



## Cambridge City Council Planning

**Date:** Wednesday, 24 June 2026

**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 and Enforcement Items

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

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

2 Apologies

3 Declarations of Interest

4 Minutes

(Pages 5 - 18)

**Part 1: Major Planning Applications**

5 25/04187/FUL Hanover Court and Princess Court

(Pages 19 - 120)

## **Part 2: Minor/Other Planning Applications**

6	25/03323/FUL 73 Newmarket Road	(Pages 121 - 172)
7	26/01081/FUL 9, 11, 15 and 17 Ashfield Road	(Pages 173 - 180)
8	26/01400/FUL 1, 2, 3, 4, 11, 12 The Green	(Pages 181 - 192)
9	26/01401/FUL 71, 73, 75, 91, 95, 101, 107, 109, 111 Union Lane	(Pages 193 - 202)
10	26/01402/FUL 190, 194, 206, 208, 216, 218 Milton Road	(Pages 203 - 214)
11	26/01899/FUL Ross Street	(Pages 215 - 226)

## **Part 3: General and Enforcement Items**

12	Scheme of Delegation Review Report	(Pages 227 - 244)
13	Appeals Information	(Pages 245 - 256)
14	Compliance Report	(Pages 257 - 264)

**Planning Members:** Porrer (Chair), Smart (Vice-Chair), Baigent, Clough, Dryden, Fisher, Griffin, Illingworth and Todd-Jones

**Alternates:** Bennett, Blackburn-Horgan, Flaubert, Grimwood and Nestor

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- Website: <http://democracy.cambridge.gov.uk>
- Email: [democratic.services@cambridge.gov.uk](mailto:democratic.services@cambridge.gov.uk)
- Phone: 01223 457000

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## **Information for Councillors**

After the publication of the agenda, if any committee members have any questions, they should be sent to officers up to 12 noon 2 days in advance of the meeting – these will be responded to as part of officer presentation (together with any queries raised by Members at the committee site visit).

The site visit protocol and public speaking scheme can be found at the below link.

[Planning Committee guidance](#)

## PLANNING

25 March 2026

10.00 am - 4.00 pm

### Present:

**Planning Committee Members:** Councillors Smart (Chair), Griffin, Howard, Illingworth (Vice-Chair) and Todd-Jones

Also present Councillors: Bick, Clough, Moore, Porrer, S. Smith and Tong.

### Officers:

Joint Director for Planning and Economic Development: Stephen Kelly  
Delivery Manager (Development Management and Compliance): Rebecca Smith

Built and Natural Environment Team Leader: Christian Brady

Team Leader – Strategic Sites: Jonathan Brookes

Principal Planner: Charlotte Spencer

Principal Sustainability Officer: Emma Davies

Senior Planner: Mary Collins

Legal Adviser: Richard Pitt

Committee Manager: James Goddard

Meeting Producer: Sarah Michael (AM) // Claire Tunnicliffe (PM)

### Other Officers Present:

Cartwright Pickard Architects: David Roberts

Local Highways Engineer: David Lines (Cambridgeshire County Council)

Local Highways Engineer: Jon Finney (Cambridgeshire County Council)

SRM.Com: Daughan Bedford

## FOR THE INFORMATION OF THE COUNCIL

### 26/27/Plan Apologies

Apologies were received from Councillors Dryden and Thornburrow.

Councillor Flaubert had joined the Green Party since the agenda was published and was not currently nominated to sit on this committee.

Councillor Porrer would attend as a Ward Councillor not a Committee Member.

Councillor Smart proposed and Councillor Todd-Jones seconded Councillor Illingworth as Vice Chair for this committee meeting. This was unanimously agreed.

### **26/28/Plan Declarations of Interest**

<b>Name</b>	<b>Item</b>	<b>Interest</b>
Councillor Porrer	All	Personal and Prejudicial - Spoke as a Ward Councillor. Did not take part in the discussion and did not vote.

### **26/29/Plan Committee Recording**

The Committee minutes list public speakers at Committee. Please view the recording of the meeting on [Cambridge City Council - YouTube](#) to see/hear more detail about statements from public speakers and Ward Councillors.

### **26/30/Plan 25/04382/FUL Market Square**

The Committee received an application for full planning permission.

The application sought approval for refurbishment of Market Square, Peas Hill and Guildhall Street, including provision of cycle parking, erection and siting of replacement fixed and temporary market stalls, refurbishment of Grade II listed setts, works to listed fountain and railings, and additional landscaping, street furniture and associated works.

The Principal Planner updated her report by referring to the amendment sheet:

- Clarification that the application was a Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.
- 7 additional representations (Hobsons Conduit Trust, and 6 Third Parties).
- Submission of a Change.org petition.
- Additional briefing note from the Local Highway Authority in regard to examples of flush shared surfaces.

- Additional information from the Applicant in regard to examples of flush shared surfaces.
- Additional information from the Applicant in regard to accessibility testing of the setts.
- Alteration to conditions.
  - Condition 3 (Cycle Parking).
  - Condition 7 (Traffic Regulation Orders).
  - Condition 10 (Wayfinding).
  - Amendment to Condition 11 (Landscaping). Condition 22 (Public Art) had been removed with the required details being added to condition 11.
  - Condition 18 (Outdoor Events).

Three local residents addressed the Committee speaking in objection to the application.

The following addressed the Committee in support of the application:

1. Ben Binns (Applicant's Representative).
2. Paul Belton (Agent).

Rosy Moore (Cabinet Member and Ward Councillor) addressed the Committee speaking in support of the application.

Hugh Clough (Ward Councillor) addressed the Committee speaking in objection to the application.

Tim Bick (Ward Councillor) addressed the Committee speaking about the advantages and disadvantages of the application.

Katie Porrer (Ward Councillor) addressed the Committee speaking about the advantages and disadvantages of the application.

The Committee proposed to defer the application to a future Planning Committee for the following reasons:

1. Highways and road safety issues – including lack of a Road Safety Audit and tracking swept path
2. Loss of cycle spaces.

3. Insufficient time to review new setts, no response from Historic England on update.
4. Clarification on why there was a lack of support for the proposal from market traders.
5. Concern that conditions were being used to mitigate issues that should have been resolved.
6. Lack of detail regarding the demountable stalls.

The Committee:

**Resolved (by 3 votes to 2) to defer the application.**

**26/31/Plan 25/04383/LBC Market Square**

Application deferred to a future Planning Committee.

The Committee:

**Resolved nem con to defer the application.**

**26/32/Plan 25/04384/FUL Guildhall**

The Committee received an application for full planning permission.

The application sought approval for installation of roof plant and screen, refurbishment and enhancement of internal and external fabric including installation of PV panels, alterations to internal fabric, rooms and wall positions, and fourth floor and basement extensions of the Guildhall.

The Principal Planner updated her report by referring to the amendment sheet:

- Clarification that the application was a Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.
- Additional third party comments.

A Cambridge Past, Present & Future representative addressed the Committee speaking in objection to the application.

A local resident addressed the Committee speaking in objection to the application.

The following addressed the Committee in support of the application:

1. John Mason (Agent).
2. Ben Binns (Applicant's Representative).

Simon Smith (Cabinet Member and Ward Councillor) addressed the Committee speaking in support of the application.

Elliot Tong (Ward Councillor) addressed the Committee speaking in objection to the application.

Katie Porrer (Ward Councillor) addressed the Committee in support of the application.

Tim Bick (Ward Councillor) addressed the Committee in support of the application.

The Committee:

**Resolved (by 4 votes to 0 with 1 abstention)** to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

**26/33/Plan 25/04385/LBC Guildhall**

The Committee received a Listed Building Consent application for installation of roof plant and screen, refurbishment and enhancement of internal and external fabric including installation of PV panels, alterations to internal fabric, rooms and wall positions, and fourth floor and basement extensions of the Guildhall.

The Principal Planner updated her report by referring to the amendment sheet:

- Clarification that the application was a Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.
- Additional third party comments.
- Alterations to conditions.
  - Condition 3 (Contracts).
  - Condition 5 (External Works).
  - Condition 7 (MEP Plant Large Hall).
  - Condition 10 (Chamber furniture).
  - Condition 12 (AV Equipment)

A Cambridge Past, Present & Future representative addressed the Committee speaking in objection to the application.

John Mason (Agent) addressed the Committee in support of the application.

Katie Porrer (Ward Councillor) addressed the Committee in support of the application.

#### The Committee:

**Resolved (by 4 votes to 0 with 1 abstention)** to grant the application for Listed Building Consent in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the amendment to conditions.

#### **26/34/Plan 25/04386/FUL Corn Exchange**

The Committee received an application for full planning permission.

The application sought approval for refurbishment and extension of the Corn Exchange including addition of PV panels, changes to public realm, and alterations and extension to 3 Parsons Court and 2 Wheeler Street including change of use to drinking establishment.

The Principal Planner updated her report by referring to the amendment sheet:

- Clarification that the application was a Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.
- Alterations to conditions.
  - Condition 5 (Noise Impact Assessment). Condition 16 (Amplified Noise Corn Exchange) and 17 (Amplified Noise New Bar) were considered very restrictive, to ensure they would not result in too much noise pollution, details of how amplified noises of these venues would be mitigated were now requested under condition 5.
  - Condition 10 (Green Roofs) was removed.
  - Condition 11 (Landscaping).
  - Condition 12 (Management Plan).
  - Condition 14 (Sustainability Strategy).

John Mason (Agent) addressed the Committee in support of the application.

Katie Porrer (Ward Councillor) addressed the Committee in support of the application.

Simon Smith (Cabinet Member and Ward Councillor) addressed the Committee speaking in support of the application.

#### The Committee:

**Resolved (by 4 votes to 0 with 1 abstention)** to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the amendment to conditions.

#### **26/35/Plan 25/04387/LBC Corn Exchange**

The Committee received a Listed Building Consent application for refurbishment and extension of the Corn Exchange including addition of PV panels, changes to public realm, and alterations and extension to 3 Parsons Court and 2 Wheeler Street including change of use to drinking establishment.

The Principal Planner updated her report by referring to the amendment sheet:

- Clarification that the application was a Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.
- Alteration to Condition 4 (MEP in Auditorium).

John Mason (Agent) addressed the Committee in support of the application.

The Committee:

**Resolved (by 4 votes to 0 with 1 abstention)** to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

The meeting ended at 4.00 pm

**CHAIR**

**PLANNING**

1 April 2026  
10.00 am - 2.15 pm

**Present:**

**Planning Committee Members:** Councillors Thornburrow (Vice-Chair), Howard, Illingworth, Porrer and Todd-Jones

Also present Councillors: Davey and Gawthrope Wood.

**Officers:**

Delivery Manager: Toby Williams  
Senior Planner: Melissa Reynolds  
Senior Planner: Dominic Bush  
Senior Planner: Phoebe Carter  
Planner: Laise Facanda  
Legal Adviser: Richard Pitt  
Committee Manager: Sarah Michael  
Meeting Producer: Matthew Hussey

**Developers:**

Hughes Hall: Laurie Smith  
Feilden Fowles: Ed Fowles  
Bidwells: Guy Kaddish  
Marengo: Nick Vose

<b>FOR THE INFORMATION OF THE COUNCIL</b>
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**26/36/Plan Apologies**

Apologies were received from Councillor Dryden, Councillor Griffin and Councillor Smart

Councillor Thornburrow took the Chair for the duration of the meeting.

Councillor Illingworth proposed and Councillor Todd-Jones seconded Councillor Porrer as Vice Chair for this committee meeting. This was **unanimously agreed**.

**26/37/Plan Declarations of Interest**

No interests were declared.

**26/38/Plan Minutes**

The minutes of the meeting held on 4 March 2026 were approved as a correct record and signed by the Chair.

**26/39/Plan Committee Recording**

The Committee minutes list public speakers at Committee. Please view the recording of the meeting on [Cambridge City Council - YouTube](#) to see/hear more detail about statements from public speakers and Ward Councillors.

**26/40/Plan 25/05050/FUL 80 And 82 Lovell Road**

The Committee received an application for full planning permission.

The application sought approval for demolition of an existing commercial greenhouse, erection of a 1.5 storey, four-bedroom self-build dwelling together with 2 No. new parking spaces for the proposed dwelling (with EV charging), repurposing of shared private drive between 80 and 82 Lovell Road, new vehicle turning head enabling forward-gear exit, relocated entrances for 80 and 82 Lovell Road to the front of the properties, new dropped kerb for 82 Lovell Road driveway, retention of one parking space each for 80 and 82 Lovell Road (accessed from Lovell Road) and planting a new line of trees to improve shielding of views of the Science Park together with Enhanced landscaping including native hedgerows, addition of biodiversity enhancements, including provision for protected species.

A resident of Lovell Road addressed the Committee speaking in objection to the application.

The Applicant addressed the Committee in support of the application.

Councillor Gawthrope Wood addressed the Committee speaking in objection to the application and concluded by asking the Committee to refuse the application.

The Committee:

**Resolved (by 3 votes to 2)** 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 planning conditions set out in the Officer's report;
- ii. S106 unilateral undertaking to secure self-build status and monitoring costs:
- iii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and include the following additional conditions:
  - a. Removal of Class A permitted development rights.
  - b. Removal of ability to change from a dwelling house to a Class C4 house of multiple occupation.
  - c. Control the curtilage of the proposed dwelling to ensure it is maintained in perpetuity.

**26/41/Plan 25/05057/HFUL 2 Elder Close**

The Committee received an application for full planning permission.

The application sought approval for erection of a car port to the front of the dwelling.

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, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including an informative to request that the applicant consider a permeable form of surface treatment.

**26/42/Plan 26/00094/S73 33 Paget Road**

The Committee received a S73 application to vary condition 2 (approved drawings) of ref: 24/00973/FUL (Construction of 4 No. dwellings (comprising 4 x 3-bed units) including demolition of existing garages, widening of existing access from Paget Road and associated landscaping) showing changes to car and cycle parking layout, relocated bin store and H bar marking across the entrance.

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. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to consider whether it is necessary to amend the following condition:
  - a. Condition 13 relating to hard and soft landscaping to discourage parking in the turning head.
- ii. informatives included on the planning permission in respect of:
  - b. additional cycle parking for visitors;
  - c. County Council Highways were considering that the current proposed H bar was not suitable to restrict parking;
  - d. waste management and encouraging residents to return bins to allocated storage spaces.

**26/43/Plan Appeals Information**

The Committee noted the appeals list.

**26/44/Plan Hughes Hall**

The Delivery Officer updated the description of the pre-application briefing from that published on the agenda as follows:

The presentation would be to update Members on evolving proposals for the redevelopment of the Hughes Hall site, including proposals for a new Porter's

Lodge building, the erection of a new block comprised of student rooms to the rear of the Fenner's building, the redevelopment of Wileman Court for student rooms, teaching and meeting spaces, landscaping, cycle parking, and a site-wide energy strategy.

Members raised the comments/questions as listed below. Answers were supplied, and comments from Officers but as this was a pre-application presentation, none of the answers or comments are binding on either the intended applicant or the local planning authority so consequently are not recorded in these minutes.

1. Could a site-wide water strategy be considered? There could be an opportunity to look at existing and not just new buildings. Look at ways to take rainwater out of the wastewater system.
2. Alongside air source heat pumps and photovoltaic panels, would the site use batteries as an important part of decarbonization?
3. Could you explain more about the plans to provide community access to the open space?
4. Could you aim for BREEAM outstanding rather than excellent?
5. Once new onsite accommodation was built, would any offsite homes no longer required for student accommodation be released onto the market?
6. Regarding the proposed glazing in student accommodation, reassurance should be provided that the rooms would not be dark.
7. The massing of the Porter's Lodge is substantial and concerns were raised about the way it would interact with other buildings. What was the rationale for the blocky chimneys?
8. Could the developer provide more detail on how they had addressed the concerns of local residents with regard to views?
9. How would the developer ameliorate the impact on residents of Covent Garden?
10. Were the developers looking to use more protected open space?
11. Could materials be chosen that were sympathetic to existing buildings?
12. Had the developer considered the current position of Anglian Water in relation to increases in foul water discharge?
13. What were the future plans for access to Fenner's?
14. How would the developer continue to engage with local

stakeholders?

The meeting ended at 2.15 pm

**CHAIR**



## **25/04187/FUL- Hanover Court and Princess Court, Bentinck Street, Cambridge, Cambridgeshire, CB2 1JJ**

**Report to:** Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

**Ward/parish:** Market ward

**Proposal:** Demolition of existing buildings and erection of 165 new homes, landscaping, community room, parking and associated works.

**Applicant:** Cambridge Investment Partnership

**Presenting officer:** Aaron Coe

**Reason presented to committee:** 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:**

1. Loss of trees
2. Design, scale, massing and townscape impacts
3. Heritage impacts
4. Neighbour Amenity impacts
5. Affordable housing and viability

**Recommendation:** Approve subject to conditions and completion of S106

## **Report contents**

<b>Document section</b>	<b>Document heading</b>
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Assessment
9	Principle of development
10	Financial Viability Assessment
11	Affordable Housing
12	Trees
13	Design, layout, scale and landscaping
14	Heritage assets
15	Carbon reduction and sustainable design
16	Biodiversity
17	Water management and flood risk
18	Highway safety and transport Impacts
19	Amenity
20	Other matters
21	Planning obligations (s106)
22	Planning balance
23	Recommendation
24	Conditions

Table 1 Contents of report

### **Executive summary**

- 1.1 The application seeks permission for the demolition of the existing buildings and erection of 165 dwellings, a new community room, open space; and associated infrastructure. The proposals seek to redevelop the existing 127 flats and three storey garage block.

- 1.2 The site has been identified for redevelopment by Cambridge Investment Partnership due to its poor existing condition and environmental performance, and the site's potential to support the Council's housing delivery programme. The buildings are now mostly vacant because of safety concerns around fire risk.
- 1.3 In terms of the principle of development, the site is not allocated within the adopted Cambridge Local Plan (CLP) (2018), however, the proposed redevelopment of the site as residential development does not change the existing use of the site and the principle is therefore acceptable. 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. 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. Therefore, the proposals comply with this policy.
- 1.4 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 room is located centrally within the site and it measures 60 sqm in area. The proposal indicates a community room with a floor area of 85sqm which could be provided within the ground floor of block D. Therefore, as proposed the new community room would exceed the size of the existing facility and the proposals are considered to provide an enhanced community facility 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.
- 1.5 Paragraph 124 of the NPPF further advises that planning decisions should promote effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The proposed development would provide a meaningful increase in the number of high quality homes within the City, helping to address local housing needs and contribute towards meeting housing requirements across Cambridge through the provision of 165 new homes.
- 1.6 The proposed design has been informed by an extensive pre-application process with officers, during which a range of alternative site layouts, building heights and massing options were explored. The evolution of the scheme has required careful consideration of several constraints, including the presence of highly valuable mature trees, the need to address the relationship of the existing buildings with local character, and the requirement for any redevelopment to at least match the site's existing density. Additional challenges such as the proximity of neighbouring properties, demolition requirements and site access arrangements have also shaped the emerging proposals. Together, these factors have significantly influenced the final

design approach. Overall, the resulting scheme is considered acceptable in design terms and has responded to the many constraints and challenges presented by the site. The proposal is considered to be compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 60 and the NPPF.

