Planning Permission

Proposal: Construction of detached bungalow on land to the rear of 111-113 Queen Edith's Way Cambridge

Site address: 111 - 113 Queen Ediths Way Cambridge Cambridgeshire CB1 8PL

Your client: Tom Leneghan

Further in the above matter, please find enclosed our formal decision notice relating to your client's application for planning permission. Please be sure to remind your client that the scheme should be carried out in line with the approved plans. This will avoid the need for any enforcement action.

Making changes to the approved plans

In the event that you wish to change your proposal, please contact your case officer who will advise you on whether the change can be dealt with as a "non-material" or "material" amendment. In either case you will have to complete a form and provide fresh drawings.

Important information regarding conditions

If you have been granted Planning Permission / Listed Building Consent / Advertisement Consent you may wish to get started immediately, however it is always important to carefully read the decision notice in full before any work begins.

The majority of planning decisions have conditions attached. Some conditions request further information that requires approval by the Local Planning Authority before any development takes place ('pre-commencement'). All conditions are set out on the decision notice.

Under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to carry out unauthorised works to a listed building. Under Section 9 of the Act, a person shall be guilty of an offence should they fail to comply with any condition attached to the consent.

How do I discharge the conditions

Please note that the process takes up to eight weeks from the date the Local Planning Authority receives a valid application. Therefore it is important to plan ahead and allow plenty of time before work is due to commence.

You need to fill in a form to submit your request to discharge conditions, and accompany the relevant details/samples. You can download the necessary form by using the following link: <https://www.greatercambridgeplanning.org>

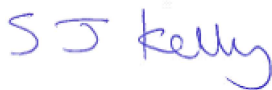
Alternatively you can submit an application to discharge the conditions through the Government's Planning Portal website: <https://www.planningportal.co.uk/applications>. Please note, The Planning Portal refers to it as 'Approval of details reserved by a condition'.

When the required information has been submitted you will receive a reference and an acknowledgement letter. Once the Local Planning Authority is satisfied that the requirement of the condition have been met you will receive a formal notification that the conditions have been discharged.

Appeals against conditions

You should also be aware that the applicant has the right to appeal against any conditions attached to this Notice, please see <https://www.gov.uk/appeal-planning-decision> for details. If you are concerned about any condition you should contact the case officer in the first instance for advice.

Yours faithfully



SJ Kelly
Joint Director For Planning & Economic Development For
Cambridge & South Cambridgeshire

Cambridge City Council
Town & Country Planning Act 1990

Notice of Outline Planning Permission
Subject to conditions

Reference 22/01411/OUT
Date of Decision 30 March 2023



Wayne Chrzanowski
Ely Planning Company (Cambridgeshire)
Studio 5
Penn Farm
Harston Road
Haslingfield
CB23 1JZ

The Council hereby GRANTS Outline Planning Permission for:

Construction of detached bungalow on land to the rear of 111-113 Queen Edith's Way
Cambridge

at

111 - 113 Queen Ediths Way Cambridge Cambridgeshire CB1 8PL

In accordance with your application received on 24 March 2022 and the plans, drawings
and documents which form part of the application.

Conditions

- 1 Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 No development shall commence until details of the appearance, landscaping, layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority

- 3 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.

- 4 No building hereby permitted shall be occupied until foul water drainage works have been detailed and approved in writing by the local planning authority.

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

- 5 No development above ground level, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding in accordance with policies 31 and 32 of the Cambridge Local Plan 2018.

- 6 No permanent connection to the electricity distribution network shall be established 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 one active electric vehicle charge point will be designed and installed with a minimum power rating output of 7kW to serve the approved allocated on-plot parking space for the proposed 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.

- 7 No development above slab level shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning. 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; and

b. A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit.

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

c. A schedule of proposed on-site renewable energy technologies, their location, design and a maintenance schedule; and

d. Details of any mitigation measures required to maintain amenity and prevent nuisance

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

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, and Greater Cambridge Sustainable Design and Construction SPD 2020.

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

Reason: To secure the provision of accessible housing and in accordance with Policy 51 of the Cambridge Local Plan 2018.

- 9 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.

- 10 The dwelling hereby approved shall not exceed one storey in height.

Reason: To ensure that the appearance of the site does not detract from the character of the area or harm amenities of adjoining properties in accordance with Policies 52, 55, 56 and 57 of the Cambridge Local Plan September 2018.

- 11 The dwelling shall comply with the Residential Space Standards set out under Policy 50 of the Cambridge Local Plan 2018 or successor and demonstrated through the provision of floorspace details within the submission of any reserved matters application.

Reason: To ensure an appropriate level of amenity for future occupiers in accordance with policy 50 of the Cambridge Local Plan 2018.

- 12 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 be 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 and in accordance with Policy 35 Cambridge Local Plan 2018.

- 13 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 and in accordance with Policy 35 of the Cambridge Local Plan 2018.

- 14 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 and in accordance with Policy 35 of the Cambridge Local Plan 2018.

- 15 No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and / or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, policies 59 and 69 of the Cambridge Local Plan 2018, and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

- 16 Prior to commencement 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 Policy 71 of the Cambridge Local Plan 2018.

- 17 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 Policy 71 of the Cambridge Local Plan 2018.

- 18 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 ; car parking layouts, vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. lighting and CCTV installations);

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 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.

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.

- 19 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, in accordance with policies 55, 57, 59 and 69 Cambridge Local Plan 2018.

- 21 No development, except demolition or site clearance, shall commence until a scheme for the on-site storage facilities for waste, including waste for recycling, has been submitted to and approved in writing by the local planning authority. The scheme shall identify:

- a) the specific positions of where wheeled bins will be stationed for use by the resident.
- b) The quantity and capacity of the bins per property
- c) The walk distances for residents to the kerbside including the specific arrangements to enable collection from the kerbside or within 5m of the adopted highway/ refuse collection vehicle access point.
- d) Any designated Bin Collection Points, if practically needed.
- e) Details of the management arrangements if bins need to be moved to one designated collection points

No residential unit shall be occupied until the approved arrangements for that particular unit have been provided and shall be retained as such unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development, in accordance with policy 57 of the Cambridge Local Plan 2018.

- 22 The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles 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 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, in accordance with policies 31 and 82 of the Cambridge Local Plan 2018.

- 24 Prior to the first occupation of the dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

Plans and drawings

This decision notice relates to the following drawings:

Reference/Document/Drawing Title	Date Received
E01	24.03.2022
P02	24.03.2022
P03 REV A	24.03.2022
P01 Rev C	08.11.2022

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

Authorisation

Authorised by:



SJ Kelly
Joint Director For Planning & Economic Development For
Cambridge & South Cambridgeshire

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Date the decision was made: 30 March 2023

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

It is an offence under Section 171 of the Highways Act 1980 to temporarily deposit building materials, rubbish or other things on the public highway or make a temporary excavation on it without the written consent of the Highway Authority. The Highway Authority may give its consent subject to such conditions as it thinks fit.

The applicant is reminded that under the Wildlife and Countryside Act 1981 (Section 1) (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees within the application should be assumed to contain nesting birds between the above dates unless a survey has shown it is absolutely certain that nesting birds are not present.

Equality Act 2010

Your attention is specifically drawn to the requirements of the Equality Act 2010 and the Equality Act (Disability) regulations 2010, the British Standards Institution BS8300:2009 "Design of Buildings and their approaches to meet the needs of disabled people – Code of Practice" and to Approved Document 'M' "Access to and use of buildings", volumes 1 and 2 of the Building Regulations 2010 and to Approved Document 'B' "Fire Safety", volumes 1 and 2 of the Building Regulations 2010, in request of guidance on means of escape for disabled people. The development should comply with these requirements as applicable

Building Regulations

Your planning application may also require Building Regulations consent. Please follow the link below for more information and to make your application or call 0300 7729622 to discuss your project.

www.3csharedservices.org/building-control/what-are-building-regulations/

3C Building Control offer a voluntary Considerate Contractor scheme. Please the link below for more information.

www.3csharedservices.org/building-control/considerate-contractor-scheme/

Working with the applicant

The LPA positively encourages pre-application discussions. Details of this advice service can be found at <https://www.greatercambridgeplanning.org>. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will

help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraph 38 of the National Planning Policy Framework.