- 1.7 The application site lies within the New Town and Glisson Road Conservation Area. The existing buildings are described in the Conservation Area Appraisal as brutally modern and out of scale with their surroundings, although they are not formally identified as detractors. The key heritage considerations therefore relate to the site's location within the conservation area and its proximity to several listed buildings, most notably the Grade II\* Wanstead House. The form and arrangement of the proposed blocks have been developed through the extensive pre application process with particular attention given to their impact on important views. The reduction in height of the block at the corner of George IV Street to five storeys ensures it appears recessive in views along Union Road, results in an acceptable relationship with the setting of Wanstead House, and preserves key views into the conservation area. The overall layout and architectural approach aim to deliver high-quality housing, improved landscaping and enhanced permeability across the site. However, due to modern construction requirements, including increased floor-to-ceiling heights, all proposed blocks exceed the height of the existing buildings. As demonstrated in the townscape analysis, this will make the development more prominent in views both within and from outside the conservation area. The resulting typology, bulk, layout and scale will cause a degree of harm to the character and appearance of the Newtown and Glisson Road Conservation Area. This harm is assessed as low and falls within the lower end of "less than substantial" under the NPPF and officers consider that this harm is clearly outweighed by the public benefits of the scheme.
- 1.8 In relation to townscape and visual considerations, Policy 60 is engaged where development proposals introduce buildings that break the skyline. The existing blocks on the site reach up to eight storeys, while the proposed blocks rise to no more than six storeys. However, the increased floor-to-ceiling heights mean the overall building heights are broadly comparable to the heights of those already present. A townscape and visual impact assessment has been submitted, and the applicants have worked closely with urban design, conservation and landscape officers to identify the viewpoints required for assessment. Throughout the design process, the taller elements have been concentrated in the southern and eastern parts of the site, recessed entrances have been incorporated to reduce perceived massing, and the angled elevations have been developed to introduce visual interest and enhance the development's contribution to the street scene.
- 1.9 A Zone of Theoretical Visibility has been produced to outline the potential areas where the development may be visible, the analysis of the evidence submitted demonstrates the visibility of the development is highly localised to the area closest to the application site. The most sensitive view is from the Grade II\* listed Wanstead House to the east. When considered in context, the

additional height does rise above the prevailing context to the west of the street leading from the listed building along Union Road, but it is not overly prominent, and the principal focus of the visual receptors along views from Hills Road remains on the main elevation of Wanstead House. From other locations, the development offers an enhancement to the existing arrangement and is considered to improve the visual amenity. The proposals are considered to accord with Policy 60 of the Cambridge Local Plan (2018).

- 1.10 The proposal would result in the loss of three Category A London plane trees and result in associated short-to-medium-term harm. This harm must be weighed against the wider benefits of the scheme. These include the comprehensive redevelopment of the site and the delivery of 165 new homes and a community room, bringing the site back into active and beneficial use. In this context, it is considered that the public benefits of the development outweigh the identified arboricultural harm.
- 1.11 Daylight and amenity impacts are generally compliant with BRE guidance, The results for the Vertical Sky Component (VSC) test confirm that 98% of the rooms tested meet or surpass the BRE recommendations. The three windows that show deviations are located at Coronation House. All windows fall within what is regarded as the minor loss category and within the range for flexibility recommended by the BRE guide. In addition, all of these windows serve rooms that have another window that meet the BRE recommendations.
- 1.12 The results for the Daylight Distribution (DD) test show that 85% of the rooms meet or surpass the BRE recommendations. All deviations are split across the minor and moderate loss categories with many of the rooms being bedrooms, which have a lower expectation for light. Five rooms in total fall within the moderate loss category, all of these rooms achieve a retained daylight distribution result of more than 50%. This is commonly accepted as a good level of retained distribution. Overall, these deviations are acceptable given the urban context of the surrounding area.
- 1.13 Whilst the proposal does not include any affordable housing this must be considered in the context of the site's existing condition and the evidence within the submitted and independently reviewed viability assessment. The existing dwellings have reached the end of their life and are considered moribund. In the absence of redevelopment, the condition of the estate will continue to deteriorate, leading to increasing and ongoing costs for the Council. The viability evidence demonstrates that a scheme including any affordable housing would not be viable. Consequently, the only deliverable regeneration option available to the Council is to pursue a 100% market-led scheme, which still generates a financial deficit. Importantly, however, this option provides the opportunity to secure and maximise funding from Homes England towards the delivery of affordable homes which would be secured outside of the planning process.
- 1.14 The proposed development has been subject to viability testing in accordance with Policy 45 of the Cambridge Local Plan 2018. The independent viability assessment concludes that the development cannot viably support the

delivery of any affordable housing. On this basis, the proposed development is considered to have satisfied the requirements of Policy 45 of the Cambridge Local Plan 2018

- 1.15 The proposed scheme would deliver a number of benefits including but not limited to the following: Making efficient use of previously developed land; the regeneration of a Council owned brownfield site into a vibrant, sustainable new housing development, a high-quality residential development within a prime sustainable location; a substantially improved public realm and landscaped space, the re-provision of a new community space at ground floor; enhanced sustainability measures, biodiversity net gain, improved permeability across the site and removal of car-dominated spaces.
- 1.16 In the overall planning balance, the substantial economic, social and environmental benefits of the proposal are judged to outweigh the loss of trees, and identified heritage harm. Officers therefore recommend that the application be **approved**, subject to conditions and completion of a Section 106 Agreement.

Consultee	Object / No objection / No comment	Paragraph Reference
Access Officer	No objection	
Active Travel England	No comment	
Anglian Water	Objection	
Cadent Gas	No objection	
Cambridge Airport	No objection	
Cambridgeshire and Peterborough Integrated Care System	No objection	
Community Development	No comment	

Conservation Officer	No objection	
County Archaeology	No objection	
County Education	No objection	
County Highways Development Management	No objection	
County Transport Assessment Team	No objection	
Designing Out Crime	No objection	
Ecology Officer	No objection	
Environment Agency	No objection	
Environmental Health	No objection	
Fire Authority	No objection	
Greater Cambridge Shared Planning Waste team	No objection	
Historic England	No objection	
Landscape Officer	No objection subject to tree protection measures being agreed.	
Lead Local Flood Authority	No objection	
Natural England	Objection	
Sustainability Officer	No objection	
S106 Officer	No objection	

Tree Officer	Objection	
Urban Design Officer	No objection	
Design Review Panel Meetings	Full responses attached at Appendix A	
Third Party Representations (26)	<b>10 neutral, 16 in objection</b>	
Member Representations	0	
Local Interest Groups and Organisations / Petition	0	

Table 2 Consultee summary

## 2.0 Site description and context

- 2.1 The site as existing consists of Hanover Court and Princess Court which are located just off Hills Road, within a mile of the city centre, and comprise two apartment blocks constructed in 1968. There is also an interconnected block of garages and the three buildings partially enclose a courtyard and small community room.
- 2.2 As existing there are 127 properties on site. The Council's Housing Scrutiny Committee (HSC) in January 2022 approved a decant process with immediate effect.
- 2.3 The site lies inside the New Town and Glisson Road Conservation Area. There are no listed buildings within the site itself, although there are a number in close proximity. Wanstead House is a Grade II\* Listed Building and is located approximately 70m to the north east of the site. The Church of Our Lady of the Assumption and the English Martyrs, Cambridge is located approximately 100m to the north east of the site.
- 2.4 The site is located within a Controlled Parking Zone (CPZ).
- 2.5 There are a number of mature trees within the centre of the site and along the sites boundaries. The trees include 6 category A trees: (3 London Plane trees, 3 Chinese Scholar trees, 8 category B trees along the western boundary, 7 category B trees along the eastern boundary and 4 category B trees within the centre of the site.

### 3. The Proposal

- 3.1 The application seeks permission for the demolition of the existing 127 homes on site of which 82 were previously Council rented affordable homes and the remainder were leasehold properties. All the existing properties fall below current nationally described space standards, have very low thermal efficiency, fire safety issues and are in poor condition with structural issues). The proposal seeks to replace the existing buildings with new residential accommodation totalling 165 market homes, a community room, open space; and associated infrastructure.
- 3.2 The proposed development has been the subject of extensive stakeholder consultation prior to being submitted as a planning application. A detailed account can be found in the Applicant's submitted 'Statement of Community Involvement'.
- 3.3 In summary, community consultation events have taken place over two stages with the first in August 2022 and other consultation events in November 2024. These include virtual and in-person events including meetings with community and business stakeholders, public exhibition and Cambridge City Council Planning Committee member briefing.
- 3.4 With regards engagement with the Greater Cambridge Shared Planning Service, a Planning Performance Agreement (PPA) has been entered into which has facilitated a series of regular meetings between officers, the developer and their team.
- 3.5 A pre-application Members Briefing was held on 14th August 2025 and was attended by the Applicant and their representatives, officers, ward members and Planning Committee Members.
- 3.6 The Applicant has indicated a commitment to continuing engagement with all stakeholders beyond the planning submission.

### 4. Relevant site history

Reference	Description	Outcome
25/00507/SCRE	EIA Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the demolition of the existing buildings and construction of up to 180 homes and a community room.	Not EIA development

## 5. Policy

### 5.1 National policy

National Planning Policy Framework 2024  
National Planning Practice Guidance  
National Design Guide 2021  
Environment Act 2021  
Conservation of Habitats and Species Regulations 2017  
Equalities Act 2010  
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)

### **Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation – December 2025 to January 2026)**

The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the next stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

Following endorsement by Joint Cabinet in November, the draft JLP has – at the time of writing - proceeded to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). This is currently scheduled between 1 December 2025 and 30 January 2026.

In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an early stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making

### 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 8: Setting of the City  
Policy 27: Site specific development opportunities  
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 45: Affordable housing and dwelling mix
- 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 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 73: Community, sports and leisure facilities
- Policy 74: Education facilities
- Policy 75: Healthcare facilities
- 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 (SPD)

- Greater Cambridge Planning Obligations SPD- Adopted April 2026
- 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
- Trees and Development Sites SPD – Adopted January 2009

5.4 Other guidance

- Conservation Area Appraisal New Town & Glisson Road Area
- Cambridge and Milton Surface Water Management Plan (2011)
- Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)
- Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste
- Cambridgeshire Design Guide For Streets and Public Realm (2007)
- Cycle Parking Guide for New Residential Developments (2010)

5.5 Area Guidelines

- New Town & Glisson Road Conservation Area Appraisal (2012)

**6. Consultations**

Publicity

- Neighbour letters – Y

- Site Notice – Y

**Access Officer- No objection**

- 6.1 Seating within the central landscaped space should be designed to be inclusive and accessible to wheelchair users. This should include features such as benches without armrests at the ends and ensuring clear space is provided adjacent to seating to allow wheelchair users to sit alongside.
- 6.2 Cycle storage areas should also incorporate sufficient space to accommodate larger cycles, including cargo bikes.

**Active Travel England- No comment.**

- 6.3 No comment.

**Anglian Water - Objection**

- 6.4 Holding objection until alternative plans to increase capacity at the existing Cambridge Recycling Centre to deal with wastewater from growth are confirmed.

**Cambridgeshire and Peterborough Integrated Care System- No Objection**

- 6.5 No objection subject to financial contributions towards additional primary healthcare services at Lensfield Road Medical Practise or Woodlands Surgery at Eden House.

**Cambridge Airport- No Objection**

- 6.6 No objection subject to a condition requiring a Glint and Glare assessment prior to the installation of any PV panels.

**Conservation Officer- No Objection**

- 6.7 The proposed development would result in less than substantial harm to the Conservation Area due to the increased height, bulk and visibility of the development. The proposed removal of the three London Plane trees on site would result in harm to the Conservation Area. However, the less than substantial harm caused is not considered sufficient to warrant an objection to the proposed development. In line with the NPPF paragraph 215 the identified harm must be weighed against the public benefits which include the delivery of new housing, enhanced landscape, permeability, improved architectural detailing with references to the local Georgian character and

enhanced quality of built environment. Overall, the minor harm that would be caused by the proposals is shown to be outweighed by the public benefits of the proposals (NPPF, paragraph 215).

**County Archaeology- No Objection**

- 6.8 Archaeological potential. Recommend pre-commencement condition requiring a written scheme of investigation.

**County Education- No Objection**

- 6.9 The County Council education and Section 106 officers have assessed the proposal and requested contributions towards the following:

£2533 towards Special Education Needs and Disabilities (SEND)  
£5,605 towards public libraries  
£800 towards monitoring

**County Highways Development Management – No objection**

- 6.10 Traffic management plan condition recommended. Demolition and Construction vehicles with a gross weight of 3.5tonnes or more shall only service the site between 9.15am- 3pm Monday to Friday.

**County Transport Assessment Team- No objection**

- 6.11 Contribution of £111,000.00 requested towards GCP improvements to walking and cycling provision along Hills Road.
- 6.12 Conditions required to secure details of cycle parking, travel plan and welcome pack prior to occupation.

**Designing out crime officer- No objection**

- 6.13 Recommendations relating to crime prevention measures and the installation of enhanced security products have been made.

**Ecology Officer- No Objection**

- 6.14 Ecological appraisal is acceptable. Recommend statutory biodiversity net gain, construction ecological management plan and ecology enhancement conditions.

**Environment Agency- No comments received.**

## **Environmental Health- No objection**

6.15 Acceptable subject to the following conditions and informatives:

### Conditions:

Phase 3 remediation strategy  
Development Construction Environmental Management Plan (DCEMP)  
Noise insulation  
Artificial Lighting  
CE03AC – Implementation of Remediation  
CE04AS - Phase 4 Verification/Validation Report  
CE05AS - Unexpected Contamination  
CE06AS – Material Management Plan  
CE14AS – Plant, machinery and equipment noise assessment

### Informatives

Noise and Vibration details to be included in the DCEMP submission

## **Fire Authority – No objection**

6.16 Condition required to secure a water scheme for the fire hydrant provision prior to commencement and an inspection of the hydrants must take place prior to occupation.

## **Greater Cambridge Shared Waste Service- No objection**

6.17 Contributions towards local waste and recycling services are required and should be secured through the Section 106 agreement.

## **Historic England- No objection**

6.18 Historic England has no objections to these proposals to redevelop the site of Hanover and Princess Courts. We note, however, that, whilst the new development would entail the demolition of buildings which detract from the character and appearance of the New Town and Glisson Road conservation area, the proposals would not necessarily be an enhancement; in fact, we consider that the proposals have the potential to cause some harm to the character and appearance of the conservation area. Any such harm, however, would be minimal, and has the clear potential to be outweighed by public benefits.

### **Landscape Officer- No objection**

6.19 No objection subject to appropriate tree protection measures being agreed with the Council's tree officer and conditions securing hard/ soft landscape, tree pit details, green roof details and landscape management/ maintenance.

### **Lead Local Flood Authority- No objection**

6.20 No objection subject to conditions to secure the approved surface water drainage strategy and details of the management of surface water during construction.

### **Sustainability Officer- No objection**

6.21 Conditions required to secure carbon reduction and water efficiency standards, energy and smart metres within each flat.

### **S106 Officer- No Objection subject to contributions below**

<b>Section 106 Contributions</b>	<b>Amount</b>	<b>Project</b>
Outdoor sports space	£76,512.61	Parkers Piece sports pitches & facilities
Provision for children and teenagers	-	Onsite provision
Informal open space	£71,888.62	Parkers Piece
Allotment space	£10,978.28	To be confirmed
Indoor community facility space	£40,393.01	To be confirmed. Onsite, or within 1.5 mile radius of the site
Swimming space	£14,849.12	Parkside Pool
Indoor sport space	£14,031.16	Parkside Pool (gym, studio, wellness)

Monitoring	£2,200.00	Monitoring & admin of s106
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### **Tree Officer- Objection**

- 6.22 The submitted Arboricultural Method Statement and Tree Protection Plan is an improvement and demonstrates progress in addressing previous arboricultural concerns. The remaining outstanding points related to the removal of hardstanding along George IV street, details of the replacement planting and locations of play equipment are capable of being resolved through further clarification, refinement of the methodology. This information can be secured through appropriately worded planning conditions.
- 6.23 However, it is important to reiterate that a fundamental and overarching arboricultural objection remains in relation to the proposed removal of the category A London plane trees (G005).

### **Urban Design Officer- No objection**

- 6.24 Extensive pre-application engagement with Council officers has informed an iterative design process, reviewing site layout, height, massing, architecture, and detailing. The scheme is considered broadly acceptable in addressing site constraints and context, subject to further clarification of specific design and technical matters. These include the need to review and justify the Block C floorplan, particularly the north-east corner apartment, and to provide greater detail on materiality, including brick selection, balcony finishes, rainwater goods, and the proposed man-safe system, as well as clearer referencing of the materials strategy on elevation drawings.
- 6.25 Overall support for the scheme, subject to queries and minor amendments relating to layout and material detailing. Viability evidence indicates proposed density remains necessary; on this basis, layout and scale are still considered acceptable. The requested revision to the north-east corner balcony arrangement has been made and this amendment is supported and resolves earlier concern.
- 6.26 Previous requests for clarification on materials (brick types, colours, and metalwork including balconies, canopies, and rainwater goods) have not been fully addressed. These details can be secured by way of planning condition.  
Recommended Condition:
- 6.27 Robust materials condition required to secure the proposed design quality.

6.28 **Design Review Panel** (28<sup>th</sup> November 2024) (See Appendix A for full comments)

The scheme presented to Design Review Panel included buildings up to 6 storeys with the proposed density identified as critical to viability given site constraints and demolition requirements. The Design Review Panel's feedback acknowledged the challenges of the site and provided comments mostly focused on architecture and heritage. Key architectural concerns included the need for greater variation in balcony depths and façade articulation to reduce perceived massing, more prominent and legible entrances, and further refinement of height, bulk, and building widths particularly along Bentinck Street and at the George IV Street/Union Road corner. Enhanced ground-floor detailing is also sought to improve human scale. From a heritage perspective, alterations to the scheme were recommended to better mitigate impacts on the Conservation Area and to more effectively respond to the historic urban grain, and clearly justify the chosen layout approach where it diverges from a traditional perimeter block form.

Following the Design Review Panel feedback, amendments were made to balance the design quality with viability requirements and enhance the Conservation Area. Key changes include reducing the height at the George IV Street/Union Road corner from six to five storeys, relocating the community room to the ground floor of Block D, and rotating Block A to better align with the surrounding street geometry and reintroduce a more dynamic frontage. A new four-storey block was added to complete the northern edge and strengthen the perimeter form as suggested by the panel, while elevations have been refined through recesses, increased articulation, and enhanced ground-floor detailing to better reflect the proportions and character of nearby buildings.

6.29 **Viability Consultant**

6.30 The applicant's viability consultants (Savills) have concluded in their most recent correspondence that the applicants "have conclusively demonstrated through viability testing that the scheme at Hanover & Princess Court cannot support the delivery of any affordable housing and remain commercially viable".

6.31 Quintic Advisory LLP (LPA's appointed viability consultants) have undertaken an updated appraisal of the proposed Development including 100% private housing and concluded that the proposed Development with 100% private housing generates a financial deficit against the viability benchmark.

## **7. Third party representations**

7.1 26 representations have been received 10 neutral comments and 16 objections.

7.2 Those in objection have raised the following issues:

- Scale, massing and design- Concerned that the proposed development is out of character with the surrounding area, in terms of scale, massing and overall density.
- Neighbour amenity impacts- Concerned by the loss of daylight and reduction in Vertical Sky Component levels.
- Environmental concerns- Concerned by the loss of existing wildlife habitats and excessive hard landscaping is proposed.
- Loss of affordable homes – Concerned by the proposed removal of affordable housing provision and non compliance with the requirements of Policy 45 of the Cambridge Local Plan 2018. Viability-based justification (linked to funding uncertainty) is challenged as unacceptable. Rejection of the principle that off-site provision could compensate for the lack of on site affordable homes.
- Neighbourhood, Businesses and Local Schools amenity impacts - Concerned that the proposals involve significant demolition works in close proximity to a local school which will lead to dust, noise, vibration and air quality issues. Concerned how construction traffic will be managed during school drop off and pick-up times. Clear communication and named contact points should be provided by the applicants and consideration should be given to compensation mechanisms.
- Traffic, Parking and Transport- Concerned that the proposed development includes a lack of on site private parking, will increase congestion from deliveries, tradespeople and service vehicles. The proposals should include footpath widening and resurfacing, improved cycling infrastructure and cycle parking (including cargo bikes).
- Sustainability- PV panels should be provided across all blocks.
- Public realm improvements- the proposals should enhance the existing green spaces and include provision of seating, bins and community amenities.

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. Assessment**

8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Housing provision
- Design, layout, scale and landscaping
- Trees
- Heritage assets
- Carbon reduction and sustainable design
- Biodiversity
- Water management and flood risk
- Highway safety and transport impacts
- Car and cycle parking
- Amenity
- Planning obligations
- Other matters
- Planning balance
- Recommendation

## **9. Principle of Development**

9.1 The application site currently comprises 127 apartments constructed in the 1960s. Over time, the condition of the estate has significantly deteriorated. The original construction materials have degraded, resulting in structural issues, poor energy efficiency, and poor quality living spaces that no longer meet modern standards. As outlined in the submitted documents, the existing buildings also present fire safety concerns due to inadequate compartmentation. Cambridgeshire Fire & Rescue served 'Notices of Deficiencies' on the Council in 2024, relating to the compartmentation breaches within the existing buildings and a 'waking watch' is currently in place to ensure the safety of residents who remain in occupation on site.

9.2 A residential development on this site would not alter its established use, and the principle of redevelopment for residential purposes is therefore considered acceptable. Policy 3 of the Cambridge Local Plan (2018) is relevant in assessing the acceptability of this proposal, as it relates to new residential development within the city. The policy seeks to ensure that such development is appropriately located, taking into account surrounding land uses, accessibility, and proximity to services and facilities. In this case, the application site is situated within an area characterised by nearby residential uses, benefits from good transport connectivity, and is located on land that is already in residential use. As such, the proposal aligns with the objectives of Policy 3.

9.3 Paragraph 124 of the National Planning Policy Framework (NPPF) (2024) states that planning policies and decisions should promote an effective use

of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 9.4 Paragraph 125 (c) of the NPPF 2024 states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused.
- 9.5 Paragraph 125 (d) of the NPPF 2024 states that planning policies and decisions should promote and support the development of under-utilised land and buildings.
- 9.6 The proposed development would deliver an enhanced residential development using better quality, more sustainable materials which would provide a more effective and efficient use of previously development land in a highly sustainable location in accordance with the NPPF.
- 9.7 The necessary transport infrastructure is in place to support the development, and appropriate densities are proposed given the sites location in a highly sustainable location in close proximity to the train station.
- 9.8 Officers consider that the proposed development would significantly enhance the existing site. The scheme would create active frontages along Union Road through the introduction of additional residential properties facing the street, and along Coronation Street/Bentinck Street through the provision of a ground-floor community room and improvements to the public realm. The proposals would also improve connectivity and permeability across the site by creating safer, more legible pedestrian routes between Bentinck Street and George IV Street.
- 9.9 Policy 73 states that the loss of community facilities will only be permitted where the facility is replaced within the new development or relocated at a scale, range, quality and level of accessibility at least equivalent to the existing provision. The existing community room is centrally located within the site and has a floor area of 60sqm. The proposed development includes a new community room within the ground floor of Block D, providing a larger floor area of 85sqm. The applicant's public consultation and engagement exercises with the local community identified a clear demand for enhanced community facilities to serve both existing and future residents. In this context, the proposed community room would not only replace the existing facility but would also provide an improved level of provision. Officers therefore consider the proposal to be compliant with Policy 73 of the Cambridge Local Plan 2018.

9.10 Overall, the principle of a residential development on the site is considered to be acceptable and in accordance with the Cambridge Local Plan 2018 and the NPPF 2024.

## 10.1 **Financial Viability Assessment**

10.1 A Financial Viability Appraisal (FVA) was submitted in support of the planning application which, has been independently assessed by Quintic Advisory Service (QAS) on behalf of the Local Planning Authority. The FVA concluded that the proposed scheme would generate a deficit and therefore could not provide any affordable housing within the development. As defined by the NPPF, affordable housing is housing provided for sale or rent at below market rates to meet the needs of households whose housing needs are not met by the open market. This includes social rent, affordable rent, discounted market sale housing, shared ownership and other subsidised routes to home ownership, with provisions in place to ensure long-term affordability for eligible households.

10.2 The fundamental reason for the viability position is due to the unique nature of the estate regeneration proposals incurring significant development costs such as decanting, leaseholder buy backs, home loss payments and disturbance costs.

10.3 Policy 45 of the Cambridge Local Plan 2018 requires a scheme of this size to deliver 40% of the development as affordable housing subject to viability, with a strong presumption in favour of on-site provision. Cambridge City Council in partnership with Hill residential have a strong track record of affordable housing delivery across the City through the Cambridge Investment Partnership and Cambridge City Council's own housebuilding policy commitment is to ensure that at least 50% of the new homes built across the Council's housebuilding portfolio are affordable homes. In respect of this site, the Council is committed to delivering 44% affordable housing if Homes England funding is secured.

10.4 However, it should be noted that the Homes England funding process sits outside of the planning application process. It does, however, become relevant should funding be successful. This is considered further in Para 11.4 below.

## 11. **Affordable Housing**

11.1 Policy 45 of the Cambridge Local Plan 2018 requires a scheme of this size to deliver 40% of the development as affordable housing subject to viability, with a strong presumption in favour of on-site provision. Where a developer considers that meeting the affordable housing target percentage will be unviable, robust evidence of this must be provided in the form of an independent viability appraisal. The FVA is then independently assessed on behalf of the LPA by an appointed viability specialist.

11.2 Following an independent assessment by Quintic Advisory Services (QAS), QAS has confirmed that, based on the submitted Financial Viability

Assessment (FVA) and Cost Plan, the proposed development would generate a financial deficit without any affordable housing provision. As such, the scheme is unable to support the provision of any affordable housing. The Local Planning Authority's independent advisor QAS advice is attached to appendix B and will be available to advise members during the course of the forthcoming committee meeting.

- 11.3 Whilst the proposal does not include any affordable housing this must be considered in the context of the site's existing condition and the evidence within the submitted and independently reviewed viability assessment. The current dwellings have reached the end of their life and are considered moribund. In the absence of redevelopment, the condition of the estate will continue to deteriorate, leading to increasing and ongoing costs for the Council. The viability evidence demonstrates that a scheme including any affordable housing would not be viable. Consequently, the only deliverable regeneration option available to the Council is to pursue a 100% market-led scheme, notwithstanding that this approach still generates a financial deficit. Importantly, however, this option provides the opportunity to secure and maximise funding from Homes England towards the delivery of affordable homes which would be secured outside of the planning process.
- 11.4 Cambridge City Council's housebuilding policy commitment is to ensure that at least 50% of the new homes built across the Council's housebuilding portfolio are Council homes. Whilst this would fall outside of the scope of the current application and could not be reasonably required as either a condition or as part of this planning application; the Applicant maintains a strategic objective to provide 50% affordable housing across its portfolio of sites. For this application, the delivery of affordable homes would be dependent on grant funding which could only be secured outside of the scope of the planning application and therefore, could not be considered as a material consideration as part of the determination of this application.
- 11.5 In the event that grant funding is secured and affordable housing can be delivered on site, the Section 106 Agreement would include an obligation requiring the submission and approval of an affordable housing scheme by the Local Planning Authority. This would include agreement on the proposed tenure mix, location, and distribution of affordable homes across the development.
- 11.6 As outlined above, the scheme has been subject to viability testing in accordance with Policy 45 of the Cambridge Local Plan 2018. The independent viability assessment concludes that the development cannot viably support the delivery of any affordable housing. On this basis, the proposed development is considered to have satisfied the requirements of Policy 45 of the Cambridge Local Plan 2018 and is therefore compliant with the policy.

## 12. Trees

- 12.1 The application site accommodates a total of 31 trees, consisting of 6 Category A (high quality), 19 Category B (moderate quality), 5 Category C (low quality), and 1 Category U (unsuitable for retention) tree. Located within the New Town and Glisson Road Conservation Area, all existing trees are afforded statutory protection. The proposed development involves the removal of three Category A trees (Group G005) located along the northern boundary. These are mature specimens, the loss would result in a reduction in canopy cover and a corresponding decline in the site's immediate environmental and biodiversity value. While the scheme retains all other trees on site, the removal of these high-quality trees would give rise to moderate harm in the short to medium term.
- 12.2 The proposed development includes a comprehensive replanting strategy that would increase the total number of trees across the site. However, the submitted canopy cover assessment indicates that it would take approximately 20 years for replacement planting to exceed the existing canopy extent. As such, although long-term mitigation is achievable, there would inevitably be a temporal gap in environmental and visual benefits. Group T005, comprises three London plane trees positioned behind an existing garage block, these trees make a more limited contribution to the wider streetscape and public amenity than other trees within and along the boundaries of the site. These trees are not visible from Bentinck Street or George IV Street and are only intermittently experienced from parts of Coronation Street and Union Road. Their townscape value is therefore relatively constrained when compared to more prominent arboricultural features, such as the Category A Chinese Scholar tree to the south of the site and along the eastern boundary. Nonetheless, the London plane trees do provide important environmental functions, including urban cooling, air quality improvements, and significant biodiversity value, alongside social and wellbeing benefits.
- 12.3 Officers recognise that replacement trees will take a considerable period to establish and reach a comparable level of prominence and function. Whilst it is accepted that the proposed planting strategy would mitigate the loss in the longer term, the short-term harm arising from the removal of Group G005 remains significant. Accordingly, the development conflicts with Policies 59 and 71 of the Cambridge Local Plan (2018), which seek to preserve and enhance trees of amenity value, as well as paragraph 136 of the National Planning Policy Framework.
- 12.4 Notwithstanding this policy conflict the applicant has engaged constructively both throughout pre application and during the course of the live application with the Council's Tree Officer, the housebuilder's technical team, and services advisors to ensure that the retention and protection of the trees proposed to be retained is both achievable and realistic within the context of the development and throughout the construction period. The Council's Tree and Landscape Officers have reviewed the submitted Tree Protection Plans and are satisfied that it will be possible for the proposals to adequately

safeguard the existing trees to be retained during both the construction phase and following completion of the development. Conditions will be attached requiring the submission of a replacement tree planting strategy and further tree protection details, to supplement and expand upon the information already provided.

### **13. Design, Layout, Scale and Landscaping**

- 13.1 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.
- 13.2 Paragraph 135 of the NPPF 2024 details that planning policies and decisions should ensure that developments function well and add to the overall quality of the area. To achieve this, amongst other matters, it requires developments to be visually attractive and establish a strong sense of place, using the arrangement of streets, spaces, and building types to create attractive, welcoming, and distinctive places to live, work, and visit. Moreover, developments should be sympathetic to their context and surroundings, whilst not preventing or discouraging appropriate innovation or change, such as increased densities. These principles are also elaborated upon within the National Design Guide (NDG) and the National Model Design Code.
- 13.3 The character of the area surrounding the application site is varied. Bentinck Street is characterised by a consistent and near continuous terrace of two storey homes, whereas the scale, age, plot size and character of development that aligns the other three streets is much more varied and irregular. The Union Road frontage includes the relative large (rear) elevation of the Department of Chemistry building, but otherwise surrounding buildings are generally small-scale with a fine grain.
- 13.4 The site as existing consists of two linear apartment blocks of 5 and 8 storeys aligning Bentinck Street and George IV Street respectively, linked by a three storey garage block along Union Road. This forms an 'n' shaped block which encloses an area of open space and opens out onto Coronation Street. Although this space is publicly accessible it has a communal feel. It includes several mature trees and a small single storey building currently used as a community facility. The existing apartment blocks are an anomaly in this fine grained and compact urban form. The existing buildings are monolithic in scale and do not relate well to the surrounding buildings.
- 13.5 The application proposals have evolved through numerous design iterations in response to a series of significant and often competing site constraints. These included the retention of as many mature trees as practicably possible, having regard to arboricultural considerations, health and safety requirements, and demolition and construction access constraints, alongside ensuring that the proposed building heights and massing appropriately

responded to the sensitivities of the Conservation Area, wider townscape impacts, and neighbouring residential amenity.

- 13.6 A key objective of the redevelopment has been to optimise the efficient use of this sustainably located brownfield site, in accordance with the objectives of the NPPF relating to the effective use of land, whilst also improving the relationship between the development and the surrounding Conservation Area context. The final scheme seeks to balance these competing considerations by increasing housing density, introducing a more articulated built form, enhancing visual and physical permeability across the site, and significantly improving the quality and usability of landscaped spaces along the site boundaries and within the central courtyard.
- 13.7 When compared with the existing estate arrangement, officers consider that the proposed development represents a clear improvement in urban design terms, providing a more coherent relationship with the surrounding townscape whilst delivering enhanced residential and landscape quality.
- 13.8 The proposed development comprises five residential blocks ranging in height from four to six storeys, arranged around the perimeter of the site, enclosing a central area of communal open space. Block A is located in the north-west corner and is five storeys in height, with its principal access taken from Bentinck Street, and additional plant room and cycle store access provided from Union Road. Block B is positioned in the north-east corner, providing access from George IV Street, with cycle store access also from Union Road; it is five storeys in height adjacent to Union Road, increasing to six storeys along George IV Street. Block C occupies the south-east corner, accessed from George IV Street, with cycle store access provided from the central open space, and is six storeys in height. Block D is proposed to be 5 storeys in height and is located in the south-west corner, accessed from Bentinck Street, this block incorporates an active frontage to the street, including a community room at ground floor level. Block E forms a four-storey link between Blocks A and B along the northern boundary, with access from Union Road.
- 13.9 The proposed material palette and architectural detailing have been carefully selected to respond positively to the Georgian character and proportions of the surrounding townscape. This includes a strongly articulated base, expressed datum banding, and a consistent rhythm of fenestration, with window proportions reducing in scale at upper levels to reflect traditional architectural hierarchy. Through the incorporation of these elements, the scheme establishes a clear relationship with its surroundings whilst maintaining a distinct and contemporary architectural identity. The proposed materials palette comprises smooth white brick, light buff brick, warm white/grey brick and grey metalwork, with all dwellings benefiting from metal balconies integrated within the façade composition.
- 13.10 The final specification of materials, finishes and colours will be secured through appropriately worded planning conditions, with samples to be submitted to and approved by officers as part of the discharge of conditions

process.

- 13.11 The blocks are set within landscaped edges which retain existing mature trees along Bentinck Street, George IV Street and Coronation Street. A substantial central area of open space is provided, forming the focus of the development and contributing to the overall landscape-led approach.
- 13.12 Blocks A and B are linked by the four-storey Block E, which is set back from Union Road to create a landscaped frontage and improve the quality of the public realm along this northern boundary. Block E incorporates an entrance directly onto Union Road, and all blocks provide active frontages and generous fenestration facing surrounding streets. This represents a significant improvement over the existing Union Road frontage, which is currently dominated by a blank and imposing three-storey brick wall positioned directly adjacent to the pavement.
- 13.13 The proposed arrangement along Bentinck Street and George IV Street introduces a greener, more open and permeable layout than currently exists, allowing greater visual connectivity into and through the site whilst maintaining a strong landscaped setting. The layout ensures active frontages to all surrounding streets and provides natural surveillance over both the public realm and communal open spaces.
- 13.14 In relation to townscape and visual considerations, Policy 60 is engaged where development proposals introduce buildings that break the skyline. The existing blocks on the site reach up to eight storeys, while the proposed blocks rise to no more than six storeys. However, the increased floor-to-ceiling heights mean the overall building heights are broadly comparable to the heights of those already present. A townscape and visual impact assessment has been submitted, and the applicants have worked closely with urban design, conservation and landscape officers to identify the viewpoints required for assessment. Throughout the design process, the taller elements have been concentrated along the eastern part of the site along George IV street and stepping up from 5 to 6 storeys towards Coronation Street, recessed entrances which are hinged from a central core on each block have been incorporated to reduce perceived massing, and the angled elevations have been developed to introduce visual interest and enhance the development's contribution to the street scene.
- 13.15 A Zone of Theoretical Visibility (ZTV) has been prepared to identify the potential extent of visibility of the proposed development. The submitted evidence demonstrates that views of the development would be highly localised and largely confined to the immediate area surrounding the application site. The assessment has also considered the impact of the proposal on strategic city-wide views and concludes that the development would generally not be visible from the key public vantage points across the city. The only notable exception is from Castle Hill Mound, where the uppermost parts of the buildings may be perceptible during certain times of the year when tree cover is reduced. However, in these views the development would sit comfortably within the existing roofscape and skyline

context and would not give rise to visual harm.

- 13.16 The most sensitive view is from the Grade II\* listed Wanstead House to the east. When considered in context, the additional height does rise above the prevailing context to the west of the street leading from the listed building along Union Road, but it is not overly prominent, and the principal focus of the visual receptors along views from Hills Road remains on the main elevation of Wanstead House. From other locations, the development offers an enhancement to the existing arrangement and is considered to improve the visual amenity of the site. The proposals are considered to accord with Policy 60 of the Cambridge Local Plan (2018).
- 13.17 In terms of landscape the proposal includes a central landscaped area comprising a dedicated play space, communal garden, rain gardens and SuDS features, together with enhanced eastern and western boundary treatments incorporating 'play along the way' features integrated within the retained mature tree belts. Approximately 61.5% of the site would be provided as hard and soft landscaped space, significantly increasing the extent and quality of open space compared to the existing arrangement. The proposals also deliver improved permeability and connectivity across the site, including the removal of the majority of surface-level parking and associated street clutter, alongside wider enhancements to the quality, usability and legibility of the public realm.
- 13.18 Overall, the scheme has been refined in response to the Design Review Panel's advice and evolved successfully through pre application engagement to gain the support of the Council's urban design and landscape officers. Officers consider that the proposed development would deliver a high-quality architectural, residential and landscape-led response that would significantly enhance both the site itself and its contribution to the wider area. In comparison to the existing estate, which is characterised by monolithic built form, inactive frontages, poor quality external spaces and accommodation that no longer meets modern standards, the proposals introduce a far more coherent, permeable and contextual form of development. The scheme would provide a substantial improvement in the quality of residential accommodation, including modern, energy-efficient homes with improved outlook, daylight, private amenity space and strong connections to high-quality communal landscaped areas. The proposed buildings are more carefully articulated and responsive to their surroundings, reducing the perceived scale and massing of the development whilst creating active frontages, enhanced natural surveillance and a more attractive relationship with the surrounding streets and Conservation Area.
- 13.19 The proposals are considered to be in accordance with the objectives of Policies 55, 56 and 57 of the Cambridge Local Plan by successfully integrating with its surroundings, delivering an attractive and appropriately scaled built form, and promoting activity, natural surveillance and high-quality public realm throughout the development. The proposals are also considered to be consistent with the design objectives set out within Section 12 of the

NPPF.