Parking Controls

Please note: On-street parking controls, including residents' parking schemes, are in operation in several parts of the City of Cambridge. There are restrictions on eligibility for residents' parking permits, even for residents within the areas covered by schemes. Implementing a planning consent can remove eligibility for a permit. The County Council can advise whether or not properties qualify for a Residents' Parking Permit. If in doubt, please contact Cambridgeshire County Council, Cambridgeshire Parking Services by telephoning (01223) 727900 or by e-mailing parkingpermits@cambridgeshire.gov.uk, mentioning this planning consent. Please also be aware that the criteria for granting parking permits may change from time to time.

Appeals to the Secretary of State

The applicant has a right to appeal to the Secretary of State against any conditions of this planning permission, under Section 78 of the Town & Country Planning Act 1990. The appeal must be made on a form which may be obtained from:

The Planning Inspectorate,
Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN
Telephone 0303 444 5000 or visit
<https://www.gov.uk/appeal-planning-decision>

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, **OR** within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

If the Local Planning Authority or the Secretary of State grants permission subject to conditions the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Before starting work

It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Cambridge City Council. Unregistered addresses cannot be passed to Royal Mail for allocation of post codes. Applicants can find additional information, a scale of charges and application form at <https://www.cambridge.gov.uk/street-naming-and-property-numbering>.

For further information please go to <https://www.cambridge.gov.uk/planning>.

Third Party Rights to challenge a planning decision

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision.

Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review.

A 'claim for judicial review' includes a claim to review the lawfulness of a decision, action or failure to act in relation to the exercise of a public function, in this case, a planning decision. The court's permission to proceed is required in a claim for Judicial Review. A claim for Judicial Review is dealt with by the Administrative Court and if leave to judicially review a planning decision is granted, the Judicial Review will be decided by a judge at the High Court.

An application to Judicial Review a decision must be made within **6 weeks** of the decision about which you have a grievance being made. For further information on judicial review and the contact details for the Administrative Courts, please go to <http://www.justice.gov.uk/>

Agenda Item 12



Planning Committee Date	11 June 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/00658/FUL
Site	36 Peverel Road Cambridge Cambridgeshire CB5 8RH
Ward / Parish	Abbey
Proposal	Erection of two dwellings and associated works
Applicant	Mr Powell, Cairns Didge UK Ltd
Presenting Officer	Melissa Reynolds
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1.Character and appearance of the area 2.Amenity 3.Trees
Recommendation	REFUSE

1.0 Executive Summary

- 1.1 The application seeks planning permission for 'Erection of two dwellings and associated works'.
- 1.2 The two dwellings are proposed to be sited on garden land to the rear of 36 Peverel Road, adjacent to the dwelling at 129 Barnwell Road to the west. These are proposed to each provide two-bedrooms with ensuite shower rooms. The design includes an asymmetric roof, which would drop at the rear.
- 1.3 These dwellings would be accessed on foot via the path between Barnwell Road and Peverel Road. No vehicular access is proposed. Space for parking two bicycles and storing three 110l refuse bins are proposed in the outside amenity area to the north of each house. Outside stores for each dwelling are also shown on the plans.
- 1.4 Outside amenity areas of 26.62 sqm – accessed via a shared passage 1.17m wide are proposed.
- 1.5 Officers are concerned that the proposal will be harmful to the character and appearance of the area; impact negatively on neighbouring amenity; have poor amenity in terms of usable outside area; and may result in harm to street trees.
- 1.6 Officers recommend that the Planning Committee refuse the application.

2.0 Site Description and Context

None-relevant		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 relates to 36 Peverel Road, Cambridge. The application site comprises the rear garden space of No. 36 Peverel Road. The site is not located within any defined Conservation Area or within the Cambridge Green Belt. The site is located within Flood Zone 1 (Low Risk).

2.2 The site is in a predominantly residential area. To the north of the site are the rear gardens of Nos. 2-34 Peverel Road, to the south are Nos. 131-145 Barnwell Road and Nos. 123-129 Barnwell Road are to the West. The southern boundary of the site is onto to a green pedestrian route connecting Barnwell Road to the west and Peverel Road. Two mature trees are in this green space directly south of the existing house at 36 Peverel Road.

2.3 36 Peverel Road is a House in Multiple Occupation (HMO).

3.0 The Proposal

3.1 The application seeks planning permission for 'Erection of two dwellings and associated works'.

3.2 The two dwellings are proposed to be sited on garden land to the rear of 36 Peverel Road, adjacent to the dwelling at 129 Barwell Road to the west. These are proposed to each provide a ground floor comprising open-plan lounge, kitchen, and dining and a w.c., and two-bedrooms with ensuite shower rooms at first floor. The design includes an asymmetric roof, which would drop at the rear.

3.3 Overall measurements are approximately would measure 6.2m (d), 8.16m (w) (16.34 m total w), 4.8m (h) eaves (south) / 4.32 (h) (north), 6.42m (h) ridge). Each house will have a footprint of circa 39.5sqm.

3.4 The north elevation will include four rooflights serving each upstairs ensuite shower room. These are indicated to be 1.8m high above first floor level. No windows are proposed at first in the east, west and north facing elevations. Bedrooms would be served by front first floor windows.

3.5 The dwellings would be accessed on foot via the path between Barnwell Road and Peverel Road. No vehicular access is proposed.

3.6 Space for parking two bicycles and storing three 110l refuse bins are proposed in the outside amenity area to the north of each house. Outside stores for each dwelling are also shown on the plans.

3.7 Outside amenity areas of 26.62 sqm, accessed via a shared passage 1.17m wide, are proposed.

4.0 Relevant Site History

Reference	Description	Outcome
06/0005/FUL	Proposed two storey side extension to house.	Permitted
14/1285/CL2PD	Certificate of Lawfulness under section 192 for erection of a single storey rear extension, rear	Certificate Granted

16/1475/FUL	dormer (43m ³) and velux window to front. Retrospective change of use from a dwelling (C3) to a 7 bed/person HMO (sui generis).	Withdrawn
18/1226/FUL	Internal alterations to create one studio flat, existing 7 bed HMO reduced to 6 bed HMO (sui generis)	Permitted
22/03413/FUL	Construction of a block of 4 No. flats and associated works.	Refused - Appeal Dismissed
22/03544/FUL	Erection of two dwellings and associated works	Refused

This application follows previous submissions that have been refused for 4 no. flats and, following dismissal of an appeal, a proposal for 2 no. dwellings.

4.1 The appeal was dismissed on grounds relating to:

4.1.1 Character and appearance of the area –

- Out of keeping with the prevailing pattern of built form.
- The loss of the linear garden to the rear of No 36 would disrupt the regularity of the surrounding pattern of development and would leave the host property with an uncharacteristically small garden.

4.1.2 Poor design quality –

- The spacing and form of the proposed openings, including the introduction of French windows at the first-floor level would be at odds with the neighbouring dwellings.

4.1.3 Living conditions – neighbouring occupants -

- Overbearing when viewed from the rear windows and garden area of No 34.
- In relation to the existing dwelling, no. 36, Overshadowing of the rear garden area and reduction in daylight reaching the habitable room windows on the rear elevation.
- Overly dominant and unduly prominent intrusion of built form when viewed from the rear windows and garden area of No 36 Peverel Road (No 36)
- Overlooking from balconies of rear gardens serving nos. 135 to 139 resulting in loss of privacy.

4.1.4 Living conditions – future occupants

- Shortfall in living space.

- Outdoor amenity space would be small and would offer limited space for private activities such as sitting out, drying clothes and storage.
- The height of the proposed boundary treatment, the ground floor flats would have a high degree of enclosure whilst the proposed balconies by virtue of their location, would be directly overlooked by the opposite row.
- No evidence that the Building Regulations requirement M4 (2) 'accessible and adaptable dwellings' to be met. Thus, I am not persuaded that the proposal as a whole would accord with Policy 51.
- Perception of fear and could in theory leave the occupiers vulnerable to crime due to a blind turn for occupiers of the ground floor flats.

4.1.5 Cycle provision – limited access via the passageway and feeling of not being safe. It would not encourage sustainable travel.

4.2 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.

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

Technical Housing Standards – Nationally Described Space Standard (2015)

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 5: Sustainable transport and infrastructure

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 39: Mullard Radio Astronomy Observatory, Lord's Bridge

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 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 71: Trees
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
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 effect of the development on the highway can be mitigated through planning conditions relating to securing a contractor's parking plan.
- 6.3 It also notes that no car parking is proposed which will put additional pressure on on-street parking which cannot be controlled. This is likely to increase competition for on-street spaces, potentially impacting residential amenity.
- 6.4 The council may wish to consider the impact of construction vehicles on the green.
- 6.5 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.
- #### **6.6 Tree Officer – Object**
- 6.7 No arboricultural report has been submitted with the application but there are trees on land adjacent to no. 36 that could be impacted by the development. It is not clear how access can be arranged for construction without damage to trees.