#### **14. Heritage considerations**

- 14.1 The statutory considerations as set out in section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, are matters to which the determining authority must give great weight to when considering schemes which have the potential to impact on heritage assets.
- 14.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legislative context for development that affects the setting of listed buildings. In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess.'
- 14.3 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for a local planning authority, in the exercise of its planning powers with respect to any buildings or other land within a Conservation Area, to; "Pay special attention to the desirability of preserving or enhancing the character or appearance of that area".
- 14.4 Officers have had regard to the statutory duties set out in section 66(1) and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and have given considerable weight and importance to the desirability of preserving the setting of the affected Listed Buildings, to preserving or enhancing the character and appearance of the New Town and Glisson Road Conservation Area.
- 14.5 Paragraph 212 of the NPPF 2024 states 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 14.6 Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 14.7 Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 14.8 Paragraph 216 states that the effect of an application on the significance of a

non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 14.9 Paragraph 219 states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 14.10 Policy 60 of the Cambridge Local Plan (2018) states that any proposal for a structure that breaks the existing skyline and/or is significantly taller than the surrounding built form will be considered against certain criteria. These include the need to demonstrate the impact on the historic environment (criteria b).
- 14.11 Policy 61 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, with clear justification for any harm where substantial public benefits occur. This equates to the NPPF requirements in Paragraph 212 to weigh less than substantial harm to the significance of designated heritage assets against public benefits.
- 14.12 Regardless of being less than substantial, and reflecting the statutory duties quoted, considerable importance and weight must be attached to any such harm found, with the presumption that the preservation of the significance of these heritage assets is to be preferred.
- 14.13 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. Where an application for any works would lead to harm or substantial harm to a non-designated heritage asset, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset. This equates to the NPPF requirements in Paragraph 216.
- 14.14 The application is supported by a heritage statement which identified two Listed Buildings, and one non-designated heritage that were considered to have the potential to be impacted by the Site's redevelopment. A description of the assets listed below and their significance is contained with the applicant's submitted heritage statement.
- 14.15
- Wansted House (Grade II\* Listed Building – NHLE: 1099114)
  - Church of St Paul (Grade II Listed Building – NHLE: 1349075)
  - 18 George IV Street (locally listed building)

- 14.16 The proposals have been assessed by the Council's Conservation Officer and Historic England and are considered to result in a low level of less than substantial harm to the New Town and Glisson Road Conservation Area arising principally from the increased height, scale and visibility of the replacement blocks, together with the loss of the three London Plane trees within the site which presently contribute positively to the character of this part of the conservation area. Historic England and the Council's Conservation Officer have both acknowledged this less than substantial harm, whilst also recognising the extensive design evolution undertaken through the pre-application process in response to the site constraints.
- 14.17 A key design consideration throughout the design process was ensuring that the proposed form and scale of the blocks respond appropriately to the nearby designated and non-designated heritage assets. In particular, the reduction in height of the block at the corner of George IV Street from six to five storeys ensures that the building appears recessive in views along Union Road. This amendment minimises the harm to the setting of the Grade II\* Listed Wanstead House and preserves important views into and within the Conservation Area.
- 14.18 In accordance with the NPPF as set out above, this less than substantial harm must be weighed against the public benefits of the proposal. In this regard, Officers consider that the scheme would deliver a number of significant and demonstrable public benefits which collectively outweigh the identified heritage harm.
- 14.19 The proposals would remove the existing buildings which are defined as brutally modern and out of scale, fall below current nationally described space standards, have very low thermal efficiency, fire safety and structural issues. The proposed redevelopment would make efficient use of this brownfield site through the delivery 165 new homes in a highly sustainable and accessible location close to the city centre, services, employment opportunities and public transport. The development would provide high-quality residential accommodation which meets modern standards in terms of accessibility, space standards, energy efficiency and sustainability, replacing existing buildings which are acknowledged to be no longer fit for purpose and incapable of viable retrofitting or refurbishment.
- 14.20 In addition to the delivery of much needed housing, the scheme would provide a new community room and significantly enhanced public realm across the site. The layout has been carefully designed to increase permeability and connectivity through the development, creating improved pedestrian routes and a more legible urban form. The landscape strategy would substantially improve the quality and usability of open spaces within the site and would deliver biodiversity net gain of 20%.
- 14.21 Whilst the proposals would result in the loss of three existing mature trees, the overall landscaping approach, reduced extent of hardstanding and reduction in on site car parking would create a greener and more attractive environment with enhanced landscaped boundaries and improved

opportunities for planting and biodiversity. The development would also create a safer and more active residential environment through improved natural surveillance and increased activity throughout the site.

- 14.22 Officers further consider that, notwithstanding the identified harm, the proposed development represents an improvement on the existing development in townscape and placemaking terms. Through extensive design refinement, the scheme has responded positively to the conservation area context by reducing building heights at sensitive locations, improving material quality and detailing, retaining important spatial setbacks, and creating a more coherent and permeable site layout.
- 14.23 In this case, officers consider that the public benefits demonstrably outweigh the heritage harm. In conclusion, and having had full regard to statutory duties and national and local policy, officers consider that the proposal is acceptable and in accordance with policies 55, 56, 57, 60, 61 and 62 of the Local Plan 2018, the NPPF 2024 and LBCA 1990 Acts' statutory provisions contained with sections 66, 72 and 102 respectively.

## **15. Carbon reduction and sustainable design**

- 15.1 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.
- 15.2 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.
- 15.3 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.
- 15.4 The application is supported by a sustainability and energy statement and an overheating assessment which assesses the proposed development and design in the context of sustainability.
- 15.5 The scheme is targeting a 71% reduction in regulated carbon emissions over the part L baseline. The proposals include enhanced fabric performance, triple glazing and exhaust air source heat pumps (which incorporate the MVHR unit). Roof mounted photovoltaics are proposed on apartment blocks A and D (space for 187 panels) and green roofs are proposed across the roofs of all apartment blocks. The proposed residential development is targeting a low water consumption of 91.74 litres per person per day which better the

policy requirement of 110 litres per person per day. This is secured by condition 22.

- 15.6 The information submitted has been assessed by the Council's Sustainability officer and considered the development to be acceptable subject to conditions securing compliance with the submitted energy statement, water efficiency and the installation of smart meters (conditions 22 and 23 as recommended).
- 15.7 The development has been designed to prioritise natural ventilation and mitigate the risk of overheating. Secure acoustic louvres are proposed to enable ground floor bedrooms to be naturally ventilated whilst minimising the impact of external noise. A total of 86% of the proposed dwellings are dual aspect, thereby providing good levels of cross-ventilation and passive cooling. The remaining 23 single-aspect units are all one-bedroom apartments positioned on east- or west-facing elevations, with none located at ground floor level. A representative sample of these units has also been subject to overheating assessment, which demonstrates that acceptable internal comfort levels are achieved.
- 15.8 Additional passive design measures have been incorporated throughout the scheme to reduce solar gain, including external balconies, deep window reveals, and horizontal overhangs to upper floor balcony doors, all of which provide effective shading. Furthermore, the western edge of the site, facing Bentinck Street, benefits from an existing belt of mature trees alongside proposed additional planting.
- 15.9 The application has been subject to formal consultation with the Council's Sustainability Officer who has raised no objection.
- 15.10 Overall, officers are of the view that the applicants have suitably addressed 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.

## **16. Biodiversity**

- 16.1 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) Assessment.
- 16.2 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal subject to the imposition of the statutory biodiversity net gain condition, a construction ecological management plan and ecological enhancements. The PEA has found no evidence to suggest that a protected species licence will be required prior to works commencing on site, however, non-licensable avoidance measures will be used to remove any residual harm.

- 16.3 A Biodiversity Net Gain calculation has been undertaken. This assessment has identified a baseline habitat value of 5.87 units, mainly due to the mature trees on site (4.51 units). The post-intervention habitat comes to 4.3 units. Whilst this is an overall loss due to the proposed removal of the mature trees, there is a gain in other habitat types, with grassland and shrubs replaced by green roofs, sustainable drainage system, additional trees and mixed scrub. The current statutory Biodiversity Net Gain (BNG) requirement for developments in England is a minimum 10% net gain, as required under the Environment Act 2021. The submitted BNG Assessment shows that 2.74 units are to be purchased offsite which will provide a net gain in biodiversity of 20%, in accordance with the Council's Biodiversity Net Gain target.
- 16.4 On this basis, subject to the above and on-site biodiversity net gain, officers are satisfied that the proposed development complies with Policy 70 of the Local Plan 2018, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

## **17. Water management and flood risk**

### *Surface water flood risk*

- 17.1 The site is in Flood Zone 1 and is therefore considered at low risk of fluvial flooding.
- 17.2 The application documents include a flood risk assessment and drainage strategy which demonstrates the surface water from the proposed development would be managed through the use of rain gardens, permeable paving and restricting surface water discharge to 4l/s to the existing surface water sewer.
- 17.3 The Lead Local Flood Authority have confirmed they have no objection to the proposals and applicants have suitably addressed the issues of surface water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and the NPPF 2024.

### *Foul Water*

- 17.4 The applicant has submitted supporting technical evidence assessing the likely foul water discharge arising from the proposed redevelopment compared to the existing lawful use of the site. The assessment is based on estimated occupancy levels derived from bedspace calculations reflective of both the existing accommodation on site and the proposed development. The existing development, comprising 127 dwellings (288 persons) would generate a foul water flow of approximately 41,040 litres per day. The proposed development, comprising 165 dwellings and an estimated

occupancy of 483 persons results in an estimated foul discharge of approximately 38,999 litres per day.

- 17.5 The evidence demonstrates that, notwithstanding the increase in the number of dwellings and occupants, the incorporation of modern water-efficient fixtures and fittings, including dual-flush WCs, low-flow taps and showers, and efficient domestic appliances, would substantially reduce the water consumption compared to the existing ageing housing stock. As a result, the proposed development is expected to achieve a neutral or slightly reduced foul water outflow relative to the existing baseline condition.
- 17.6 Officers are therefore satisfied that the likely effects of the development in terms of foul water flows have been appropriately assessed. On the basis of the submitted evidence, the proposed redevelopment would not materially increase foul water flows within the network and would not give rise to additional environmental harm.

## **18. Highway Safety and Transport Impacts**

- 18.1 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.
- 18.2 Paragraph 116 of the NPPF 2024 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.
- 18.3 In consultation with the Local Highway Authority, to ensure safe and convenient access for all users, a continuous footway with a minimum width of 2 metres has been included around the entire development site (along the frontage of the site on Coronation, Bentinck & George IV Street and Union Road).
- 18.4 In terms of the highway safety impacts during construction, The application includes a Traffic Management Plan, which has been assessed by the Highway Authority. The submitted document provides a good initial framework outlining the applicant's intended approach to managing construction traffic. However, the Highway Authority has advised that further information is required regarding contractor parking arrangements, construction vehicle timing restrictions, the management of delivery vehicles, measures to prevent mud and debris being deposited on the highway,

highway cleanliness, and the scheduling of construction vehicle movements to ensure there is no conflict with nearby schools during peak arrival and departure times. This additional information will be secured through a pre-commencement planning condition.

- 18.5 The proposed development is expected to result in a trip generation for walking of 46 and cycling of 36 in the AM peak, and 41 walking and 32 cycling in the PM peak. This demonstrates the high proportion of walking and cycling trip to and from the development would benefit from the Greater Cambridge Partnership (GCP) Hills Road proposals. Cambridgeshire County Council transport assessment team have requested a contribution of £111,000 towards the improvement of walking and cycling facilities along Hills Road.
- 18.6 Subject to conditions and S106 mitigation including financial contributions towards the GCP Hills Road improvements, the proposal accords with the objectives of policies 80 and 81 of the Local Plan 2018 and is compliant with NPPF advice.

### **Car and Cycle Parking**

- 18.7 The planning application is accompanied by a Transport Assessment and Travel Plan.

#### *Cycle parking*

- 18.8 The application site is in close proximity to Cambridge Railway Station and there are regular bus services accessible within the vicinity.
- 18.9 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 areas. To support the encourage sustainable transport, the provision for cargo bikes should be provided on a proportionate basis.
- 18.10 Each of the apartment blocks are proposed to have a secure internal cycle store on the ground floor of the apartment blocks. 247 cycle parking spaces are proposed for the apartment blocks which meets the Cambridge Local Plan 2018 policy requirement. The cycle parking provision is proposed in the form

of Sheffield stands and provision has been made for the storage of larger cargo bikes within all of the apartment blocks.

- 18.11 A further 26 visitor cycle parking spaces are proposed externally which have been conveniently located at the entrances to the apartment blocks and close to the entrance of the community room.
- 18.12 The proposals are considered to be in accordance with Cambridge Local Plan 2018 policy 82 and appendix L.

*Car parking*

- 18.13 Policy 82 of the 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 low carparking standards can be realistically enforced by planning obligations and existing on-street controls.
- 18.14 The proposed development would reduce the number of on-site car parking spaces from 20 surface level bays to 4 accessible parking bays which would be allocated to the M4 (3) wheelchair accessible homes and therefore would retain a very limited provision. The proposals also include an allocated car club space on the eastern boundary.
- 18.15 The proposed car parking arrangement is compliant with policies 81 and 82 of the Local Plan 2018.

**19. Amenity**

- 19.1 Policies 55, 56, and 57 of the CLP require the design of developments to respond positively to their context. Policy 60 of the CLP outlines criteria for assessing tall buildings. Criterion (d) requires applicants to demonstrate that their proposals will not adversely impact neighbouring buildings and open spaces in terms of overlooking and overshadowing, in addition to ensuring there is adequate sunlight and daylight within and around the proposals. The objective of achieving a high standard of amenity is also contained in paragraph 135 of the NPPF.
- 19.2 This section considers daylight, sunlight and overshadowing, as well as loss of privacy and visual enclosure.

*Daylight and Sunlight Assessment*

- 19.3 The application is supported by the following document which assess the daylight and sunlight impacts of the proposed development on neighbouring properties:
- Rapley LLP- Daylight & Sunlight Amenity Study (Neighbouring) Report.
- 19.4 The assessment submitted document applies the following technical methods to assess daylight, sunlight, and overshadowing:
- Vertical sky component (VSC): Normally abbreviated as VSC, this is a measure of how much daylight the centre of a window (as measured on the face of the window wall) receives from an overcast sky. A higher VSC indicates that more daylight illuminance is available to enter the room through that window. The maximum theoretical value for VSC is almost 40% for a vertical window.
  - Daylight distribution (NSL): Typically referred to in terms of the 'no sky line' (NSL), it shows the areas within a room that can receive skylight. Areas behind the NSL cannot see / receive direct skylight, whereas areas in front of the NSL can see / receive direct skylight at the working plane, which for a residential use is at 85cm above the floor level.
  - Annual probable sunlight hours (APSH): This measure determines how much sunlight is available to the centre of the window (as measured on the face of the window wall) as a percentage of the probable sunlight hours available during a year. 'Winter hours' are also considered between the 21<sup>st</sup> September and the 21<sup>st</sup> March.
  - 2-hour sun contour to amenity: This identifies the areas of amenity space that can receive at least two hours of sunlight on the ground on the 21<sup>st</sup> March.
- 19.5 The methodology used in the applicants assessment which refers to the 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 2022', published by the Building Research Establishment, from here on referred to as 'the BRE guidance'. This BRE guidance is quite clear from the outset that it is not an instrument of policy, it is an aid, primarily for designers, and provides the following advisory targets:
- VSC: If the VSC is greater than 27% then enough skylight should be reaching the window. If the VSC is both less than 27% and less than 0.8 times its former value (a reduction of 20%), occupants will notice the reduction in daylight, as the room will appear gloomier with electric lighting needed more often.
  - Daylight Distribution (NSL): If the NSL is less than 0.8 times its former value, occupants will notice the reduction in direct skylight and more of the room will appear poorly lit.

- APSH: If a room receives 25% of the total annual probable sunlight hours, including at least 5% during the winter months, then it should still receive enough sunlight. If the available sunlight hours are both below these benchmark figures and less than 0.8 times their former value, with the overall annual loss being greater than 4%, then occupants will notice the loss of sunlight.
  - Sunlight to gardens / amenity areas (overshadowing): At least half of a garden or amenity area should receive at least two hours of sunlight on the 21st of March and if falling below this, with the reduction being less than 0.8 times the former value, then the reduction will be noticeable.
- 19.6 There are, however, some additional considerations when interpreting any numerical reductions in daylight, sunlight, or increases in overshadowing. Accordingly, the BRE guidance incorporates some flexibility for alternative target values to be adopted where they can be justified based on the special requirements of the development or its location. However, this flexibility in the guidance does not imply that a material deterioration can be disregarded if the guidelines indicate it will occur.
- 19.7 The technical assessment of daylight reductions is the first stage in a two-stage approach to the acceptability of the effects as confirmed in *Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets* [2018] EWHC 657 (Admin). Where the daylight, sunlight and shading effects of the proposal meet the numerical criteria set out in the BRE guidelines they are considered to be acceptable. Where they are not met, the second stage is to consider whether the identified impacts would be "unacceptable". This second stage of the test requires the consideration of wider factors including site context, relevant comparative typologies, special circumstances, consideration of alternative targets, and any other applicable source documents.
- 19.8 The principal recommendations in the BRE guidance relate to residential buildings, where daylight is required, including living rooms, kitchens and bedrooms. With regards to sunlight, these apply to all main living rooms of neighbouring dwellings and conservatories that have a window facing within 90 degrees of due south.
- 19.9 On this basis, the submitted daylight and sunlight assessment has included all nearby residential accommodation.
- 19.10 The BRE daylight and sunlight tests both the existing baseline and the proposed development scenarios to assess the change.
- 19.11 Where exceedances of BRE targets occur, it is common practice in the industry to categorise the numerical losses as follows:

- Minor Adverse: Reductions in VSC or NSL of more than 20% to 30%.
- Moderate Adverse: Reductions in VSC or NSL of more than 30% to 40%.
- Major Adverse: Reductions in VSC or NSL of greater than 40%.

19.12 In terms of impacts of the proposed development, a total of 149 windows have been assessed and 146 windows (98%) meet or surpass the BRE requirements for VSC and 85% of rooms tested would meet the targets for NSL.

19.13 The VSC assessment finds that 98% of windows would meet the BRE guidance, representing a very high level of compliance. The three windows that would fall below the BRE target are located within Coronation House to the south of the application site. The results show the three windows retain less than 0.8 times but they are only minor deviations and the windows retain 0.70, 0.70 and 0.77 against the BRE target of 0.80. These are minor deviations and sit within the recommendation for flexibility noted in the BRE guide. It should also be noted that the windows impacted within Coronation House serve rooms with an additional window, meaning that these windows are not the only form of access to daylight. The VSC results at Coronation House should be read in line with the Daylight Distribution results, which show that whilst the three individual windows have minor deviations, the rooms themselves achieve full compliance, meaning that the rooms remain lit to an acceptable level.

#### Daylight Distribution

19.14 85% of the 79 rooms tested meet the BRE daylight guidance, meaning that 12 rooms fail to comply with the BRE recommendation. 5 rooms fall into moderate losses and 7 rooms fall into the minor loss category.

19.15 In terms of the rooms showing moderate losses, all of the five rooms that fall within the moderate loss category achieve a retained Daylight Distribution result of more than 50%. Given the urban context of the site this is commonly accepted as a good level of retained distribution.

19.16 The submitted daylight sunlight assessment demonstrates that the majority of neighbouring rooms would continue to receive acceptable levels of daylight distribution following the proposed development. Whilst 12 rooms would experience reductions in NSL beyond the BRE guideline target of a 20% reduction, the degree of impact is generally limited and, in most cases, the affected rooms would retain a good level of lit area. The majority of impacts are identified as minor, with moderate impacts limited to only 5 rooms.

19.17 At 1 Bentinck Street, although three rooms would experience reductions of between 25% and 29%, the rooms currently benefit from very high existing levels of daylight distribution and would continue to retain between 64% and 72% lit area following development. These results indicate that the rooms would remain well lit despite the reductions identified. In addition, two of the

affected rooms are bedrooms, which are generally considered less sensitive to daylight impacts than primary living spaces such as lounges or kitchens.

- 19.18 Similarly, the impacts identified at 2 Bentinck Street and the Bentinck Terrace properties would largely impact bedrooms, where reductions in NSL are typically afforded greater flexibility in planning terms. In most instances, the rooms would continue to retain between 60% and 69% lit area, indicating that a substantial proportion of the rooms achieve ample daylight.
- 19.19 The impacts identified at 15 and 16 George IV Street relate to ground floor living rooms, which are more sensitive receptors. However, notwithstanding reductions of 35% and 31% respectively, these rooms would continue to retain 55% and 50% lit area which given the urban context of the site are considered a reasonable and acceptable proportion. It is also material that the proposed redevelopment is located within an urban context, where the BRE Guidelines are intended to be applied flexibly and with regard to site-specific circumstances. The guidance itself recognises that in urban areas, particularly where opportunities for redevelopment and intensification exist, a strict numerical application of the targets may not always be appropriate. In this case, although some exceedances of the BRE targets would occur, the affected rooms would retain acceptable levels of daylight.
- 19.20 Taking all matters into account, including the urban context, the retained levels of lit area within affected rooms, the nature and use of the rooms affected, and the generally minor to moderate degree of impact identified, officers consider that the proposals would not result in unacceptable harm to neighbouring occupiers in terms of daylight distribution and would therefore be acceptable in this regard.
- 19.21 The BRE guidance provides an annual target of 25% APSH with at least 5% achieved between 21<sup>st</sup> September and 21<sup>st</sup> March ('winter sun'). Occupiers may notice the loss of sunlight if the APSH, is reduced below 25% APSH and less than 0.80 times former value and for 'winter sun', if reduced below 5% of APSH and less than 0.80 times former value; and also having a sunlight reduction for the whole year greater than 4% APSH. The submitted assessment demonstrates that satisfactory levels of sunlight amenity will be experienced in every instance and the proposed development would be fully inside the BRE guidance for annual and winter sunlight.
- 19.22 On this basis, the proposed development would result in an acceptable sunlight impacts in accordance with policies 55, 56, 57 and 60 of the Local Plan 2018 and the NPPF advice.

*Overbearing and Overlooking impacts*

- 19.23 The proposed development has been carefully assessed in relation to its impact upon the residential amenity of neighbouring occupiers, having regard to policies 55, 56, 57 and 60 of the Cambridge Local Plan 2018 and the guidance contained within the NPPF. The assessment has considered the relationship between the proposed buildings and surrounding properties in

terms of scale, massing, separation distances, overlooking, overshadowing and overbearing impacts, alongside the submitted Daylight and Sunlight Assessment and the established urban context of the site.

- 19.24 In terms of the impact on the Bentinck Terrace properties, the existing built form comprises a 5-storey block measuring approximately 13m in height positioned between approximately 18–20m from Nos. 1–7 Bentinck Terrace. The proposed replacement block would remain at 5 storeys in height but would increase to approximately 16.7m due to modern floor-to-ceiling requirements, representing an increase of approximately 3.7m in height. Notwithstanding this increase, the separation distances would also marginally increase to approximately 19–21m at the closest points. Officers acknowledge that the proposal would appear larger than the existing building, however, the relationship must be considered within the context of the existing urban form, where substantial flatted development already exists in close proximity to neighbouring properties. Taking into account the retained separation distances, the orientation of the buildings, the degree of existing mutual overlooking within the area and the findings of the submitted daylight and sunlight assessment, officers are satisfied that the development would not result in an unacceptable sense of enclosure, overbearing impact or harmful loss of outlook to neighbouring occupiers
- 19.25 A similar relationship exists along Bentinck Street. The existing 5-storey block of approximately 13m in height is currently positioned around 23m from neighbouring dwellings. The proposed building would remain 5 storeys but increase to approximately 16.7m in height, with separation distances reducing slightly to approximately 21–22m at the closest points. Whilst officers acknowledge the modest reduction in separation distance and increase in height, the relationship remains acceptable within this urban context and the resultant window-to-window distances are considered sufficient to avoid any unacceptable overlooking or overbearing impacts. The submitted technical assessments demonstrate that neighbouring properties would continue to receive acceptable levels of daylight and sunlight and the proposal would not give rise to unacceptable residential harm.
- 19.26 In relation to Coronation Street, the proposed Block C would replace an existing block currently measuring approximately 20.5m in height across 8 storeys. The proposed block would measure approximately 21m to the ridge and therefore represents only a limited increase in overall height. Whilst the proposed building footprint would increase in width from approximately 12m to 18m along Coronation Street, the block has been angled and carefully positioned to minimise direct impacts upon the adjacent neighbouring properties. In this context, and given the comparable scale of the existing built form, officers consider that the development would not result in unacceptable overbearing impacts.
- 19.27 With regard to George IV Street, the proposed buildings would be positioned approximately 19m from existing buildings at the closest points. Block B would range from 5 storeys (approximately 16.7m high) stepping up to 6 storeys (approximately 19.9m high) further south along George IV Street. Officers

acknowledge that the proposed development introduces buildings of greater scale than some surrounding properties; however, the scheme has been designed to distribute height appropriately across the site. The retained separation distances, together with the urban character of the area and the submitted daylight and sunlight evidence, demonstrate that the proposal would not result in unacceptable overlooking, overshadowing or overbearing impacts.

- 19.28 Overall, the proposal seeks to maximise the delivery of residential units whilst balancing townscape, design and amenity considerations. The window-to-window distances between existing and proposed buildings are considered acceptable within the context of this central urban location and are sufficient to safeguard reasonable levels of privacy and outlook. Officers are satisfied that, when assessed against the existing built form, prevailing urban grain and the submitted technical evidence, the proposed development would not result in unacceptable harm to the residential amenity of neighbouring occupiers. The development is therefore considered compliant with policies 55, 56, 57 and 60 of the Cambridge Local Plan 2018 and the relevant provisions of the NPPF.

*Future occupants*

- 19.29 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). All of the proposed dwellings meet or exceed the nationally described space standards.
- 19.30 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.
- 19.31 All of the proposed dwellings benefit from a private external amenity space in the form of balconies or terrace space.
- 19.32 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. Four of the homes are proposed to be M4(3) wheelchair accessible dwellings which exceeds the policy requirement.

*Construction and environmental health impacts*

- 19.33 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. The environmental impacts arising from the demolition, remediation and construction phases of the development would be controlled through a comprehensive suite of planning conditions as recommended by the Environmental Health team. These include the submission and approval of a Phase 3 Remediation Strategy, implementation of remediation measures (CE03AC), submission of a Phase 4 Verification/Validation Report (CE04AS), procedures for dealing with unexpected contamination (CE05AS), and a Material Management Plan (CE06AS), all of which are intended to ensure that land contamination risks

are appropriately managed and that the site is made suitable for its proposed use.

- 19.34 In addition, a Development Construction Environmental Management Plan (DCEMP) would be required prior to commencement of development. The DCEMP would secure detailed measures relating to construction hours, contractor management, dust management/ mitigation, traffic routing, deliveries, communication procedures and the management of noise and vibration throughout the construction period. Specific conditions relating to plant, machinery and equipment noise assessments (CE14AS), together with requirements for noise insulation and control of artificial lighting, would ensure that noise impacts are appropriately mitigated in order to protect the amenity of surrounding residential occupiers, offices and businesses.
- 19.35 Subject to the recommended conditions officers are satisfied that the impacts associated with remediation and construction activities can be appropriately managed and would not result in unacceptable harm to the amenity of neighbouring residents, or nearby schools and businesses during the construction phase of the development.

## **20. Other Matters**

- 20.1 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 be imposed on any consent granted.

### Refuse strategy

- 20.2 Communal refuse and recycling storage areas are proposed within the ground floor of each apartment block and are located within 30 metres of all flat entrances, in accordance with the relevant design standards. The applicant has worked closely with the Greater Cambridge Shared Waste Service to develop an appropriate and workable waste collection strategy for the site. Under the proposed arrangements, the Greater Cambridge Shared Waste team would collect bins directly from Blocks A and D on designated collection days. In respect of Blocks B and C, a site management company would be responsible for presenting bins to the dedicated collection points positioned along the eastern boundary, which have been integrated into the landscape design.
- 20.3 Following consultation, the Waste Team has raised no objection to the proposed development, subject to the securing of the requested financial contributions in accordance with the adopted Planning Obligations SPD 2026. A planning condition will also be imposed requiring details of dropped kerbs to ensure they are provided in the appropriate locations to facilitate safe and efficient bin collection by refuse crews.

- Archaeological impacts
- 20.4 The application site is located within an area of archaeological potential. An Archaeological Desk-Based Assessment has been submitted. Following comments from the Archaeological Officer, a pre-commencement condition concerning a written scheme of investigation will be attached to any planning consent granted in accordance with the NPPF 2024.
- Health and Wellbeing impacts
- 20.5 A Health Impact Assessment has been submitted with the application. An informal discussion has taken place with the Preventative Health Programme Officer following this submission who has advised such assessments are scoped in at the beginning of the pre-application process. However, in this instance, the start of the pre-application process pre-dates the adoption of the Health Impact Assessment SPD.
- 20.6 The Health Impact Assessment details submitted are considered acceptable.
- Airport safeguarding impacts
- 20.7 Following a formal consultation with Cambridge City Airport, to ensure that any glint and glare effects from the PV panels proposed as part of the sustainability strategy on the roof are mitigated, a glint and glare assessment will be conditioned on any planning consent granted.
- 20.8 The Cambridgeshire Fire and Rescue team have recommended a condition to secure a fire hydrants scheme. Condition 38 has been imposed to secure these details prior to the occupation of the development.
- Recreational impacts
- 20.9 Officers note Natural England's comments regarding the site's location within the zone of influence for publicly accessible SSSIs sensitive to recreational pressure. However, it is important to recognise that the application proposes the redevelopment of an existing residential site currently comprising 127 dwellings, such that the net increase arising from the proposal is limited to 38 additional homes. Officers are satisfied that the likely recreational impacts arising from this uplift in population have been appropriately mitigated through the provision of enhanced on site open space and play space, which would provide improved opportunities for informal recreation within the development itself and reduce reliance on designated sites. In addition, the application would secure financial contributions towards outdoor sports provision, informal open space, allotments and related recreational infrastructure, calculated in accordance with the requirements of the Council's Planning Obligations SPD (2026).
- 20.10 Taking these measures into account, officers are satisfied that the proposal would not give rise to unacceptable adverse recreational impacts on the notified features of nearby SSSIs, either alone or in combination with other development, and that the requirements of national policy and Natural England's standing advice have therefore been adequately addressed.

Third party representations

20.11 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
Lack of parking	The proposed reduction in on-site car parking is considered acceptable. Cambridge applies maximum parking standards and the site is located within the Controlled Parking Zone in a highly sustainable central location, with excellent access to public transport, Cambridge railway station, cycle infrastructure and local services. The provision of 4 accessible parking bays to serve the M4(3) wheelchair accessible units is considered appropriate and accords with national and local planning policies which seek to minimise reliance on private motor vehicles and promote sustainable modes of transport.
Public realm improvements the proposals should enhance the existing green spaces and include provision of seating, bins and community amenities.	The proposals include significant public realm and landscape enhancements, centred around an improved communal green space within the site and improved landscape spaces along the east/ west boundaries. The scheme incorporates new planting, seating areas, bins and associated landscape features designed to enhance the usability and quality of the external environment for residents and visitors. Full details of the hard and soft landscaping, including street furniture and public realm elements, are secured through Condition 11 to ensure a high-quality landscape is achieved.

Table 8: Officer response to third party representations

**21. Planning obligations (S106)**

21.1 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

21.2 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.

21.3 Policy 85 states that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

21.4 Heads of Terms

<b>Heads of Terms</b>	<b>Summary</b>	<b>Comments</b>
City Council Infrastructure		
Provision for children and teenagers	£0.00	On site provision
Indoor sports	£14,031.16	Contribution towards off site indoor sports facilities at Parkside Pool (gym, studio, wellness) are necessary to meet the needs of the new population generated by the development in accordance with Policy 68 and 85.
Outdoor sports	£76,512.61	Contribution towards off site outdoor sports facilities at Parkers Piece (sports pitches and facilities) are necessary to meet the needs of the new population generated by the development in accordance with Policy 68 and 85.
Informal Open Space	£71,888.62	Contribution towards the provision of and / or improvement of and / or access to Informal Open Space facilities at Parkers Piece.

Community facilities	On site provision	On site provision
Allotment Space	£10,978.28	Contribution towards allotment space. Location to be confirmed.
Swimming Space	£14,849.12	Contribution towards the swimming pool facilities at Parkside Pool.
Monitoring fee	£2,200 the monitoring and administration of the section 106 agreement.	Contribution directly related to achieving the implementation of the planning obligations.
Communal 1100litre bins	£17,480.00 (£380 per 1100litre bins x 46)	
Communal food waste bins	£220.00 (£20 per 140l bin x 11)	
RCV contribution	£4408 (116 per additional dwelling x 38)	
County Council – Education / Transport		
Transport	£111,000 towards Greater Cambridge Partnership works for improving walking and cycling infrastructure along Hills Road.	Policy 81 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel.
Special Educational Needs and Disabilities (SEND) contributions	£2,533.00	Education provision necessary to meet the needs of the new population generated by the development. On-site or off-site provision, to be agreed. Scale determined with reference to County Council guidance and multipliers and policy 85.
Life Long Learning (Libraries)	£5605.00	Library facilities necessary to meet the needs of the new population generated by the development in

		accordance with policy 85.
Monitoring	£800.00	Contribution directly related to achieving the implementation of the planning obligations.
NHS		
GP services	£32,044.03 contribution towards Lensfield Medical Practice or Woodlands Surgery at Eden House or any other GP Practice within the CAM Medical Primary Care Network (PCN).	Necessary to meet the needs of the new population generated through the development, in accordance with policy 85.

Table: Heads of terms for S106 agreement

21.5 The planning obligations as listed above are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy 85 of the Local Plan 2018.

## 22. Planning balance

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

22.2 The NPPF is a material consideration which must be taken into account where it is relevant to a planning application. This includes the presumption in favour of sustainable development found in paragraph 11 of the NPPF 2024, which requires approving development proposals that accord with an up-to-date development plan without delay, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF 2024 taken as a whole.

22.3 The NPPF 2024 lists the three dimensions to sustainable development: economic, social and environmental. These dimensions are interdependent and need to be pursued in mutually supportive ways to achieve sustainable development. These roles are considered in weighing up the benefits and dis-benefits of the development proposals, relative to all material considerations discussed in the report.

### *Summary of harm*

22.4 It is acknowledged that the proposal would result in the loss of three Category A London plane trees and associated arboricultural harm, which

attracts considerable weight in the planning balance given the identified environmental impacts. However, officers are satisfied that the most valuable trees in terms of public amenity, visual contribution and placemaking, particularly those defining the site boundaries and edges, are proposed to be retained. The applicant's arboricultural consultant and technical team have worked closely with officers to demonstrate that the retained trees can be adequately protected during construction, including during the installation of services, providing confidence that their long-term retention is achievable. In addition, the proposed replacement planting strategy would, over the medium to long term, partially mitigate the identified harm. These impacts are balanced against the wider public benefits of the scheme, including the comprehensive redevelopment of the site, the delivery of 165 new homes and a community room, opportunities for biodiversity enhancement, improved accessibility, and public realm improvements, which would bring the site back into active and beneficial use. On balance, it is considered that the public benefits of the development outweigh the identified arboricultural harm.

22.5 Officers have had regard to the statutory duties set out in section 66(1) and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in considering this application have given weight and importance to the desirability of preserving the setting of the affected nearby Grade II\* listed building at Wanstead House, and to preserving or enhancing the character and appearance of the Newtown and Glisson Road Conservation Area. In the view of officers, the proposal would result in less than substantial harm at the lower end of the scale to the New Town and Glisson Road Conservation Area and Officers consider that the identified harm would be outweighed by the public benefits (as set out in section 14 of the report).

22.6 With regards to daylight impacts, officers acknowledge that the proposal would give rise to a degree of harm to the residential amenity of neighbouring occupiers, however, this harm is not considered so significant to be considered unacceptable. While three windows at Coronation House fall marginally below BRE VSC guidance, these represent minor deviations within the flexibility recognised by the BRE guidance, and each affected room benefits from an additional window and achieves compliant daylight distribution overall. Having regard to the urban context, prevailing built form and grain, the retained levels of daylight within affected rooms, and the generally minor to moderate nature of the impacts identified, officers are satisfied that the proposal would not result in unacceptable harm in terms of daylight, outlook or overbearing effects.

*Summary of benefits*

Economic

22.7 National Planning Policy places a clear emphasis on the importance of economic growth and delivering economic benefits as a key component of sustainable development.

22.8 The proposed development would deliver economic benefits through the comprehensive redevelopment of a vacant and deteriorating site. The scheme would support employment and investment during the demolition and construction phases, whilst also contributing to the local housing market through the delivery of 165 new dwellings. The replacement of the existing 127 dilapidated and structurally unsound homes with high-quality, sustainably constructed housing stock would represent a substantial investment in the area and contribute towards meeting identified local and national housing needs. The redevelopment of the site would also assist in securing the long-term viability and attractiveness of the area, supporting wider regeneration objectives and increasing confidence in the locality. The economic benefits of the proposed development are afforded significant positive weight in the planning balance.

### Social

22.9 The proposal would deliver substantial social benefits through the replacement of existing homes that fail to meet modern decency and fire safety standards with 165 new dwellings, all of which would meet nationally described space standards and provide a significantly improved standard of accommodation for future residents. The scheme would provide a replacement community room for residents, supporting social cohesion and community activity within the area.

22.10 The development would also deliver a significantly improved network of pedestrian routes improving accessibility and connectivity across the site. The more permeable layout, combined with increased natural surveillance, would contribute positively towards community safety and assist in designing out crime within the area.

22.11 The social benefits arising from the proposed development are afforded moderate positive weight in the planning balance.

### Environmental

22.12 The proposal would make effective use of previously developed land at a density appropriate to context of the surrounding built environment and in a very sustainable location.

22.13 The proposal would promote the use of sustainable transport, improve air quality from motor vehicles, prioritise pedestrian and cycle movements by reducing on site car parking, enhance the public realm and contribute towards the GCP pedestrian and cycle improvement works along Hills Road.

22.14 The proposed design of the development would positively enhance the townscape by creating a high quality architectural and sustainable residential buildings.

- 22.15 Enhancements to the local environment would arise, including the use of efficient and sustainable construction methods, improved water efficiency standards and incorporation of renewable technologies.
- 22.16 The proposed development is committed to delivering 20% Biodiversity Net Gain exceeding the mandatory biodiversity net gain 10% requirement.
- 22.17 The environmental benefits arising from the proposed development are afforded significant weight in the planning balance.

Overall conclusion

- 22.18 Officers have carefully considered the development against the Cambridge Local Plan 2018, the NPPF 2024 and the statutory duties in sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The loss of the three London Plane trees is regrettable, however, officers are satisfied that the retention and protection of the large number of other valuable trees, together with the replacement planting scheme, would appropriately mitigate the identified arboricultural harm over time.
- 22.19 Officers conclude that the proposal would result in less than substantial harm at the lower end of the scale to the Newtown and Glisson Road Conservation Area and the setting of nearby heritage assets; however, this harm is considered to be outweighed by the significant public benefits arising from the scheme.
- 22.20 It would also cause some daylight impacts to a small number of neighbouring windows, however given the retained levels of light, context and use these impacts are not considered unacceptable.
- 22.21 Set against this harm is a substantial package of economic, social and environmental public benefits, including the delivery of homes in a highly sustainable location, a community rooms for local residents, a number of jobs during demolition and construction phases, townscape and public-realm improvements, increased amount and quality of open space, a comprehensive sustainability strategy, biodiversity net gain and enhancements to pedestrian and cycle connectivity. These benefits attract significant weight, consistent with the NPPF's emphasis on economic growth, efficient use of brownfield land and sustainable development
- 22.22 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.