6.8 It is also noted that the adjacent verge is already used for unlawful parking and there are concerns that pressure for additional use of the verge in this manner will increase will additional accommodation.

6.9 As it is currently presented therefore the application is not supported.

6.10 Environmental Health – Neutral

6.11 It is not possible to comment on the proposed development and the additional information set out below will be required to provide comments. Information on whether air source heat pumps are to be installed for the noise impact on neighbouring residential properties to be considered.

6.12 Standard conditions to control construction impacts are recommended including construction hours and piling foundations.

6.13 No known contamination is recorded for the site.

6.14 Consult waste strategy team re. waste / recycling matters.

7.0 Third Party Representations

7.1 Five representations have been received.

7.2 Those in objection have raised the following issues:

- Principle of development
- Character, appearance, and scale
- Density and overdevelopment
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Construction impacts – including impact on children’s informal play, trees, and grass.
- Highway safety and emergency access
- Car parking and parking stress
- Cycle parking provision
- Loss of biodiversity
- Impact on and loss of trees
- Perception /fear of crime

7.3 A representation in support has raised cited the following reason:

- Provides affordable housing

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 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.
- 8.3 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height, and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.
- 8.4 The principle of the development is acceptable and in accordance with Policy 3, however, due to concerns relating to the proposals, as covered in sections below, they are not in accordance with Policy 52.

8.5 Design, Layout, Scale and Landscaping

- 8.6 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.

Design

- 8.7 The application proposes a pair of two-storey dwellings with a shared passage to provide access to rear amenity space. These would have side gabled roofs and the rear eaves drops below the front ones to reduce the impact on neighboring properties. This is more in keeping with neighbouring dwellings on Barnwell Road, however the roof pitch is lower and not in keeping with dwellings in neither Barnwell Road nor Peverel Road. In addition, the lower eaves at the rear will be visible in views of the side of the dwellings from public viewpoints from Peverel Road.

Layout

- 8.8 The proposal seeks to erect a pair of two-storey semi-detached dwellings in the rear garden space of no.36 Peverel Road. The houses would front on to a footpath that runs parallel to the site and nos. 131-145 Barnwell Road.
- 8.9 Peverel Road is characterised by being a predominately residential area of which dwellings are semi-detached and two-storey in nature, with modest

rear gardens. No.36 has previously benefitted from a two-storey side extension. There are several dwellings with frontages on to the footpath parallel to the site and are considered as Barnwell Road. These dwellings are two-storey terraced dwellings with modest rear gardens. They have small front gardens, so the houses are set back slightly from the public realm. The application site would front a public footpath and would be visible from both Peverel Road and Barnwell Road. The proposal would be intrusive in the street scene due to its position forward of No. 129, the first in a terraced row of houses, and its massing which will infill a gap between the rear of no. 36 Peverel Road and the side of no. 129 Barnwell Road.

- 8.10 The proposed two-storey dwellings would abut the boundaries with nos. 236 Peverel Road and 129 Barnwell Road. They would also directly front the green route, as no front gardens are proposed. It is not clear if windows and doors would open onto this public area, outside of the application site.
- 8.11 The siting of the proposed pair of dwellings is not in keeping with the prevailing pattern of development in the area due to its position directly adjacent to the green area it fronts. The loss of the linear rear garden, as noted by the Planning Inspector previously, “*would disrupt the regularity of the surrounding pattern of development and would leave the host property with an uncharacteristically small garden.*” The layout of the site is not in accordance with Policies 52, 55, 56 and 57 of the Cambridge Local Plan (2018).

Scale

- 8.12 The proposals seek to overcome previous refused applications, however, due the size of the site, the proposed development would be cramped and will, for reasons set out below, result in an unacceptable scale of development and have a poor relationship to neighbouring properties and the wider area.
- 8.13 Overall, due to the scale, the proposal the proposal would be at odds with the established character of the streetscene. The proposal would cause harm to the character and appearance of the area and amenity of neighbouring properties, contrary to Section 12 of the NPPF and Policies 52, 55, 56 and 57 of the Cambridge Local Plan.
- 8.14 Overall, the proposed development is not a high-quality design that would contribute positively to its surroundings and no landscaping is proposed. The proposal is not compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.

8.15 Trees

- 8.16 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.

- 8.17 The Council's Tree Officer has advised that the construction of the construction of the proposed dwellings is likely to impact trees on the adjacent public amenity area. It is not clear how access can be arranged for construction without damage to trees.
- 8.18 It is also noted that the adjacent verge is already used for unlawful parking and there are concerns that pressure for additional use of the verge in this manner will increase with an increase in dwelling numbers.
- 8.19 There is insufficient information provided to ascertain the full likely impacts, as no Arboricultural Impact Assessment has been submitted. The likelihood is that, given the proximity and amenity value of the area, the proposal would not accord with policies 59 and 71 of the Local Plan. It may be possible, if minded to approve, to seek an assessment prior to development commencing, however, this does not overcome concerns about use of the green area, where the trees are located, for unlawful parking, which the proposals are likely to exacerbate.

8.20 Carbon Reduction and Sustainable Design

- 8.21 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.
- 8.22 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.
- 8.23 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.
- 8.24 The application is supported by a Design and Access Statement which notes that 'orientated in a manner which maximises its potential for solar gain and for passive heating, further increasing its sustainability credentials'. No further detail is provided.
- 8.25 Subject to conditions relating to carbon reduction technologies and water efficiency, the proposal would accord with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.26 Biodiversity

- 8.27 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.
- 8.28 Subject to an appropriate condition, 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 could be made to be compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

8.29 Water Management and Flood Risk

- 8.30 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.
- 8.31 The site is in Flood Zone 1 and is, therefore, considered at low risk of flooding.
- 8.32 Subject to surface water drainage scheme conditions, the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

8.33 Highway Safety and Transport Impacts

- 8.34 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.
- 8.35 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.
- 8.36 Access to the site would be on foot, as no access for cycles or cars is available. Proposals do not include any mitigation.
- 8.37 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, which raises no objection to the proposal subject to condition securing a contractor's parking plan.

8.38 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

8.39 Cycle and Car Parking Provision

Cycle Parking

8.40 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 residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

8.41 Each dwelling proposed would have two cycle parking spaces in the rear amenity area. These are not proposed to be in secure shelters. Appendix L, paragraph L.24 states that cycle parking for new residential development should '*only be located within a rear garden if locating it at the front of the house is shown to not be in keeping with the character of the surrounding area, and there is no garage provision*'. It considered that the proposed passageway, measuring approximately 1.16m wide, is not likely to be sufficient to meet 'The Cycle Parking Guide for New Residential Development 2010' (CPG) requirement for an overall aperture of 1.2 metres for access to a bike store and awkward to manoeuvre through angle of the gated access point to the rear amenity space. Lastly, the provision of a cycle store will further reduce the already small amenity area to serve the two dwellings, impacting on the usability of the areas.

8.42 The Inspector previously flagged concerns over fear of crime and not being able to see the stores from the passageway. As this application is for two dwellings with a shared access, it is considered reasonable to require the passageway to be gated to ensure that the rear gardens are not accessed by others.

Car parking

8.43 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. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. 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.

8.44 No car parking has been proposed. In considering whether the site is suitable for car-free development, the policy is considered:

8.44.1 Is it within an easily walkable and cyclable distance to a District Centre or the City Centre?
Barnwell Road Local Centre (0.3km) however the nearest district centre is Mill Road East (1.5km). There are adequate cycle routes to the city centre and district centres.

8.44.2 Does it have high public transport accessibility?
It is a short walk to bus routes with regular services, and train stations and coach services provide services onwards.

8.44.3 Can the car-free status be realistically enforced by planning obligations and/or on-street controls?
The site is not in a Controlled Parking Zone so car-free status cannot be controlled.

The proposal is not entirely compliant with Cambridge Local Plan (2018) policy 82 regarding Car Parking. While car travel is not essential, the site is not in a location likely to be well suited to car-free development. Consequently, it is realistic to expect residents to have access to cars and the associated knock-on impact on the wider amenity of the area due to additional pressure for on-street or unlawful parking, as noted by the Local Highway Authority, is of concern.