**23. Recommendation**

- 23.1 **Approve** subject to:

- the planning conditions and informatives as set out in this report with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary) prior to the issuing of the planning permission.
- Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

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

d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

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

**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**

**Construction Traffic Management Plan**

6. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
  - ii. Contractor parking (all such parking should be within the curtilage of the site and not on street).
  - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
  - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

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

**3.5 tonnes construction vehicle hours**

7. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service site only between the hours of 09.15hrs -15.00hrs Monday to Friday.

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

**Travel Welcome Pack**

8. 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).

**External materials and sample panels**

9. Prior to any works above slab level full details including samples of all the materials to be used in the construction of the external surfaces of buildings, including external features such as proposed brick patterning; windows, cills, headers and surrounds; doors and entrances; porches and canopies; external metal work, balustrades, rainwater goods, edge junction, verge and coping details; colours and surface finishes, shall be submitted to and approved in writing by the local planning authority. 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. These should reflect the detailing of bonding, coursing, colour and type of jointing and any special brick patterning/articulation detailing (i.e. soldier course banding) as set out on the Detailed Elevation Sheets 1 and 2, Entrance and Façade Details Sheet. Drawings of the proposed sample panels and the details to be included shall be agreed in writing with the local planning authority prior to construction of the panels.

Sections of proposed fenestration material and colour need to be made available to be viewed held against the brick sample panels. 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.

### **Landscape conditions**

#### **Tree Pits**

10. No development above ground level shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

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

#### **Hard and Soft landscaping**

11. No development above ground level, other than demolition, shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials;
- c) Street furniture and artifacts (including refuse and cycle storage);
- d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
- e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs);
- f) an implementation programme.

The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of

any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed 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 roofs**

12. Prior to any development above ground level of any permanent building with a flat roof, details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. Details of the biodiverse roof(s) shall include the following:

a) Confirmation of substrate depth, which shall be between 80-150mm (unless otherwise agreed).

b) A plant /seed mix (with wildflower planting indigenous to the local area and no more than a maximum of 25% sedum (green roofs only)).

c) A management / maintenance plan including means of access.

d) Where solar panels are proposed, an array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation.

The biodiverse roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance, repair or escape in case of emergency. All works shall be carried out and maintained thereafter in accordance with the approved details.

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

### **Landscape Maintenance and Management**

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

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (Cambridge Local Plan 2018 policies 57, 59 and 70).

### **Tree conditions**

#### **AMS and TPP**

14. 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**

15. Prior to the commencement of site clearance or demolition works 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**

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.

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**

17. 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.

#### **Tree planting strategy**

18. Prior to any development above ground level a replacement planting scheme shall be submitted to and approved in writing by the local planning authority. 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 and hedgerows to be approved, planted and subsequently protected, to ensure continuity of tree cover and planting in the interest of visual amenity. In accordance with Cambridge Local Plan 2018, policy 71.

#### **Public Art delivery**

19. Unless an alternative trigger is agreed in writing by the local planning authority, no development above ground level, other than 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)).

### **Drainage conditions (LLFA)**

#### **Surface water drainage strategy**

20. The surface water drainage scheme shall be constructed and maintained in full accordance with the Flood Risk Assessment and Drainage Strategy, Design 4 Structures, ref. 10902-D4S-XX-XX-C-RP-0001, Revision P05, Dated: 15 August 2025

Reason: To prevent an increased risk of flooding and protect water quality in accordance with policies 31 and 32 of the Cambridge Local Plan 2018.

#### **Surface water management during construction**

21. No development, including demolition or 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 in accordance with policies 31 and 32 of the Cambridge Local Plan 2018.

## **Sustainability Conditions**

### **Energy statement compliance**

22. No dwelling shall be occupied until the approved carbon reduction and water efficiency standards as set out in the Energy and Sustainability Statement (Qoda, 22/9/25) has been implemented in full. Prior to the occupation of the development, final water efficiency specifications demonstrating potable water use of no more than 100 litres/person/day shall be submitted to and approved by the local planning authority. Any associated renewable and/or low carbon technology shall thereafter be retained and remain fully operational in accordance with the approved details.

Reason: In the interests of reducing carbon emissions and to make efficient use of water (Cambridge Local Plan 2018, policy 28 and Greater Cambridge Sustainable Design and Construction SPD 2020)

23. **Energy consumption monitoring**

Prior to first occupation, 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).

## **Standard EH conditions**

### **Phase 3 remediation strategy**

24. No development with the exception of above ground demolition works shall commence until a Phase 3 Remediation Strategy based upon the findings of the Tier 2 Ground Investigation Report (by Richard Jackson, ref: 62672-RJL-XX-XX-RP-G-2000-P02, dated August 2025) has been submitted to and approved in writing by the Local Planning Authority:

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

## **Contamination remediation phase 3 (compliance)**

25. The development 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**

26. 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**

27. 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**

28. 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).

**Operational plant, machinery or equipment**

29. 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).

**DCEMP (Environmental Health concerns only)**

30. Prior to the commencement of development, or phase of, a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the following aspects of demolition and construction:
- a) Demolition and construction phasing programme.
  - b) Confirmation of demolition and construction hours (works shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation).
  - c) Deliveries for the purposes of demolition and construction activities shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance.
  - d) Prior notice and agreement procedures for works outside agreed limits and hours. Variations are required to be submitted to the local authority for consideration at least 10 working days before the event. Neighbouring properties are required to be notified by the applicant of the variation 5 working days in advance of the works.
  - e) Soil Management Strategy.

- f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of *BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – noise*.
- g) Vibration impact assessment methodology, mitigation measures, vibration monitoring and recording statements in accordance with the provisions of *BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – vibration*.
- h) Dust management, monitoring and wheel washing measures in accordance with the provisions of:
  - Guidance on the assessment of dust from demolition and construction, version 2.2 (IAQM, 2024).
  - Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018).
- i) Details of concrete crushers (location and noise, vibration and dust management).
- j) Prohibition of the burning of waste on site during demolition/construction.
- k) Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties.
- l) Screening and hoarding details.
- m) Consideration of sensitive receptors.
- n) Complaints procedures, including complaints response procedures.

The development shall then be undertaken in accordance with the agreed plan.

*To protect / safeguard the health and quality of life (amenity) at existing premises in accordance with Policies 35 (noise and vibration) and 36 (air quality) of the Cambridge Local Plan 2018.*

### **Noise insulation**

31. No development above ground level shall commence until a noise assessment and any noise insulation/mitigation scheme if required has been submitted to and approved in writing by the local planning authority. The noise assessment/insulation scheme shall have regard to the external and internal noise levels detailed in British standard 8223:2014 – “Guidance on sound insulation and noise reduction for buildings”, and shall include details of:
- (i) the acoustic/noise insulation performance specification of the external building envelope of the residential units having regard to the building fabric, glazing and ventilation;
  - (ii) mitigation to reduce the level of noise experienced externally and internally;
  - (iii) evidence by calculation that any alternative ventilation scheme / system required to protect internal noise levels will be capable of achieving a minimum of up to 2 air changes per hour within noise impacted rooms.

The scheme shall be carried out as approved before the use is commenced or the development is occupied and shall be retained as such.

**Reason:** To protect / safeguard the health and quality of life (amenity) at the proposed new dwellings in accordance with Policy 35 (noise and vibration) the Cambridge Local Plan 2018.

**Artificial lighting**

32. Prior to the installation of any artificial lighting an external and internal artificial lighting scheme with detailed impact assessment shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site (external and internal building lighting) and an artificial lighting impact assessment with predicted lighting levels at existing residential properties shall be undertaken (including horizontal / vertical isolux contour light levels and calculated glare levels). Artificial lighting on and off site shall meet the Obtrusive Light Limitations for Exterior Lighting Installations for the appropriate Environmental Zone in accordance with the Institute of Lighting Professionals - Guidance Notes for the Reduction of Obtrusive Light - GN01-21 (or as superseded) and any mitigation measures to reduce and contain potential artificial light spill and glare as appropriate shall be detailed.

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

**Reason:** To protect / safeguard the health and quality of life (amenity) at existing premises in accordance with Policy 34 (artificial lighting) of the Cambridge Local Plan 2018.

**Community Room- Block D**

**Hours of use**

33. The community facility (F2 (b) class use) shall only be open to the public between the hours of 08:00 and 23:00 Monday to Saturday and 09:00 and 20:00 Sunday and Bank Holidays.  
Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 35).
34. Prior to the commencement of above ground works to Block D, a scheme for the insulation of or other noise mitigation measures for the ground floor non-residential use of Block D (Community Room) in order to minimise the level of internal and external noise emanating from the said building uses 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 nearby properties. (Cambridge Local Plan 2018 policy 35).

### **Ecology conditions**

35. 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 policies 59 and 69 of the Cambridge Local Plan 2018 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

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

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

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests. (Cambridge Local Plan 2018 policies 57, 59 and 70).

#### **Biodiversity enhancements**

37. No development above ground level shall take place until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan policies 57, 59 and 70 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

#### **Fire hydrants**

38. 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).

### **Letter boxes**

39. All letter boxes for the proposed residential apartment blocks shall be located and externally accessible from the street unless otherwise agreed in writing by the Local Planning Authority.

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

### **Allocated Car Club Space**

40. The allocated car club parking space and associated car club vehicle shall be provided, fully implemented, and be operational prior to the occupation of the 83rd apartment. In the event that no third-party car club operator is prepared to take on the car club space, evidence demonstrating that all reasonable endeavours have been undertaken to secure a provider shall be submitted to and approved in writing by the Local Planning Authority. Where it is demonstrated to the satisfaction of the Local Planning Authority that a provider cannot be secured, details of an alternative landscaping scheme for the space shall be submitted to and approved in writing by the Local Planning Authority prior to completion of the development. The approved landscaping scheme shall thereafter be implemented and retained.

Reason: In the interests of encouraging more sustainable modes and forms of transport, in accordance with Policy 81 and 82 of the Cambridge Local Plan 2018.

### **Temporary Marketing Suite**

41. Prior to the commencement of the temporary use of any part of the site hereby approved as a sales and/or marketing suite office, details of the proposed use shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the duration of the temporary use, hours of operation, arrangements for staff and visitors and measures to

protect the amenity of neighbouring occupiers. The temporary use shall thereafter be carried out only in accordance with the approved details.  
Reason: To safeguard the amenities of neighbouring occupiers and to ensure the appropriate temporary use of the residential units (Cambridge Local Plan 2018 policy 35).

#### **Dropped Kerbs for waste collections**

42. Prior to the bin stores coming into use the applicants shall submit details of the proposed dropped kerb arrangements within the adopted public highway along Bentinck Street and George IV Street. The crossings shall be fully installed prior to occupation of the development and retained thereafter.

Reason: to ensure safe and efficient refuse collections.

#### **Glint and Glare**

43. Prior to installation, the details of any rooftop photovoltaic (PV) panel array shall be submitted and approved in writing by the Local Planning Authority, and installed in accordance with the approved details. The submitted details shall include the manufacturer's specifications, spacing and layout, and shall be supported by a Glint and Glare Assessment to assess the impact on aircraft operations.

Reason: To ensure an appropriate arrangement for the solar panels and ensure that glint and glare would not adversely impact aircraft operations, in accordance with Policy 37 of the Cambridge Local Plan 2018.

#### **Substation**

44. The development, hereby permitted, shall not be occupied or the use commenced, until details of the substation in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the elevational design and materials. The substation shall be designed and constructed 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 and 57).

#### **INFORMATIVES:**

## 1. 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.

## 2. DCEMP – Parts g) and h): noise and vibration

The demolition and construction noise and vibration impact report will need to include:

- a) An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.
- b) An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

If a concrete crusher is to be used on-site, noise and vibration impacts of its' use must be considered and detailed in the assessment.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It is likely that this project will require monitoring from the outset but it will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

- Agreed target levels are likely to exceeded
- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Full details on noise and vibration monitoring will need to be provided within the DCEMP document(s). Guidance on noise monitoring is given in BS 5228:2009 Part 1, Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to

allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified at the earliest opportunity.

3. Surface water maintenance

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

4. Written Scheme of Investigation

Partial discharge of the archaeological condition (condition 3) 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.

5. 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

#### 6. 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.

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## The Greater Cambridge Design Review Panel

Pre-application ref: 23/50499/PREPPA

Hanover Court and Princess Court, Union Road, Cambridge

Thursday 28 November 2024, In-person meeting

**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:**

Maggie Baddeley (Chair) – Planner and Chartered Surveyor

Shikha Bhardwaj – Lead Sustainability Designer - Climate

Helen Goodwin – Head of Programmes at Design Southeast - Community

Tahmina Begum – Support and Advice Worker - Access

Nicholas Tye – Director at Tye Architects - Architecture

Edward Leigh – Senior Transport Policy Officer – Connectivity

Vanessa Ross – Director at Arc Landscape Design and Planning - Landscape

Ian Johnson – Manager for Heritage and Planning Compliance - Conservation

### **Applicant & Design Team:**

Paul Belton – Planner - Carter Jonas

John Mason – Associate - Carter Jonas

Dominique Oliver – PTE Architects

Rebecca Lee – PTE Architects

Gemma Houlton – McGregor Coxall - Landscape

Alex Bunn – Qoda – Sustainability

Henry Charlton - Applicant

Ross Jones - Applicant

Janine Dykes – RPS Heritage

### **LPA Officers:**

Tom Davies – Senior Urban Designer/Design Review Panel Manager

Aaron Coe - Principal Planner/case officer

Annemarie De Boom – Urban Designer

Gail Broom – Principal Conservation Officer

Mark Taylor – Access Officer

Maxine Ross – DRP/Policy and BNE Support Officer

Brooke Moore – DRP/Business Support Officer

Bonnie Kwok – DRP Panel Manager

Joanna Davies – Trees officer

### **Observer(s):**

None

### **Declarations of Interest**

None

### **Previous Panel Reviews**

None

### **Summary**

The very visual and informative presentation - together with the models brought to the review - are much appreciated and have been extremely helpful in fully understanding the proposal, and in formulating panel members' comments in response.

The Panel can clearly see that a great deal of work has been undertaken to date, in progressing this all-important residential-led regeneration project, given the context of the existing buildings' apparent unsuitability for retention. Noting that there have been six pre-app meetings and two public consultations, the intention for there to be one more pre-app meeting (in December, 2024) and for the proposal to be considered by the Housing Scrutiny Committee in February, 2025 followed by submission, the Panel has fundamental concerns around issues that are not currently addressed successfully by the review proposals. These concerns relate to:

- the unacceptable loss of three Category A plane trees;
- the bulk, scale, form and massing of the development being excessive in their heritage context, and
- the negative and harmful impact of the four freestanding buildings on the Newtown and Glisson Road Conservation Area ('the CA').

Appreciating the balance that has to be achieved of retaining the Category A trees, providing a viable number of dwellings and preserving CA character, there are other Panel concerns that should be addressed, relating to:

- elements of the landscape plan and strategy for the site, including the lack of a clear differentiation between public/ private realm;
- addressing issues created by the provision of perimeter car parking that interrupts and curtails the use and enjoyment of an important green infrastructure route;
- under-provision of cycle parking;
- the siting and use of the replacement community room;
- the impact of demolition and new construction on the overall embodied carbon footprint of the proposal;
- the absence of a clear strategy for reusing materials either on-, or off-site,
- the design of individual building entrances; and
- the detailing and materiality of elevations.

The Panel considers that these particular concerns could potentially be resolved in future iterations. But to address the three fundamental issues identified by the Panel, it may prove necessary to reduce the total number of dwellings on-site, in spite of viability concerns and trying to achieve the greatest number of new homes to meet City needs.

## **Character**

### *Landscape*

The applicant team has referred to their initial studies having looked at retaining all, two or just one of the existing Category A plane trees on-site; mention has been made in the review to there being 'not much comparable difference' between each option, with the design team confirming that none of these options is possible (the scope for 'bending' development around the trees having been explored too). The extent of the trees' root protection areas - and their 2m additional canopy protection areas – underlie this conclusion, the starting position being that the trees would become unsafe due to British demolition standards, the recommended 'development

zone' methodology (one of separating mechanical plant from personnel) and the nature of (automated) demolition of the garage building and the existing dwellings on-site. In short, if the three trees were to be protected, the preferred robot-controlled demolition methodology could not be used. From a new build perspective too, the applicant team states that the trees must be felled, so that a tower crane can be installed in the centre of the site; their loss is thus for lessening the cost of demolition and construction i.e. for viability reasons. The Panel cannot accept these justifications and remains very concerned that no information has been presented on investigating options that demonstrate how these trees could potentially be retained; the clear focus of the applicant team has been on a demolition-based decision that they could not be saved. The Panel's clear view is that the loss of three mature Category A trees of a species that could potentially have 200+ years' life ahead is fundamentally wrong; it would be negligent for this not to be stated. These trees may not be native species but they contribute positively to the CA and to views of the site from some considerable distance. They obviously contribute to the site's biodiversity and they are a fundamental part of city greening. The removal of the three Category A plane trees will clearly impact detrimentally on biodiversity net gain. Referencing the plane trees that have been retained and incorporated in public realm at other regeneration projects such as at Elephant Park (Southwark), the Panel suggests that retaining all of the plane trees be reconsidered, then two and then one. It may mean that if ultimately only keeping one, the community room would have to be repositioned; the Panel then suggests doing so within one of the new blocks, or in a way that retains and utilises at least part of the existing car park semi-basement.

The existing green space between the main buildings has been described by the design team as 'a barren green space, with not much planting'. The design team refers to limited pockets of green space in the wider area but the central green space here is 'one of few'. Parker's Piece and the Botanical Gardens are not referred to in the presented analysis on the basis of them being 'a bit of a walk' away; this stance is however questioned by the Panel.

The design team has referred to the project's wider landscape design development over the last year or so as having 'a community and play focus', and it being 'green, very sensory and biodiverse', looking then at how water feeds into a 'responsive

planting and materiality strategy'. The design team has referred to how there are two broad typologies for the site – one being a public area around its perimeter and the other being 'a secret garden, a tapestry with sensory planting' between the proposed blocks. Also referred to is the, 'a real opportunity to green the edge' as a landscape principle. The Panel has however identified interrelated issues that have arisen from these approaches to the current plan – they relate to the extent of open space and its public/ private access, and permeability. A 'biodiverse green buffer' is said to be proposed, running around the edges of the site; there may be 'play-along-the-way' on the eastern side of the development. But in reality, the north eastern boundary of the site fronting George IV Street – the most attractive of the site's frontages - is largely proposed for car parking, creating a clear barrier to pedestrian movement to/ from the primary school on the northern side of Union Road and interfering with the proposed pedestrian routes within the development (including to and from the buildings' entrances). The provision of a parking area here makes this street frontage seem like the 'back' of the development, when it should be perceived as a 'front'. Due to the project's harm to the CA that is referred to elsewhere in this report, the Panel's suggestion to remove the private parking area proposed is underlined as being a priority that would help to bring public benefits i.e. by creating better public space.