8.45 The proposal is considered to not accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

8.46 Amenity

8.47 Policies 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.

Neighbouring Properties

8.48 The site is in a residential area and is surrounded by neighbouring dwellings. The impact on neighbour amenity is assessed below in terms of overbearing, overshadowing / daylight, privacy, overlooking, outlook, noise, and disturbance.

Impact on No. 34 Peverel Road

8.49 The proposal would be located close to the boundary with No.34 Peverel Road. The proposed dwellings would result in two-storey development

which would encompass almost the entire shared boundary with this neighbouring property. At present there is no built form in this location. Due to the substantial increase of excessive built form close to the boundary, the proposal would result in an unacceptable overbearing impact to this adjacent neighbour. Furthermore, due to the scale of the proposal, the relationship with the neighbouring property and its orientation with the sun, the proposal would also result in significant overshadowing to the rear garden space of No.34 which would cause harm to the amenity and living conditions of its occupants.

Impact on No. 36 Peverel Road.

- 8.50 The side of the proposed dwellings would be approximately 6.1m from the rear of no. 36. This would result in an oppressively overbearing effect on the garden area to the large HMO and loss of evening sunlight to its rear amenity space. In addition, there is a likelihood that the effect will also impact habitable rooms within the HMO that face towards the site. The retained garden area to serve no. 36 will be inadequate for the large HMO it serves, providing poor amenity to its occupiers.

Impact on Nos. 139 and 139 Barnwell Road (opposite)

- 8.51 The houses opposite the site would be between approximately 11-13 m from the first floor of the proposed dwellings. The close proximity may enable to window-to-window overlooking between ground and first front windows, leading to a loss or perception of loss of privacy.
- 8.52 These dwellings are south of the application site, so no loss of light will result from the proposals.

Impact on No. 129 Barnwell Road

- 8.53 The front of 129 Barnwell Road is approximately 3.4m from the proposed dwellings, which would project forward of its front wall. The outlook from its front window would be at an angle of approximately 51 degrees from its front window to front corner of the proposed house, which projects 4.87m past its front wall. The presence of two-storey development in close proximity to the main habitable room's window will be visually overbearing in the outlook from this room.
- 8.54 In addition, the presence of a two-storey development in close proximity to the east of the living room window is likely to result in a loss of morning daylight and sunlight to the window.

Future Occupants

- 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).

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

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	2	4	2	79	84	+5
2	2	4	2	79	84	+5

8.57 The proposals will meet the overall space standards and bedrooms exceed room size requirements.

8.58 Garden Size(s)

8.59 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.

8.60 The proposed rear gardens are 3.2m deep by 8.2m wide providing an overall area of 26 sqm. The plans indicate that this can accommodate a store, bin storage area, and two bike hoops. Given the orientation and proximity to proposed dwellings and houses to the east and west it is likely this space will be overshadowed and feel confined due to the presence of these and any boundary treatment to the north. The spaces are not adequate in size for day-to-day living arrangements, which might for example include a young family.

Accessibility

8.61 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 does not state the proposal would comply with these standards and therefore, Officers are unable to confirm that the layout and configuration enables inclusive access and future proofing. However, as the previously scheme related to flats rather than dwellinghouse, this can be resolved through the inclusion of a planning condition if approved.

8.62 Construction and Environmental Impacts

8.63 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.

8.64 The Council's Environmental Health Team has assessed the application and concluded that there is not sufficient information be able to assess the impact of the proposals due to a lack of information relating to air source heat pumps. Permitted development rights exist for residential properties to install air source heat pumps under Part 14, Class G of the General Permitted Development Order (2015) (as amended). Further restrictions are not considered necessary at this stage and an informative can be added.

8.65 Planning conditions can be applied to overcome construction impacts.

8.66 Summary

8.67 The proposal does not adequately respect the amenity of its neighbours and of future occupants and is considered that it fails to accord with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.

8.68 Other Matters

Bins

8.69 Policy 57 requires refuse and recycling to be successfully integrated into proposals. There is adequate space to store bins to the rear.

8.70 Planning Balance

8.71 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).

Summary of harm

8.72 The proposals are harmful to the character of the area by way of the siting and mass.

8.73 In addition, no car parking has been provided, and it has not been demonstrated that the location of the is suited to be car-free. It is noted that there is pressure locally for on-street parking, with illegal parking being resorted to consequently. This is to the detriment of the character of the local area.

8.74 Possible impacts on trees and the amenity of the green area have not been addressed, with potential for harm to trees in the public realm adjacent to the site and wider character and appearance of the area consequently.

- 8.75 Harm to neighbouring residential amenities and the future amenities of occupiers has been set out, including loss of light, loss of privacy, and overbearing impacts. In addition, the proposed amenity space to serve the dwellings proposed is of insufficient depth to enable a usable sitting out space as it will be largely in shadow.
- 8.76 Summary of benefits
- 8.77 The proposals will provide two dwellings in the city in a reasonably sustainable location.
- 8.78 Having considered 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 refusal.

9.0 Recommendation

9.1 Refuse for the following reasons:

1. The harmful effect of the proposal on the character and appearance of the area due to its siting, mass, design; exacerbating on-street parking pressure leading to illegal parking and potential impact on amenity trees adjacent to the site is such that it does not accord with Section 12 of the NPPF and Policies 52, 55, 56 and 57 of the Cambridge Local Plan (2018).
2. The effect of the proposal on the living conditions of the occupants of Nos. 34 and 36 Peverel Road and Nos. 129, 133 to 139 Barnwell Road regarding cramped retained amenity space, outlook, overshadowing and privacy is considered to result in unacceptable level of harm, contrary to the requirements of Section 12 of the NPPF and Policies 52, 55, 56 and 57 of the Cambridge Local Plan (2018).
3. The proposal would not provide suitable living conditions for the occupants of the development regarding external amenity space and accessibility and, as such, fails to meet the requirements of Policies 50 and 52 of the Cambridge Local Plan (2018).
4. The proposed cycle parking should be located to the front of the dwellings garden in secure, covered shelters to encourage sustainable travel. The passageway to access the cycle parking proposed will be awkward to use as it is the below 1.2m wide and leads to an access point to the rear amenity areas that will be at an awkward to manoeuvre through, which will be exacerbated if gated to ensure security. Furthermore, the provision of a cycle store will further reduce the already small amenity area to serve the two dwellings, impacting on the usability of the areas. Appendix L, paragraph L.24 of the Cambridge Local Plan (2018).

5. Insufficient information has been provided to enable the long-term impact on trees in the area to be assessed. The proposal fails to meet the requirements of Policy 71 of the Cambridge Local Plan (2018) and the Trees and Development Sites SPD – Adopted January 2009.

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 12 July 2023

by H Wilkinson BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 September 2023

Appeal Ref: APP/Q0505/W/23/3314560

36 Peverel Road, Cambridge, Cambridgeshire CB5 8RH

- 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 Mr Powell (c/o Cairns Didge UK Ltd) against the decision of Cambridge City Council.
 - The application Ref 22/03544/FUL, dated 2 August 2022, was refused by notice dated 1 November 2022.
 - The development proposed is described as the 'construction of a block of 4 No. flats and associated works'.
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. The Council's decision notice refers to Nos 133 to 144 Barnwell Road. However, I observed on my site visit that only odd numbers feature within the row. The main issue as set out below therefore reflects this.
3. Conflict with Policy 58 of the Cambridge Local Plan 2018 (Local Plan) is alleged in relation to design matters and the vulnerability of future occupants to crime. However, as this policy relates to the alteration and extension of existing buildings it has not been determinative in my consideration of this appeal.

Main Issues

4. Having regard to the Council's refusal reasons, the main issues are:
 - the effect of the appeal proposal on the character and appearance of the area;
 - the effect of the appeal proposal on the living conditions of the occupants of Nos 34 and 36 Peverel Road and Nos 133 to 145 Barnwell Road with particular regard to outlook, overshadowing and privacy;
 - whether the appeal proposal would provide suitable living conditions for the occupants of the development with particular regard to internal and external amenity space, accessibility and safety.
 - whether the appeal proposal would provide adequate cycle storage.

Reasons

Character and appearance

5. The appeal site lies within a residential area which is characterised by a mix of detached and semi-detached properties together with rows of small terraces. Although many of these properties have been altered and extended, the surrounding development pattern is derived from relatively narrow and long plots with compact frontages and reasonably proportioned, linear gardens to the rear. The regularity of the built form is a notable characteristic of the area.
6. The proposal relates to the erection of a two-storey building which would be located to the rear of No 36 Peverel Road – a house in multiple occupation. The building would extend the full length and occupy nearly the full width of the appeal site and would have a frontage onto the footway which runs parallel to the appeal site and Nos 131-145 Barnwell Road.
7. Due to its positioning and lack of lateral space, the appeal proposal would read as an overly intensive form of development out of keeping with the prevailing pattern of built form. In addition, the loss of the linear garden to the rear of No 36 would disrupt the regularity of the surrounding pattern of development and would leave the host property with an uncharacteristically small garden, further compounding the incongruous form of the proposal. Despite the back land location of the appeal site, such incongruity would be particularly noticeable when viewed from the adjacent footway and to a lesser extent from Barnwell Road.
8. Further, I recognise that the overall height, roof structure and external finish of the appeal proposal would be generally keeping with the surrounding area. However, the spacing and form of the proposed openings, including the introduction of French windows at the first-floor level would be at odds with the neighbouring dwellings. Thus, the principal facade would appear unsympathetic and obtrusive in this regard.
9. For these reasons, I find that the appeal proposal would not be of a high quality of design and would cause harm to the character and appearance of the area. It would therefore conflict with Policies 52, 55, 56 and 57 of the Local Plan. Amongst other aspects, these policies seek to ensure that development proposals deliver high quality new buildings which respond positively to their context. It would also be inconsistent with the design objectives of the National Planning Policy Framework (the Framework).

Living conditions – neighbouring occupants

10. The appeal proposal would introduce two-storey built form which would extend right up to, and along much of the length of the shared boundary with No 34 Peverel Road (No 34). Notwithstanding the roof structure and eaves height, owing to its height, depth and proximity, the proposed building would be overbearing when viewed from the rear windows and garden area of No 34 leading to an oppressive outlook for its occupiers. In addition, the scheme would introduce overshadowing of the rear garden area and there would be a reduction in daylight reaching the habitable room windows on the rear elevation. This would result in dark, uninviting rooms and outdoor space and make those spaces much less attractive to spend time in.

11. Due to the even closer proximity and more direct relationship, the proposal would be perceived as an overly dominant and unduly prominent intrusion of built form when viewed from the rear windows and garden area of No 36 Peverel Road (No 36) which, in terms of outlook would have a significant enclosing effect. Furthermore, the proposal would significantly restrict levels of light entering the habitable rooms and external amenity space. Consequently, these spaces would be unduly gloomy to the detriment of their usability and the occupants of No 36.
12. The submitted plans indicate the installation of several windows on the principal elevation of the proposed building, including the provision of two, recessed balconies on the first floor. The appeal proposal would be located within close distance of Nos 135 to 139 and would directly overlook the principal elevations. Although there is a similar relationship between the neighbouring terraces, the opposing elevations in this instance would nevertheless be within closer proximity and the proposed building would include larger scale glazing and balcony areas. In the absence of any intervening features to offset this relationship, I consider that the proposal would result in an unacceptable degree of overlooking of Nos 135 to 139 such that there would be a material loss of privacy.
13. It is the Council's view that the adverse effect to living conditions would apply to the entire row. However, as I observed at my site visit, views towards Nos 133, 141, 143 and 145 Barnwell Road are oblique. Under these circumstances and given the relatively dense development pattern, I do not consider that the privacy of the wider terrace would be adversely affected.
14. Overall, the appeal proposal would harm the living conditions of the occupants of Nos 34 and 36 Peverel Road together with Nos 135 to 139 Barnwell Road in terms of outlook, overshadowing and privacy. It would therefore fail to accord with Local Plan Policy 52 which seeks to ensure that new development protects the amenity and privacy of neighbouring properties. The proposal is also inconsistent with the Framework where it seeks to ensure high quality design and layout which safeguards appropriate living conditions and the National Design Guide 2021 where it looks to promote quality of life for the occupants of buildings.

Living conditions – future occupants

15. The submitted floor plan indicates that the proposed units would have an open plan layout comprising a lounge, kitchen, and dining area together with one double bedroom and a bathroom. In the absence of any evidence to indicate otherwise, it is reasonable to assume that each unit could be occupied by two people, and I have therefore considered the appeal on this basis.
16. Local Plan Policy 50 outlines that new residential units will be permitted where their gross internal floor areas (GIA) meet or exceed the residential standards set out in the Government's Technical Housing Standards – nationally described space standard 2015. The internal design standards are thereafter set out in Table 6.3 of Policy 50 which requires that the GIA of a two-person property is at least 50 square metres. According to the Council, the ground and first floor flats would have a GIA of 45 square metres and 37.8 square metres respectively. The appellant has not disputed this.

17. Whilst acknowledging the shortfall, the appellant submits that this is marginal and that the accommodation would still provide high quality living space owing to the raised ceiling height and extent of glazing. Although I have had regard to these factors, I am also mindful that the standards are intended to act as a benchmark for appropriate living space. In this instance, while it may be the case that the proposed layout would be simple and usable, the GIA would not meet the standards and no substantive evidence had been provided to persuade me that the shortfall in the floorspace provision is appropriate.
18. Local Plan Policy 50 also highlights that new residential units will be expected to have direct access to an area of private amenity space. Although the local policy does not specify minimum space requirements, it does state that these areas should address the issues of overlooking and enclosure and be designed to allow the effective and practical use of the space by the occupiers. The ground floor flats would have access to a private garden located to the rear of the respective unit which would measure 4 square metres and would be enclosed by a 1.8-metre-high enclosure. The first-floor flats would have access to a private balcony measuring 2 square metres located on the front of the building.
19. In comparison to nearby dwellings the proposed outdoor amenity space would be small and would offer limited space for private activities such as sitting out, drying clothes and storage, all of which can be reasonably expected from even a modest sized flat. Further, due to the confined space and the height of the proposed boundary treatment, the ground floor flats would have a high degree of enclosure whilst the proposed balconies by virtue of their location, would be directly overlooked by the opposite row. Consequently, the scheme would neither address the issues of enclosure and overlooking or be designed to allow the effective and practical use of the space by the occupiers. This would be to the detriment of living conditions, particularly when combined with the reduced internal floor area.
20. Access to the first-floor flats would be via a flight of stairs and therefore the scheme would fail to provide accessible accommodation for the purpose of Local Plan Policy 51. It has been put to me by the appellant that accessible accommodation would be provided on the ground floor. However, there is a lack of sufficient detail before me to adequately demonstrate that the accommodation would be of a size, configuration, and internal layout to enable the Building Regulations requirement M4 (2) 'accessible and adaptable dwellings' to be met. Thus, I am not persuaded that the proposal as a whole would accord with Policy 51.
21. Access to the ground floor flats would be provided at the rear of the proposed building, via a narrow passageway with a sharp turn at the end. Consequently, occupiers entering the site would be blind to anyone waiting around the corner whilst the level of enclosure to the rear of the site would severely limit natural surveillance. Together, these factors would give rise to a perception of fear and could in theory leave the occupiers vulnerable to crime. External lighting and CCTV cameras could be installed to limit this. However, these measures would not sufficiently overcome the potential vulnerability of future occupiers to crime arising from the enclosed layout.
22. For these reasons, I find that the appeal proposal would not provide suitable living conditions for the occupants of the development with particular regard to

internal and external amenity space, accessibility and safety. The proposal would therefore be contrary to Local Plan Policies 50 and 51, where they seek to provide suitable living conditions by ensuring that proposals meet the residential space standards and levels of accessibility respectively. In so far as the layout of the appeal scheme would fail to respond positively to its context and increase the risk of crime, I find that the proposal would be in conflict the design objectives set out within Policy 55. The appeal proposal would also be inconsistent with the Secured by Design Home Principles 2019 and the Framework's objectives in respect of residential amenity and the desire to promote safe communities.

Cycle Provision

23. Cycle storage provision would be made to the rear of the site which would be accessed via the internal passageway. The Cycle Parking Guide for New Residential Development 2010 (CPG) states that there must be an overall aperture of 1.2 metres for access to a bike store. According to the submitted plans, the width of the passageway is one metre. The restricted width would make it difficult for the occupiers to access the storage provision and thus compromise the practical usability of the facility. It is therefore reasonable to assume that the future occupiers would be less likely to make use of the storage. Furthermore, the CPG indicates that storage areas should create a sense of personal safety which for the reasons set out above, would not be the case.
24. Accordingly, I find that the appeal proposal would not provide adequate cycle provision contrary to Local Plan Policy 82 which seeks to secure adequate cycle parking levels as set out in Appendix L. It would also be inconsistent with the CPG in so far as it would undermine the Council's ambitions to promote more sustainable and healthy transport.