The Panel is concerned that there is a lack of clarity around what parts of the site are public and private. No railings are proposed, to differentiate spaces; instead, it is proposed that vegetation would be used to 'close spaces' and to provide buffers for private amenity. Where the 'backs' and 'fronts' of each of the four freestanding blocks are located is currently confusing as a consequence; there is a need of people to be able to differentiate between them. It is not clear to the Panel how this will be achieved, by using vegetation to define boundaries. Between the buildings, there is intended to be 'more of a community focus'; play areas would be provided in the northern part of the main open space and a central 'multi-generational community space' is proposed at the heart of the open area between the four new buildings. A large mature tree would be located here, with seating for relaxing. Elsewhere there would be 'nestled seating areas and play-on-the-way'. It is acknowledged that there is insufficient space to provide an expansive area for ball games. The Panel's response to this overall approach is that there is a need for the

central space to feel like the garden for the development's residents, as it will be an important facility for bringing people together, where residents' children can play safely. The Panel references Kings Crescent (Hackney) in this regard, where individual blocks have private, shared residents' gardens, each with a different character and function. In addition, the Panel requests the design team give greater consideration to accessibility in respect of clearly legible routes through the development.

The Panel notes how 'smart delivery' management and maintenance of the landscape is proposed using an external management company; the planting palette would nonetheless be 'self-managing as far as possible'.

*Context, the Newtown and Glisson Road Conservation Area and listed buildings*

The design team has made mention of how retaining the existing buildings as they are was found to be unfeasible. The Panel's view is likely to accord with that of many, that the existing Courts contribute negatively to the CA, by way of their layout, forms and heights – and their design having moved away from its historic architecture. In this regard, reference has been made to the design team undertaking an early analysis of context, finding it to be one principally of two storeys, with taller buildings such as the University's chemistry building on Union Road. The history and grain of the local area (since the 14<sup>th</sup> century) has been explored, with particular reference to the site being within the CA. Photographs have been taken of almost every CA building, as part of gaining an understanding of character. The former street layout that included a partial east/ west route (Queen Street) and another running north/ south (Princes Street) has been noted. Regard has also been had to the presence of listed buildings nearby; a townscape and visual impact assessment has been carried out by the applicant team that has focused particularly on the listed Wanstead House, on the north western corner of the junction of Union Road and Hills Road.

Despite all of this extensive research, it is disappointing to the Panel that heritage consultants have only been added to the applicant team recently. Although they have confirmed that they are 'comfortable' with the extensive work undertaken to date by the design team, the Panel's key concern is that the review scheme would

increase harm to the CA. Noting the mix of higher (6-storey) and lower (5-storey) blocks currently proposed (the two affordable housing blocks on the south western part of the site fronting Bentinck Street are proposed to be lower i.e. 5-storey, while the two residential market buildings on George IV Street would each be six storeys), this harm would particularly be in terms of bulk and height when seen from Union Road and Bentinck Street viewpoints, There is also a degree of harm to Wanstead House, although lesser. The most harmful elements of the project relate to the new blocks sited where the existing car park fronts onto the junction of Bentinck Street and Union Road, and at the junction of George IV Street and Union Road. It is at these two points that the design team should try to lessen the scheme's impact on the historic environment.

It is difficult otherwise for the Panel to comment further on heritage matters, given the advanced stage of the emerging proposal and their overriding conclusion that its four freestanding blocks do not address or improve on the negative aspects of the existing buildings in their historic context. It is a requirement in law that development proposals should preserve or enhance CA. Here, the outcome of the extensive research and design development that has been undertaken to date unfortunately is a proposal that is harmful to the CA; in short, its heights should be lower than the existing buildings.

### *Architecture*

Very early on in the pre-app process, perimeter block layouts were considered; a 'doughnut' form was also one of many different massing iterations. The Panel is disappointed that these options have not been presented as background to the review discussions; it has been difficult without them to understand why four freestanding blocks are being proposed now, despite the explanation that this option is felt to open up the space in the centre of the site, having regard to how it is 'very tricky' to develop. According to the design team, the identified constraints are not only root protection areas, the existing semi-basement car parking and the proximity of two primary schools, but also the existing sub-station close to the south eastern corner of the site at the junction of George IV Street with Coronation Street that has to be retained at least in the shorter term. As regards providing services, buildability is also limited by the root protection areas across the site.

For each replacement residential building, the design team has explained how their volumes have been hinged on a central circulation piece, creating 'quite a dynamic form'; to avoid creating 'pinched' entrances, angled approach areas have been created. The existing deck access buildings have a slenderness that the Panel acknowledges cannot be replicated in the redevelopment's bulk and massing, as currently designed. But the Panel's view is that the proposed siting, bulk and massing (width, depth and height) of each of the four residential blocks all present a big challenge, given the site's CA location. Despite the proposal having a smaller footprint than the existing buildings, and noting how it has not proved possible for the design team to reduce the buildings' floorplans as part of the 'balancing act' that has been undertaken, the Panel references Marmalade Lane in Cambridge, where co-housing with communal facilities (e.g. shared dining room and kitchen) has been provided as an efficient use of land.

Turning to the simplicity of the current design approach, it may not be as good as employing differentiation and individuality i.e. creating interest in some way. For example, how people perceive - and interact - on the ground floors of the buildings will be very important. Individuality could help quality in this regard, rather than the proposed simplicity of the elevations looking foreboding and being confusing about what they are. At an early stage, the design team looked at how the entrances to the new residential buildings could be celebrated. The Panel considers that stronger entrance points are still needed; there are clear precedents locally e.g. at the listed Wanstead House. The balance of the centralised lobbies and cores may need to be different, as they are currently constrained; it is important that they are designed in a way that generates a welcoming feeling and one of safety and security, not a concern that someone may be hiding. The entrances should be clear, with public realm leading to them, at ground and eye levels. Defining public and private space will assist in this regard (further comments on the proposed elevations and 'fronts and backs' are provided below).

Despite the design team considering that it is very important to have extensive active frontages, with entrances to the site itself giving views of the garden space beyond, each new block only has one entrance. The Panel therefore suggests that providing more 'front doors' to homes at ground level and on the street frontages could be

beneficial not only for the activation of Union Road and Corporation Street (they currently have no entrances onto them), but also to relieve pressure on ground floor circulation space.

### *Materials and detailing*

The Panel notes that the site's location within the CA has been a starting point for the design team; its 'rhythm and uniformity' have led to the design team wanting the proposed buildings to form a 'calm backdrop' to the 'beautiful landscape' that the project will create. The very varied palette around the site has led to the choice of a muted 'backdrop' of grey brick, plus a grey brick with white flecks. The Panel recommends the use of high-quality materials for the elevations, given the site's CA location but looking at the articulation of the proposed blocks and the presented elevations - as well as how the design team has started to show materiality – it is considered that a combination of changes to show interesting differentials could enhance the buildings. Specifically, the Panel endorses how varying types of projecting balconies have been played with and notes the intention for their railings to be higher density lower down in each block. The Panel suggests that the sizes of balconies could also be adjusted, in response to solar light and shading, as well as to reduce the appearance of bulk.

With further reference to the facades and sustainability aspects of the project, the necessary vents, ducts and rainwater detailing will be all-important to the detailed design of elevations; the Panel would not want to see awkward cluttering of the new buildings' exteriors.

## **Climate**

### *Demolition and the circular economy*

The Panel would have expected a pre-demolition audit to have been undertaken already. Noting too that information arising from an embodied carbon assessment is still awaited, it is disappointing that neither can be used in the narrative for how either have informed the emerging proposal. It would also have been helpful to have an understanding of if/ how demolition materials will be reused in both the buildings

and the proposed landscape. Although the landscape design team is considering using materials with a high percentage of recycled materials, the Panel's view is that the application submission should be specific about the extent of recycled material that will be sourced on-site, as there are many creative ways that demolition materials can be reused, including the use of crushed materials to avoid the need to import topsoil.

The Panel does not endorse the intention to infill the half-basement, whether or not it potentially reuses on-site demolition waste. Despite the applicant team referring to its potential for retention and reuse being limited, due to its restricted floor level to ceiling height, the Panel suggests that this is not the best approach as its embodied carbon is already 'spent'. Consideration should be given to how the space could be reused.

#### *Embodied and in-use carbon*

The Panel would have been pleased at this relatively late design stage to see a range of targets for embodied carbon for the proposed development. The emphasis has been placed on how the proposed buildings will be low carbon in use, which is welcomed. However, embodied carbon is equally important to address at this stage as it is the carbon that will be spent first.

It is noted by the Panel that a natural ventilation strategy has been devised. As for another Hill development that is under construction, each apartment would have its own 'Nilan' unit, which is similar to an air source heat pump and which would be located within a cupboard. An electric radiator to 'top up' on the coldest days would also be provided. There would be no active cooling, although Nilan units can be switched to reverse, to temper the strongest heatwaves. The Panel considers that this level of detail indicates that operational carbon is being dealt with well in the design process.

#### *Indoor environment, overheating and microclimate*

85% of the total number of proposed apartments would be dual aspect, with all their living rooms in corner positions. There is no direct overlooking between bedrooms and living spaces. The few (6 no.) single aspect homes proposed tend to be 1-bed dwellings, positioned where the buildings do not 'crank'. At the suggestion of the Panel, artificial lighting of these 1-bed homes will be specifically looked at, to ensure that the furthest recesses are adequately lit; in any event, they are all already achieving required daylighting standards. Consideration also needs to be given to their potential for overheating therefore an analysis should be provided, to ensure their living spaces are of the best quality. The Panel recommends that future weather files should be used for the assessment too, so as to design in readiness for the worst climate scenarios. All single-aspect dwellings be included in the analysis, to ensure they provide good internal conditions for the occupants.

The 'golden ratio' has been picked up on, with reference being made to changing window proportions rising up each building. The Panel considers that the design team also ought to look at window openings and the buildings' elevations in relation to the solar path, i.e. to differentiate between the directions faced by each one. The designs of the elevations in terms of e.g. glass to solid ratio also need to be informed by shadow studies. If this has been done already, it has not come across clearly in the review. The design team agrees with the Panel that visual representation of daylight analysis ought to be provided.

Although shadow studies - based on the solstices - have been undertaken for analysing the microclimate of external spaces to assess outdoor comfort, findings have not been presented. The Panel questions whether the east/ west 'corridor' crossing the site would receive much sunlight and if that were to be the case, people would not want to dwell there. It is suggested that from a landscape perspective, it undertaking 'a day each season' scenario testing would be worthwhile, to understand how the landscape will change in relation to the seasons - including when vegetation sheds its leaves - and its impact on external comfort.

*Water supply and use*

The design team has referred to consideration being given to sustainable drainage, with integrating rain gardens throughout being 'pushed for'. Water capacities generally are also being discussed within the applicant team; the aspiration is not to have underground tanks for storage. Consideration is being given to the provision of green roofs; details have not yet been finalised but blue roofs (for rainwater collecting/ holding, or potentially harvesting) have not been looked at to date. It is expected that slowing i.e. managing rainwater run-off would be via the proposed rain gardens. Low-capacity fittings would be provided in all of the proposed dwellings. From the limited extent of information that has been provided on review, it is clear to the Panel that more work is needed on the project's sustainable drainage strategy (SuDS). Providing a clear diagram showing thinking around blue infrastructure would be very beneficial; the water strategy should include collection from rooftops as part of proposed supply, or water falling on the roofs being subsequently directed into the rain gardens. In addition, the Panel referenced the need to choose species for such conditions. In summary, the same level of detail in the approach to drainage should be provided as for the sustainability and energy strategies.

### *Biodiversity net gain*

The Panel understands that an ecological baseline survey has been undertaken but that a biodiversity net gain (BNG) baseline assessment has yet to take place. The design team aspires to achieve 20% BNG, although it has not been specified how this can be achieved. No assessment to date has been undertaken relating to the proposed development - including the impact on BNG resulting from the proposed felling of the plane trees. The Panel considers that the current scheme would struggle to achieve even the 10% legal requirement on-site. If the required BNG is not met on-site, the cost of purchasing off-site credits is likely to be high therefore the Panel recommends reviewing the BNG requirements for the site as a priority. There should be an aim to provide as much of the net gain as possible on-site, whilst bearing in mind the implications that proposing natural habitats on-site will have on intended uses and management.

## Connectivity

Referring to the likely routes to be taken by pedestrians and cyclists moving through the site, the Panel notes that these are more likely to be diagonal, as all approaches lead to the corners of the site. The north eastern end of Union Road has very narrow footways, therefore it is likely that more people will use Coronation Street to access Hills Road. The corners of the site are therefore the most important, in terms of indicating an inviting space that can be moved through. Diagonal routes therefore need to be given consideration, more than north–south and east–west cross-routes.

The Panel is in full agreement with the applicant team, that the site is very well-connected, being close to bus stops, on low-traffic cycle routes, and within easy walking distance of Cambridge railway station and the city centre. Yet 17 car parking spaces are proposed (it being understood by the Panel that the original intention was not to provide any general spaces), with the principal parking area sited on the George IV Street boundary (a location described as having been influenced by root protection areas on-site). The Panel is strongly of the view that in this highly sustainable location, that is also within a CA where harm has been identified, the scheme should be a car-free development – with parking provided only for disabled residents, club cars and delivery, loading and service vehicles. Unfortunately, these spaces are distributed across the George IV Street, Union Road and Bentinck Street frontages, with some being at a distance from the affordable (M4(3) and accessible) homes they will serve. There is no breakdown otherwise as yet of parking provision (it may include a single car club parking bay); the applicant team has stated that it expects parking provision to make a ‘sizeable addition’ to the value of the market housing. The Panel questions whether there are alternative ways to add value to the market homes, other than providing private parking on highly valuable land in such a central location with easy cycle access, where the need for owning a car does not exist. The Panel’s understanding is that potential purchasers of car-free market apartments would pay a premium to live in the city centre. If ultimately it is decided however that the only viable way to develop the site is to provide parking, it should be designed in such a way that the land could be converted to green space or some other amenity in the future. Parking spaces would need to be owned communally and leased, not sold, to allow such repurposing in future.

The scheme ought to include at least one loading bay for delivery vans and service vehicles, as the Panel notes that if it does not, on-street and on-pavement parking will proliferate.

The cycle parking currently proposed to be provided internally would only have external access, in direct response to fire safety considerations. Accepting this design approach and endorsing how residents' cycle stores are located close to building entrances, the Panel is concerned that the number of spaces (230+ for residents and visitors) will be inadequate for an almost car-free/ to be car-free development. More than 248 spaces would be required for residents simply to meet policy standards (Local Plan Appendix L - '1 space per bedroom up to 3-bed dwellings': 88 for 1-beds + 136 for 2-beds + 24 for 3-beds would be required). But the policy standard is for all housing, not specifically car-free. Many 1-bed apartments will have two occupants, each with their own cycle, therefore the Panel would recommend more than the policy minimum here. The upper end of the range for residential use may be calculated as 1 space per dwelling plus 1 space per bedroom, which would equate to 412 spaces. The number of off-gauge spaces for cargo and other larger cycles should be increased proportionately, or as agreed with the LPA. Visitor cycle parking is not currently shown; it should be located close to the entrances to the proposed blocks.

A 10m 'gap' between the affordable housing blocks on Bentinck Street is proposed; the Panel notes however that this has been incorporated on the basis of a misinterpretation of the historic street network on the site. There is a need to understand how routes through the site will work with the landscape, and lead to the buildings' entrances. If the entire site is to be public or semi-public, there needs to be route legibility on the ground and at eye level. The landscape plan includes a permeably-paved network of accessible, meandering paths that are proposed 'for all to enjoy'. The design team is proposing level access and currently looking at wayfinding techniques. It goes without saying that all of these design features should be incorporated in the proposal as a matter of principle, but walking routes to the building entrances and through the site should be direct and linear, principally for inclusive accessibility reasons, but also for general legibility and convenience.

Referring to the likely routes to be taken by pedestrians and cyclists moving through the site, the Panel notes that these are more likely to be east/ west, not north/ south. The north eastern end of Union Road is very narrow therefore fewer people will use it; Coronation Street is used much more. The corners of the site are therefore the most important, in terms of indicating an inviting space that can be moved through, leading to another corner. Diagonal routes therefore need to be given consideration, more than north/ south and east/ west routes.

The Panel is in full agreement with the applicant team, that the site is very well-connected, being close to bus stops, cycle routes (e.g. on Union Road), Cambridge railway station and the city centre. A cycle route is also proposed through the site itself. Yet 17 car parking spaces are now proposed (it being understood by the Panel that the original intention was not to provide any general spaces), with the principal parking area sited on the George IV Street boundary (a location described as having been influenced by root protection areas on-site). The Panel is strongly of the view that in this highly sustainable location, that is also within a CA where harm has been identified, the scheme should be a car-free development - except for providing the required number of accessible spaces. Unfortunately, these spaces are distributed across the George IV Street, Union Road and Bentinck Street frontages, with some being at a distance from the affordable homes they will serve. There is no breakdown otherwise as yet of parking provision (it may include a single car club parking bay); the applicant team has stated that it is looking to parking to make a 'sizeable addition' to the value of the market housing. The Panel questions whether there are other ways to add value to market homes, than providing private parking on highly valuable land in such a central location with easy cycle access, where the need for owning a car does not exist. Their understanding is that potential purchasers of car-free market apartments would pay a premium to live in the city centre. If ultimately it is decided however that the only viable way to develop the site is to provide parking, it should be designed in such a way that it can be reduced in size, or removed – spaces would have to be communal and not sold, to allow such repurposing.

The scheme ought to include a loading bay for deliveries, as the Panel notes that if it does not, on-street and on-pavement parking will proliferate.

The cycle parking currently proposed to be provided internally would only have external access, in direct response to fire safety considerations. Accepting this design approach and endorsing how residents' cycle stores are located close to building entrances, the Panel is concerned that the number of spaces (and the lack of spaces for cargo and other large bikes) will be inadequate for an almost car-free/ to be car-free development. It should be assumed that more than 248 spaces (to meet standards) would be required; 1-bed apartments are likely to have two occupants therefore as many as 412 spaces (an upper limit) could be necessitated. Parking cargo and other larger cycles should be catered for. Visitor cycle parking should relate to the perimeters of the proposed blocks.