Other Matters

25. I understand that the appellant has sought a collaborative approach however feels that they have been met with resistance from the Council. Whilst I appreciate their disappointment, the Council ultimately refused planning permission and the Council's administration and determination of the application has no bearing on my considerations of the planning merits of the proposal. These considerations and judgements require a degree of subjectivity.
26. It has been put to me by the appellant that the appeal proposal would improve the condition of the site and has been designed to maximise solar gain and would have outstanding energy efficiency credentials. I also recognise that the proposal would utilise a small site, in an accessible location and would contribute to the supply and diversity of housing in the area. It would also bring short-term benefits in terms of construction expenditure and employment and would support local economy services.
27. However, when set against the harm identified, the economic and social benefits would be limited. Moreover, and notwithstanding the Framework's desire to significantly boost the supply of homes the provision of four units would make limited difference to the overall supply of housing within the district. Consequently, whilst having regard to the above matters, such

considerations do not outweigh the harm I have identified or the conflict with the development plan.

Conclusion

28. For the reasons outlined above, the appeal proposal would conflict with the development plan read as a whole and no material considerations, including the Framework indicate that a decision should be taken otherwise than in accordance with it. Therefore, the appeal is dismissed.

H Wilkinson BSc

INSPECTOR



Planning Committee Date	11 June 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03741/FUL
Site	261 Mill Road
Ward / Parish	Romsey
Proposal	Change of use of a takeaway to 1no. apartment
Applicant	Mr Copolla
Presenting Officer	Mr D Brocklesby
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Loss of commercial unit
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks the change of use of a takeaway to 1 no. apartment
- 1.2 The proposal would create the loss of a retail unit within the district centre of Mill Road. However, the unit has not been in use for a period of approx. 12 years and the works would allow the repair and upkeep of the building, improving the appearance of the building. The proposed works would externally retain the appearance of the shopfront to Mill Road and create an additional dwelling.
- 1.3 Officers recommend that the Planning Committee approve subject to conditions.

2.0 Site Description and Context

Conservation Area	X	District Centre	X
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- 2.1 The application site, no. 261 Mill Road, is comprised of the ground floor of a two-storey terraced unit situated on the north side of Mill Road. The property is an end of terrace with the side elevation fronting Belgrave Road. The ground floor was previously a take-away, although not in use for the past 12 years, and was originally built as a corner shop. The building is constructed in brick and there is a small outdoor hardstanding garden area to the rear of the site. The surrounding area is predominantly residential in character and is formed of similar sized terraced properties set linear to the pattern of the road.
- 2.2 The first floor of the property, No. 261A Mill Road is a residential flat, and to the north (1 Belgrave Road), east (263 Mill Road) and west (259 Mill Road) are residential properties. Opposite the site to the south is the Royal Standard Public House.
- 2.3 The site falls within the Mill Road Conservation Area and the Mill Road District Centre.

3.0 The Proposal

- The application proposes the change of use of the ground floor unit from a take-away (Sui Generis) to a residential unit (Use Class C3). The application would retain much of the existing shopfront appearance on Mill Road and Belgrave Road. The shop front window on Belgrave Road is proposed to be reduced in width by half and an additional window proposed on the side and rear elevation.
- 3.1 Following comments from the Conservation Officers one window to the side elevation has been removed and the original shopfront window retained in appearance.

3.2 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
23/02541/FUL	Change of use of a takeaway to 1no. new apartment	Withdrawn
16/1342/FUL	Proposed development of one new two bedroom dwelling to the rear of 259/261 Mill Road	Withdrawn
16/1135/FUL	Part first floor rear extension	Permitted
16/0557/FUL	Proposed development of two new apartments to rear of 259/261 Mill Road following demolition of existing outbuilding	Withdrawn
12/0374/FUL	Part single storey part two storey extension	Permitted

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 2: Spatial strategy for the location of employment development
- Policy 3: Spatial strategy for the location of residential development
- Policy 5: Sustainable transport and infrastructure
- Policy 24: Mill Road Opportunity Area
- Policy 28: Sustainable design and construction, and water use
- Policy 31: Integrated water management and the water cycle
- Policy 32: Flood risk
- 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 55: Responding to context
- Policy 56: Creating successful places
- Policy 58: Altering and extending existing buildings
- Policy 61: Conservation and enhancement of historic environment
- Policy 64: Shopfronts, signage and shop security measures
- Policy 72: Development and change of use in district, local and neighbourhood centres
- Policy 82: Parking management

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

5.4 Other Guidance

- Mill Road conservation area

6.0 Consultations

6.1 County Highways Development Management – No Objection

- 6.2 No objection subject to the addition of a condition regarding vehicles over 3.5 tonnes.

6.3 Conservation Officer – No objection

- 6.4 Amendments: The retention of the shop front window, reduced in width, would retain the appearance of the shop front and overcomes the original objection.

6.5 Environmental Health – No Objection

- 6.6 No objection subject to the imposition of a condition regarding construction hours and noise insulation scheme.

7.0 Third Party Representations

One representation has been received.

7.1 Those in objection have raised the following issues:

- Loss of jobs
- This area of Mill Road lacking facilities
- Important facilities like this are preserved
- Poor design
- UPVC windows are not in keeping
- Obscured film on windows not appropriate for area
- Should maintain shopfront
- Parking concerns
- Foul water drainage
- Amenity space inadequate

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

8.0 Assessment

8.1 Principle of Development

8.2 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.

8.3 The application site falls within the Mill Road District Centre. Policy 72 outlines the uses acceptable in Local, District and Neighbourhood Centres and permits the change of use to centre uses provided the vitality, viability and diversity of the centre is maintained or enhanced. Policy 72 continues to state inappropriate uses in designated centres at ground floor, which comprise former B1 (office), B2 (light industrial), B8 (storage and distribution), C2 (residential institutions), C3 (dwellinghouses), C4 (houses of multiple occupation) and other 'sui generis' uses.

8.4 It is noted that the loss of centre uses at ground floor level to non-centre uses will not be permitted, unless it is demonstrated that the use is no longer viable, by evidence of active marketing for at least 12 months, should that the premises are not reasonable capable of being used or redeveloped for a centre use. It is acknowledged that the building is set towards the end of the District Centre and away from the central grouping of facilities. This of itself does not mean that the unit would not be attractive for Class E use or

Sui Generis Use as a take-away and by virtue of the frontage and appearance, is that of a small corner shop unit.

- 8.5 The applicant has not provided any information regarding the marketing of the property for use as a takeaway and planning permission would be required for the change of use of the building to Use Class E. It is further noted that the building is surrounded by residential units, and does not appear to have any extraction ducts for odour or cooking facilities usually associated with use as a takeaway. Given the siting on the junction of two roads and within the Conservation Area this would require a further planning permission to be sought. Policy 72 c) sets out that uses would not be permitted which give rise to detrimental effect, individually or cumulatively, on the character or amenity of the area through smell, litter, noise or traffic problems. Given the siting and lack of facilities, it is likely that in bringing this back into use as a takeaway would give rise to an impact on the neighbouring properties through smell and noise in particular.
- 8.6 The policy sets out that introducing a non-retail use and a non-active residential frontage would be harmful to the adequate provision of retail services within the local centre, making the area less vibrant and commercially attractive undermining the vitality, viability, character and function of the Local centre. However, Officers note that the unit has been unused in this location for a period of approx. 12 years, prior to the adoption of the current Local Plan, and that the unit appears to be run down and the existing frontage in a poor condition. Therefore, the change of use of the property, whilst no marketing of the unit has been provided, is considered not to harm the vitality of viability of the wider district centre in this instance and would bring an unused unit back into use. Furthermore, given the close proximity of the building to multiple residential uses, and a number of takeaways in relatively close proximity, in this instance, would be acceptable for the change of use to residential use.
- 8.7 Officers note that comments have been received regarding the loss of jobs however, at the current time there would be no loss of employment associated with the unit given the period of time it has been empty. It is noted that this would prevent a further employment use coming forward however, given a unit of this scale it is considered that it would likely be to a loss of a limited amount of jobs which is not considered to fail Policy 2 of the Cambridge Local Plan 2018.
- 8.8 Consequently, it is concluded that it would be acceptable, in this instance, for the building to change to a use falling within Class C3 (dwelling house).
- 8.9 Design, Layout, Scale and Landscaping**
- 8.10 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.

- 8.11 The application proposes minimal external alterations to the existing building. The existing shopfront, not original to the building, consists of a large shopfront window onto Mill Road, a front door situated on the corner of the building and a large two pane window on the side elevation. Further windows and doors to the side elevation of the building accessed the rear of the unit. The proposal is to retain the shopfront window to the front of the building, albeit replaced with an energy efficient window. The corner door will be retained externally to be in keeping with the unit, although blocked up internally. Following comments from the conservation officer, the application has been amended so the window on the side elevation linked to the shop unit is to be retained as a single panel window instead of a two-paned window which has overcome previous concern. A new window is proposed in the side elevation, whilst not traditional in design to the Conservation Area, the window proposed matches the design of the window at ground a first floor on the side elevation and therefore is considered appropriate in this instance.
- 8.12 Officers note comments from third parties regarding the proposed uVPC materials. uVPC windows are considered acceptable in conservation areas, subject to the design matching the original windows, as set out within Schedule 2, Part 1, Class A of the General Permitted Development Order 2015. Furthermore, the existing windows on the building are UVPC and the shopfront aluminium frames. Officers therefore, do not consider that it would be reasonable in this instance to insist that the materials are altered.
- 8.13 A low level brick wall is proposed to the front of the building, similar in design to the front elevation at number 259 Mill Road. A wall under 1 metre in height to the front of a building is considered to be permitted development under Schedule 2, Part 2, Class A of the General Permitted Development Order 2015. Officers therefore note the comments from the Conservation Officers however consider that the design and form is acceptable in this instance.
- 8.14 A condition is recommended to ensure that the proposed external materials and design are in keeping to the area.
- 8.15 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 and 58 and the NPPF.
- 8.16 Heritage Assets**
- 8.17 The application falls within the Mill Road Conservation Area. The application is within the setting of the Royal Standard, a Building of Local Interest.
- 8.18 Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- 8.19 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.
- 8.20 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.
- 8.21 261 Mill Road, on the corner with Belgrave Road, is one of the corner shops believed to be original to Romsey Town development between 1880 and 1900. It was recorded as a grocers and parcel shop c1900. It is a key component of the typical facilities that were provided to residents in the development of the area.
- 8.22 The original timber windows have been replaced by functional but unattractive metal units with clerestory vents. The flanking pilasters have been removed (though their location can be seen in the brickwork), as have the cornice and blind. However, the shopfront retains the fascia and corbels, hanging sign-arm, original front door, and large window apertures to Mill Road and Belgrave Road. The simple shopfront remains evident, with similarities to others in Romsey Town. The legibility of 261 Mill Road as a corner shop is a contributing factor to the significance of the conservation area. However, the quality of the building has suffered from alterations including to fenestration and lack of maintenance, so that it is not currently a 'positive building' in the conservation area and improvements would be welcome. Further decline in quality or loss of historic commercial character would be harmful to the conservation area and should be resisted.
- 8.23 The original application proposed that the Belgrave frontage be bricked up and two new uPVC windows inserted. It is now proposed to retain the metal-famed unit to the Mill Road Frontage, with new non-opening lights replacing the clerestory vents. Additionally, although reduced to a single pane, the large aperture window to Belgrave Road has now been retained, although reduced in width, overcoming the previous concerns from the Conservation Officers regarding the loss of the existing window and the shopfront frontage. The new window to the Belgrave frontage, would be of a similar design to the existing windows on the side elevation at ground and first floor and it is considered that it would retaining a neutral effect on the Conservation Area.
- 8.24 Comments regarding the retention indicates a neutral effect, the proposed dry lining would contrast poorly with the unobscured clerestory windows.

However, it is noted that a lining could be added to the windows without planning permission being required.

8.25 Local Plan Policy 58 requires that where proposals seek to alter existing buildings these changes do not adversely impact on the character or appearance of the conservation area and use materials and architectural detailing which ensure that proposals are sympathetic to the existing building and surrounding area. Policy 61 seeks to ensure that proposals should preserve or enhance the significance of the heritage assets of the city and respect the character, appearance and setting of the locality.

8.26 In the alteration of the window on the side elevation to retain the existing shop frontage window design 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 and has overcome the initial concerns with the application. 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.

8.27 Water Management and Flood Risk

8.28 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.

8.29 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. Given that the application is a conversion, albeit to a more vulnerable use, given the proposal is not within an area of surface water flooding and flood zone 1 it is considered acceptable and in accordance with Local Plan policies 31 and 32 and NPPF advice.

8.30 Officers note comments have been submitted regarding foul water drainage at the site. Given the existing use of the building the unit will be connected to the existing foul water drainage system and the connection would be assessed under Building Control and Officers are therefore satisfied that the proposal would not lead to any significant concerns.

8.31 Highway Safety and Transport Impacts

8.32 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.

8.33 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.

8.34 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection subject to a condition regarding construction vehicles over 3.5tonnes to only service the site between 09:30hrs – 15:30 hrs to the proposal. Given the surrounding streets Officers considered that this is a reasonable condition.

8.35 An informative is recommended to ensure that the windows do not open over the public highway and cause an obstruction.

8.36 Cycle and Car Parking Provision

8.37 Cycle Parking

8.38 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 residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. 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. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

8.39 There is no adequate space for cycle parking on the frontage. Cycle parking is therefore proposed to the rear of the dwelling. It is considered that the proposal would be satisfactory and would not impact the cycle parking arrangements for the neighbouring dwelling, and first floor flat no. 261A.

8.40 Car parking

8.41 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. 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.

8.42 The application proposes no car parking spaces and the existing site has no off street parking. Officers note that comments have been received setting out that the property originally had an off street parking space, however this was removed in an application around 2012. Officers can only assess the current situation on site and whether the proposed use would be acceptable.

8.43 Given the siting in close proximity to shops and with a high public transport network in proximity to the site it is considered acceptable in this instance

for the application to have no parking. Furthermore, the surrounding streets are outside of the controlled parking zone and therefore considered that a car-free status of the site could not be realistically enforced in this instance. Overall, Officers considered that a one bed dwelling would not put unnecessary stress on the existing parking arrangements.

8.44 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.

8.45 Amenity

8.46 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.

8.47 Neighbouring Properties

8.48 The neighbouring properties are 259 Mill Road, 1 Belgrave Road, 261A and 263 Mill Road which are residential properties. There are no extensions proposed as part of the application and therefore it is not considered that the proposal would give rise to any loss of light or overbearing impact. Additional windows are proposed to the side, east elevation. Given the separation of Belgrave Road to no. 263 Mill Road and the offset nature of the proposal it is not considered that the proposal would give rise to any loss of privacy to the neighbouring amenity.

8.49 Future Occupants

8.50 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).

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

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1		2	1	50	50	0

8.52 Policy 50 paragraph 6.32 states that residential units created through conversions should seek to meet or exceed the internal space standards as so far as practicable to do so. As set out above, the proposal is compliant with the space standards.

8.53 Garden Size

- 8.54 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.
- 8.55 The application proposes a shared rear amenity space for No's 259, 261 and 261A Mill Road of 35sq metres, excluding areas for cycle storage and access routes. Given the central location and limited garden sizes of properties on Mill Road, Officers consider that there is sufficient space for washing to dry and occupants to sit outside from the existing units.
- 8.56 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. While this is a policy requirement, the proposal is a conversion and would utilise the existing entrances. Therefore, it is not practicable to require part M4(2) compliance in this instance.
- 8.57 Construction and Environmental Impacts
- 8.58 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.
- 8.59 The Council's Environmental Health team have assessed the application and recommended conditions regarding construction hours and noise insulation scheme. Given that the proposal fronts Mill Road, a busy road, it is unlikely that recommended DS8233:2014 internal noise levels will be achieved with windows open. Officers consider that the proposed conditions are reasonable and necessary to ensure that the amenity of neighbouring property and future occupiers.
- 8.60 Summary
- 8.61 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.
- 8.62 Carbon Reduction and Sustainable Design**
- 8.63 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.

- 8.64 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 and for 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.
- 8.65 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.
- 8.66 Subject to conditions relating to carbon reduction technologies and water efficiency it is considered that the proposal would be compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.67 Biodiversity

- 8.68 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.
- 8.69 The application is for a change of use to the existing building and no extensions are proposed and the rear area of the building is to be retained. Officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species. A condition is recommended regarding nest boxes to ensure that that proposal would 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).

8.70 Third Party Representations

- 8.71 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
Loss of jobs	Assessed within the report

Lacking facilities	The application site is located within the District Centre of Mill Road which has sufficient facilities within walking distance of the site.
Poor Design	Officers have assessed the design within the above paragraphs.
Windows	Details regarding windows has been assessed above. Obscured film on windows, if there are no logos, would not be controlled by planning permission as it can be added by the occupiers internally.
Shopfront	The existing shopfront is not original to the building and is not in keeping with the existing building. The application proposes to retain the shopfront design and frontage to the building with more energy efficient materials.
Foul Drainage	The proposal would not alter the existing connection to Foul Drainage. The details will be assessed by Building Control.
Amenity Space	Assessed within the Officer Report.
Neighbour consultation	Neighbour consultation was carried out in accordance with the Development Management Procedure Order 2015 and the Statement of Community Involvement. A neighbour further away from the site was notified due to commenting on a previous application at the same site.
Parking	Assessed within the Officer Report.

8.72 Other Matters

8.73 Bins

8.74 Policy 57 requires refuse and recycling to be successfully integrated into proposals. The bin storage to the rear of the dwelling, accessed off Belgrave Road is considered sufficient for the proposed dwelling.

8.75 Planning Balance

8.76 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).

8.77 Summary of harm

8.78 The application would lead to the loss of a retail unit within the District Centre of Mill Road. No details of marketing have been submitted in support of the application which fails to comply with Policy 72 of the Local Plan 2018.

8.79 Summary of benefits

- 8.80 The application would create an additional dwelling with a shared external amenity space for future occupiers located within a sustainable location. The proposed development would retain the existing shop front and bring back a building, not currently in use, back into use.
- 8.81 Overall, the proposed development is considered to preserve the character and appearance of the surrounding area with the retention of the proposed shopfront. Whilst objections from third parties regarding the loss of the existing use are acknowledged, it is considered that on balance, the impact of the proposed development would not lead to a loss of facilities for local residents and the impact of the proposed development would not be significant and is acceptable in this instance.
- 8.82 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.

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 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 development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential unit (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential unit as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted

to and approved in writing by the local planning authority. The scheme shall achieve internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings". The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be retained as such.

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

- 4 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).

- 5 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, their specification and location. No building shall be occupied until the nest boxes have been provided for that building in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policies 57, 59 and 70).

- 6 No development shall take place above ground level, other than demolition, until details of the windows and bricks to be used in the construction of the development 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 the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 7 Water efficiency measures for the scheme shall be implemented in accordance with the optional requirement as set out in Part G of the Building Regulations, which requires all dwellings to achieve a design standards of water use of no more than 110 litres/person/day.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan

2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 8 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).

- 9 Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes to only service the site between the hours of 09:30 - 15:30hrs, seven days a week.

Reason: In the interests of Highway Safety in accordance with Policy 81 of the Cambridge Local Plan 2018 and para 115 of the NPPF 2023.

- 10 The dwelling, hereby permitted, shall not be occupied until access to the shared amenity has been fully laid out and finished in accordance with the approved plans. The curtilage shall remain as such thereafter.

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

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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
23/00100/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.	Appeal Dismissed	15/04/2024	Refusal of planning permission (Delegated Decision)

Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
23/03993/FUL (APP/Q0505/W/24/3343119)	87 - 89 Perne Road Cambridge Cambridgeshire CB1 3SB	Demolition of existing buildings at Nos. 87 and 89 followed by a new building containing 6 flats/units to the front and a single flat to the rear along with bike and bin storage.	24/04/2024
23/03317/S73 (APP/Q0505/W/24/3344052)	50 Burleigh Street Cambridge Cambridgeshire CB1 1DJ	S73 to vary conditions 2 (External Area) and 3 (Hours of operation) of planning permission 18/1491/S73 (Section 73 application to vary condition 4 of permission APP/Q0505/A/07/2052528 (Change of use from retail to Adult Amusement Centre) to extend the opening hours until 11pm Monday to Saturday and until 8pm on Sunday) to vary condition 3 to allow the premises to operate from 9am to 2am on Monday to Saturday and from 11am to 2am on Sunday and to vary condition 2 to restrict the use of the rear of the premises from 8pm to 2am Monday to Sunday, noting that this outdoor space is not in use past 8pm	09/05/2024

23/04832/HFUL (APP/Q0505/D/24/3344469)	61 Garden Walk Cambridge Cambridgeshire CB4 3EW	Single storey rear extension, first floor rear juliet balcony and rear dormer roof extension.	16/05/2024
23/03568/FUL (APP/Q0505/W/24/3344601)	Orchard House Fendon Close Cambridge Cambridgeshire CB1 7RU	Change of use of building at rear to separate dwelling, dropped kerb to serve new dwelling and associated works, new dropped kerb to Orchard House and installation of a side gate and associated works (retrospective).	18/05/2024

Appendix 3a: Local Inquiry dates scheduled

REFERENCE	SITE ADDRESS	APPELLANT	EVENT DATE
EN/00222/23 (APP/Q0505/C/24/3342331)	Charter House 62 - 68 Hills Road Cambridge Cambridgeshire CB2 1LA	Unex (NO.16) Limited	06/08/2024

Appendix 3b: Informal Hearing dates scheduled

NO RESULTS

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
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)
23/00567/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)
23/00962/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)
23/01238/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	Refusal of planning permission

		ID signage, manifestations to entrance doors glazing windows and 4no barrier banners in RAL 2003 with screen printed white logo.	(Delegated Decision)
23/00804/FUL (APP/Q0505/W/23/3323216)	37 Natal Road Cambridge Cambridgeshire CB1 3NS	Erection of 5No. dwellings following demolition of existing bungalow	Refusal of planning permission (Delegated Decision)
23/01362/FUL (APP/Q0505/W/23/3335278)	17 - 19 Radegund Road Cambridge Cambridgeshire CB1 3RH	Erection of 2no two-storey dwellings to the rear of 17-19 Radegund road	Refusal of planning permission (Delegated Decision)
23/01039/FUL (APP/Q0505/W/23/3333426)	45 Highworth Avenue Cambridge Cambridgeshire CB4 2BQ	Residential redevelopment comprising two detached dwellings to the rear with garages on the site frontage along with cycle parking and associated infrastructure following demolition of existing buildings on site. Resubmission of 22/05407/FUL	Refusal of planning permission (Committee Decision (Area/Main))
22/03677/FUL (APP/Q0505/W/24/3337163)	104A Flat At Mill Road Cambridge Cambridgeshire CB1 2BD	Alteration to existing maisonette, addition of dormers to second floor, first-floor rear extension and ground floor rear extension to form 3no 1 bedroom self-contained flats	Refusal of planning permission (Delegated Decision)
23/01554/FUL (3335078)	Land Adjacent To Grafton House Maids Causeway Cambridge Cambridgeshire CB5 8DD	Erection of new office building (use class E) and associated development, infrastructure and works	Refusal of planning permission (Committee Decision (Area/Main))
23/03417/FUL (3336796)	184 Thoday Street Cambridge Cambridgeshire CB1 3AX	Two storey side and single storey rear extensions and change of use from 6 bed HMO (C3) to large 6 bed HMO (8 people) sui generis, along with bike shed storage to the rear.	Refusal of planning permission (Committee Decision (Area/Main))
23/00456/FUL (APP/Q0505/W/23/3331695)	12 Silverwood Close Cambridge Cambridgeshire CB1 3HA	Residential development consisting of 1no. one and half storey detached dwelling with associated access, parking and amenity (revised proposal following a withdrawal).	Refusal of planning permission (Delegated Decision)

Appendix 5: Appeals Pending Statement

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
23/00277/FUL (APP/Q0505/W/24/3338964)	47 Histon Road Cambridge Cambridgeshire CB4 3JD	Two bed dwelling	27/05/2024
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	28/05/2024
EN/00222/23 (APP/Q0505/C/24/3342331)	Charter House 62 - 68 Hills Road Cambridge Cambridgeshire CB2 1LA	Alleged erection of a sculpture 'The Cambridge Don' without permission	03/06/2024
23/01694/PIP (APP/Q0505/W/24/3339598)	Land At The Back Of 140 Foster Road Cambridge Cambridgeshire CB2 9JP	Erection of a single storey detached dwelling.	05/06/2024
23/04451/FUL (APP/Q0505/W/24/3340322)	40B Flat 1 Green End Road Cambridge Cambridgeshire CB4 1RY	Single storey rear extension to create studio dwelling	12/06/2024
23/03193/FUL (APP/Q0505/W/24/3339640)	2 The Grove Cambridge Cambridgeshire CB4 1TJ	Erection of 1no. adjoining dwelling formed as an extension to the existing dwelling	13/06/2024

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