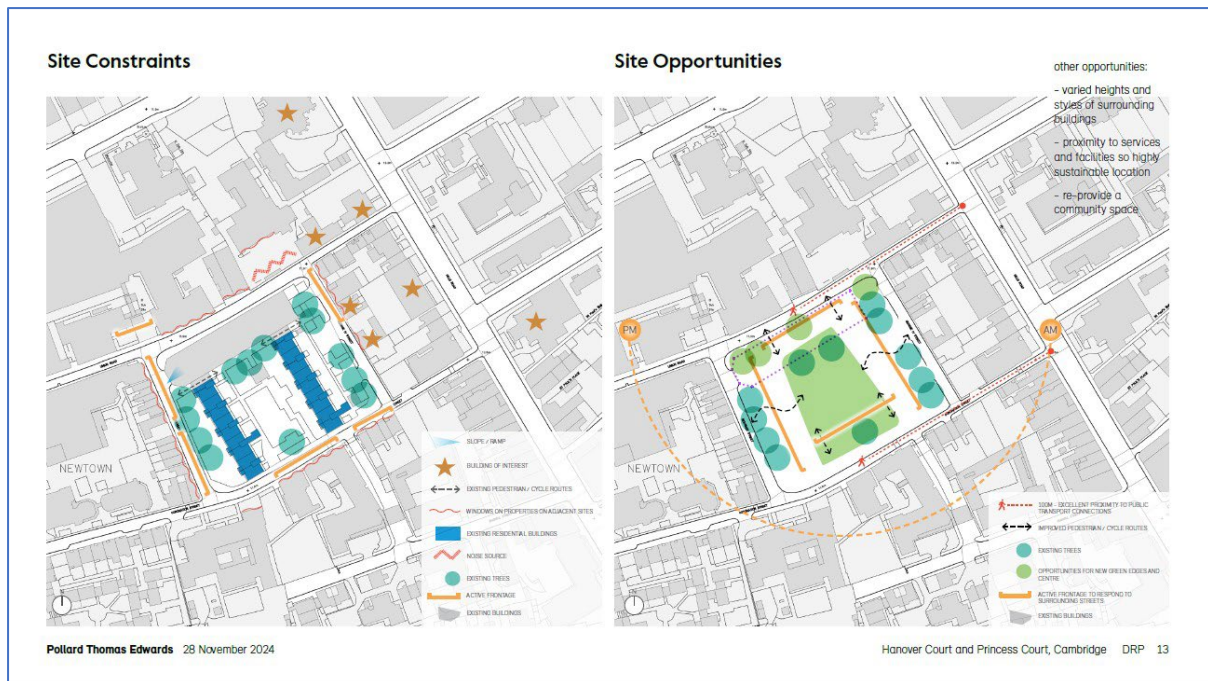
A 10m 'gap' between the affordable housing blocks on Bentinck Street is proposed; the Panel notes however that this has been incorporated on the basis of a misinterpretation of the historic street network on the site. There is a need to understand how routes through the site will work with the landscape, and lead to the buildings' entrances. If the entire site is to be public or semi-public, there needs to be route legibility on the ground and at eye level. The landscape plan includes a permeably-paved network of accessible, meandering paths that are proposed 'for all to enjoy'. The design team is proposing level access and currently looking at wayfinding techniques. It goes without saying that all of these design features should be incorporated in the proposal as a matter of principle but routes for walking and playing should be direct and linear, principally for inclusive accessibility reasons, but also for wider benefit.

## **Community**

By way of comment on community considerations, the Panel suggests that there are three levels that the applicant team should take into account: the wider community; the residential community of the proposal; and those living in each new block.

Understanding the background history to the 1960's development of the Courts and their replacement of the historic grain of streets is critical to all three levels. Even if an orthogonal arrangement is to replace the existing blocks and it does not reinstate the former grain, the Panel is of the view that the new development will need somehow to be stitched back into its surroundings, reinstating a layout with elements

that are more street-like. The design team’s ‘Site Opportunities’ diagram begins to show how this could be achieved, yet its key features have somehow been lost in the landscape plan and site layout principles.



*Site constraints and opportunities – extracted from the applicant’s DRP presentation document (November 2024)*

The applicant team has explained how two public consultations have been undertaken by the applicant team, with the latest being in November 2024. School children have been/ will continue to be involved directly too, in giving their opinions on/ designing seating and play provision. Community concerns have related to car parking and how the planned landscape will be developed. Local residents are reportedly very excited to have a community room on the site; they have referred to the number of existing facilities having declined and finding such spaces that are not already oversubscribed is very difficult. The Panel supports the inclusion of the community room in the proposal as a matter of principle, noting however that no plan has been presented that identifies the types and locations of such community spaces in the local area.

The Panel notes that with reference to the rationale for the location of the community room, the design team originally looked at a similar location to the existing provision

(a building that formerly housed a shared laundry). To reflect root protection areas, and in response to pre-app discussions, its siting was moved so as not to 'block' the open space. The proposed community room has then been designed to have a courtyard garden on its north western side (behind a 'garden wall' that includes a gated entrance onto Union Road), as well as a terrace immediately to the south east of the building. The Panel is strongly of the view, however, that the provision of a community space in this location should be celebrated by having windows and direct access from Union Road, rather than through a private courtyard, and should be clearly visible on the Union Road frontage, to welcome people in. A wall should not hide the building, but if it has to be retained, the gates should be playful and very attractive, particularly given the elevational detailing of the Department of Chemistry building opposite. The proposed community room's courtyard should be relocated from the north of the building to its southern side, for more sunlight and greater year-round useability, giving direct access onto the gardens.

The community space (79 sq. m GIA, replacing a building of 69 sq. m GFA) has been designed to include small storage and kitchen areas, as well as an accessible WC. The design team has started to look at programming e.g. to include parties, group meals, yoga and art classes and will refine the design in terms of capacity and for flexibility in-use accordingly. The Panel endorses these emerging ideas, although suggests in response that the community room's ancillary spaces be large enough e.g. to store table tennis tables, and cooking equipment. Sands End Arts and Community Centre, in South Park (Hammersmith and Fulham), could be a useful community room reference; although it is a larger building sited behind an historic wall, it successfully addresses the public park in its main elevations, provides a café and has extensive storage spaces for a wide range of community uses.

Relevant to the new residential community on the site, and although only a handful of residents still remain, they have said how they loved their views over Cambridge, and enjoyed their pre-Covid use of the community room. They have told too of how efforts were made to community garden a small area of land on the periphery of the existing development, although upkeep was not maintained as residents were decanted. The Panel endorses how a gardening element has been included in the emerging project – with opportunities to involve residents being looked to - and how

consideration is being given to food growing areas in the southern part of the central open space.

The residents of each new block will want a welcoming, spacious entrance, with a splayed covered area that can provide outdoor shelter, where people can stop and rest e.g. on a built-in bench that also extends from outside to inside. Such generosity in each entrance and lobby area will help to build the new community here. The Panel recommends undertaking a 'Day in the Life' exercise for gaining an understanding of how different residents may meet and congregate. There are elements of the current landscape plan which do not work well from a community perspective, according the Panel. For example, new residents will not want to return home via meandering paths; it should be recognised that this site is urban, rather than rural.



*Site location plan – extracted from the applicant's DRP presentation document (November 2024)*



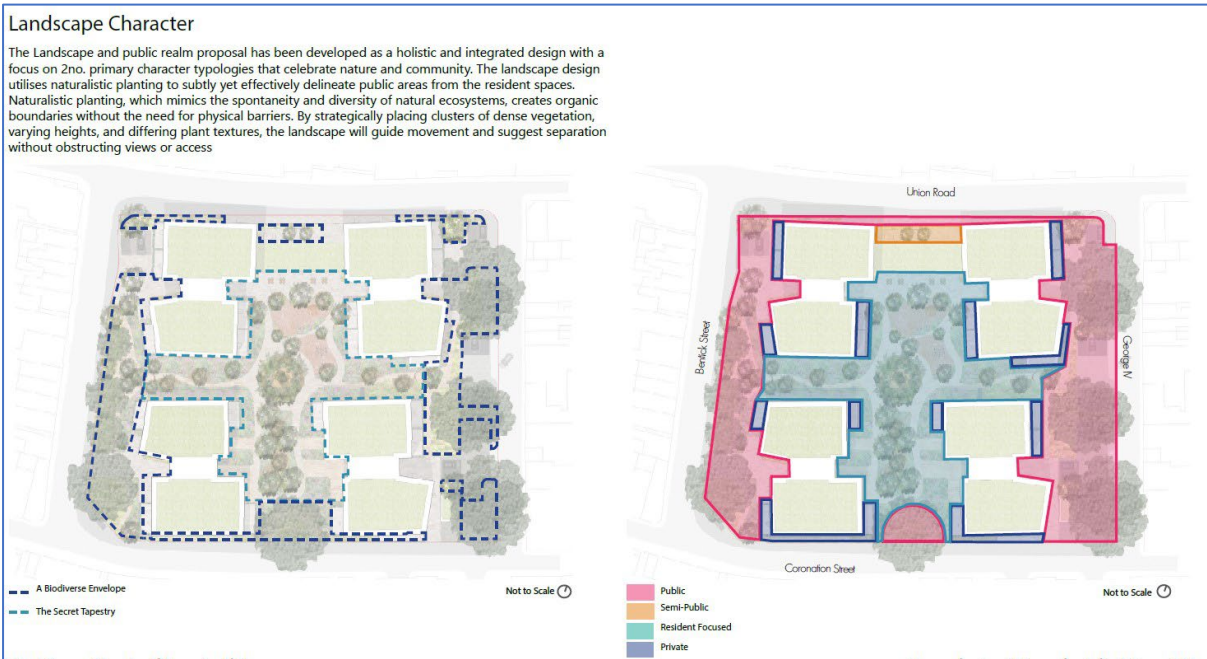
Site boundary plan



Site photos – extracted from the applicant's DRP presentation document (November 2024)



Site plan – extracted from the applicant’s DRP presentation document (November 2024)



Landscape character plan – extracted from the applicant’s DRP presentation document (November 2024)



*Proposed views – extracted from the applicant's DRP presentation document  
(November 2024)*

**Disclaimer**

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

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## DEVELOPMENT VIABILITY REVIEW – HANOVER COURT & PRINCESS COURT, CORONATION STREET, CAMBRIDGE CB2 1HJ

In March 2026, Greater Cambridge Shared Planning (“the Council”) commissioned Quintic Advisory to advise on a viability assessment of the redevelopment (“the Development”) of Hanover Court & Princess Court, Coronation Street, Cambridge CB2 1HJ (“the Site” submitted by Savills on behalf of Cambridge Investment Partnership (“the Applicant”).

Our report provided an objective assessment of Savills’ viability submission in order to test the inputs to and results of the appraisal to determine whether the affordable housing offer and Section 106 contributions as proposed have been optimised. In summary, the Savills report concluded that “a scheme with 2 (two) social rented units would generate a RLV that is very similar to the SVB and on that basis, the scheme would be financially viable and the Applicant would be prepared to implement the scheme on that basis”. We assume that the Applicant is seeking to demonstrate that the scheme cannot viably deliver a meaningful level of affordable housing so that the scheme can be eligible for grant funding from Homes England<sup>1</sup>.

In contrast, we concluded that the proposed Development including 25% affordable housing (5 social rent; 26 affordable rent at LHA levels; and 10 affordable rent units capped at 80% of Market Rent) generated a RLV of £30,286 resulting in a marginal surplus of £30,285 against the viability benchmark.

Savills provided further correspondence dated 1 April 2026 which we reviewed and provided our response dated 5 May 2026. After the inclusion of decant costs and leaseholder buyback costs, which amount to £15,300,000 and were supported with evidence<sup>2</sup> from the Applicant, we updated our conclusion that the proposed Development including 1.2% affordable housing (2 social rent units) generated a deficit of -£12,633,302 against the viability benchmark.

### **Savills further correspondence**

We have received a response dated 8 May 2026 within which Savills have sought to provide further justification / evidence in support of their conclusion. We have reviewed the additional evidence submitted by Savills and have responded below in the same structure for ease of reference.

In the first instance, Savills state that “given the size of the deficit, [their] position now is that the scheme cannot support the delivery of any affordable housing and remain commercially viable”. To demonstrate this, Savills have updated their appraisal to “delete the 2 affordable units and illustrate a wholly private residential scheme”.

**Private residential values:** Savills have increased their private residential value to £633 per square foot reflecting our position in our 5 May 2026 response. We therefore consider this assumption to be agreed between the parties.

**Affordable housing revenue:** In our March 2026 review, we increased the affordable housing values for all tenures to reflect what we considered to be achievable in the current market. We undertook our assessment using a bespoke model specifically created for this purpose. In their 1 April 2026 response, Savills proposed a mid-point between the parties due to the difference equating to circa 4.4%. However, we did not consider a mid-point to be a robust position for the Council to adopt and maintained our assumed affordable housing values. In their most recent correspondence Savills state that they have reverted back to their original position; however, they have not provided any justification or evidence that would warrant a change in our position. For the avoidance of doubt, our affordable housing values remain unchanged; however, due to Savills now submitting a 100% private housing scheme this is a moot point<sup>3</sup>.

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<sup>1</sup> Affordable housing which can be provided through developer contributions is generally not eligible for grant funding. Therefore any affordable housing provided in a development which is not secured by a planning obligation will be eligible for grant.

<sup>2</sup> Which Savills had not previously incorporated in their FVA submission.

<sup>3</sup> Although this may become relevant when the Applicant submits their application to Homes England for grant funding.

**Construction costs:** To establish construction costs for the proposed Development, Savills relied upon a cost plan prepared by The Hill Group which reported a total construction cost of £44,715,316.

The Council instructed Stace LLP (“Stace”) to undertake a review of The Hill Group’s cost plan. In conclusion, Stace considered the total cost to exceed a reasonable amount in the current market and concluded that a total cost of £41,437,072 (inclusive of contingency) should be adopted within the appraisal. Savills have adopted the total cost of £41,437,072 (inclusive of contingency) in their appraisal; therefore, we therefore consider this assumption to be agreed between the parties.

**Building Safety Levy:** Both parties agree that the Building Safety Levy should equate to £2.36 per square foot within the appraisal. This results in a total payment of £344,723 for a 100% private housing scheme; however, we have adopted this payment on a ‘subject to confirmation’ and ‘without prejudice’ basis.

**Finance rate:** We reduced the finance rate from 7.25% to 7% within our March 2026 review; however, in their 1 April 2026 response, Savills maintained their 7.25% all-inclusive rate. We stated in our 5 May 2026 response that in our experience, the majority of viability assessments being submitted by Applicant’s are now reflecting an all-inclusive finance rate of 7%; therefore, we do not consider this assessment should be viewed differently. Savills have not provided any justification that would warrant a change from our position. In their most recent correspondence, Savills have adopted our finance rate of 7% within their appraisal.

**Disposal costs:** Whilst we agreed with the majority of the disposal costs proposed by Savills, we reduced the sales legal fee from 0.5% of GDV (equating to £2,078 per unit) to £800 per unit.

In our 5 May 2026 response, we proposed a sales legal fee of £1,000 per unit in the interests of reaching an agreed position. In their most recent correspondence, Savills have adopted the £1,000 per unit in their appraisal; therefore, we consider this assumption to be agreed between the parties.

**Developer profit:** Savills assumed profit levels of 20% of GDV and 6% of GDV for the private residential and affordable housing elements of the scheme in their original submission; this position has been maintained in their most recent correspondence; however, they state that for “*ease of comparison, [they] have used the lower rate of 17.5% of private GDV*” in their appraisal.

For the avoidance of doubt, as set out in our 5 May 2026 response, we consider the profit level of 17.5% of GDV to be reasonable for the private residential element of the scheme with a reduced profit level of 6% of GDV for the affordable housing. Savills have not provided any further justification or evidence that would warrant a change in our position.

**Development programme:** We set out our programme timetable in our 5 May 2026 response which Savills state in their most recent correspondence that they have adopted and are now in agreement. We therefore consider this assumption to be agreed between the parties.

**Viability benchmark:** Savills adopted a viability benchmark based upon an Existing Use Value (“EUUV”) plus a 30% landowner premium equating to £2,364,700 (EUUV of £1,819,000 plus a 30% landowner premium of £545,700).

In our March 2026 response, we stated that we did not consider the cross-check of land transactions to be a reasonable basis for determining benchmark land values, in addition to none of the sites relied upon by Savills being existing Council housing estates. We also noted the existence of a Cambridge City Council moribund report that referred to “*significant fire safety risks*”; “*waking watch in place to safeguard residents*”, and “*cracking and movement in structure, concrete deterioration, instability and brickwork failures*”. Indeed, the moribund report tested 4 scenarios as follows:

- “*Option 1 – Do nothing*”
- “*Option 2 – Retain the building in existing form and undertake essential repairs*”
- “*Option 3 – Retail the building and retrofit to achieve enhanced energy standards*”
- “*Option 4 – Redevelopment the blocks through the Cambridge Investment Partnership to provide 138 new homes, including 40-60% affordable homes for rent*”.

In relation to establishing a viability benchmark, Options 1-3 are of most interest with the moribund report concluding that *"it is clear.....that the 'do nothing' option is not a viable option and should be discounted from any further analysis"*. In addition, Options 2 and 3 generated Net Present Values of -£13.2 million and -£20.4 million respectively. It is therefore inexplicable that Savills are stating that the EUV should therefore equate to £1,819,000 with a 30% landowner premium applied in addition.

In their most recent correspondence, Savills have stated that they *"continue to have a difference of opinion on the Existing Use Value and benchmark land value"*. For the avoidance of doubt, Savills have not provided any justification / evidence that would warrant a change in our assessment of the viability benchmark. Notably, they have not provided any justification for any value for the existing estate given that the Council's feasibility study indicates that the estate has a negative value of between -£13 to -£20 million. We have maintained our benchmark land value of £1 in our assessment.

**Decant costs:** In their original submission, Savills referred to decant costs that the Applicant has both incurred in addition to those that are forecast and yet to be paid; however, they did not include them as a cost in their appraisal; rather reference was made to them in relation to the benchmark land value. The total decant cost equates to £15.3 million. After discussions at a meeting on 15 April 2026 between the Council, the Applicant and their advisors, the parties agreed that the Applicant should submit a breakdown of these costs for us to review. In our 5 May 2026 response, we confirmed that the Applicant provided a breakdown of the decant costs including acquisition costs; home loss payments; and disturbance costs. They provided this information on a strictly private and confidential basis; therefore, we are unable to provide comprehensive detail in our response; however, in summary, after review of the submitted costs we have adopted the total decant costs of £15.3 million within our appraisal.

In their most recent correspondence, Savills have adopted this position within their appraisal of the proposed Development.

### **Updated appraisal results**

Savills have concluded in their most recent correspondence that they *"have conclusively demonstrated through viability testing that the scheme at Hanover & Princess Court cannot support the delivery of any affordable housing and remain commercially viable"*.

We have undertaken an updated appraisal of the proposed Development including 100% private housing taking into account the amendments set out above. We have concluded that the proposed Development with 100% private housing generates a RLV of -£11,745,865 providing a deficit of -£11,745,866 against the viability benchmark of £1.

We note that in correspondence prepared by Carter Jonas ("CJ") dated 19 May 2026, the Applicant *"remain[s] committed to delivering new affordable housing in the City and, subject to Homes England funding being secured, is seeking to ensure that 44% (72) of the proposed new homes at Hanover and Princess Court will be delivered as council homes (two of the four blocks). This commitment is separate to any consented planning approval but if funding is secured and council homes are able to be delivered here, they would contribute towards the Council's portfolio approach"*.

**Quintic Advisory**  
**22 May 2026**

**Appendix 1 – Argus Appraisal Proposed Development 100% private housing**

**Hanover and Princess Court  
Proposed Development  
100% private housing**

**Project Pro Forma for Phase 1**

Currency in £

**REVENUE**

Sales Valuation	Units	ft <sup>2</sup>	Sales Rate ft <sup>2</sup>	Unit Price	Gross Sales
Private residential units	165	108,359	633.00	415,705	68,591,247

**TOTAL PROJECT REVENUE** **68,591,247**

**DEVELOPMENT COSTS**

**ACQUISITION COSTS**

Residualized Price (Negative land)	(11,745,865)	(11,745,865)
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**CONSTRUCTION COSTS**

**Construction**

	Units	Unit Amount	Cost	
Build costs	1 un	41,437,072	41,437,072	<b>41,437,072</b>
Building Safety Levy			344,723	
BNG Units			100,000	
Section 106 payment			600,000	
Section 106 indexation			30,000	
Decant costs			15,300,000	
				16,374,723

**PROFESSIONAL FEES**

Professional fees			1,939,902	1,939,902
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**MARKETING & LEASING**

Marketing		1.50%	1,028,869	1,028,869
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**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,028,869	
Sales Legal Fee	165 un	1,000.00 /un	165,000	1,193,869

**Additional Costs**

Profit on private		17.50%	12,003,468	12,003,468
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**TOTAL COSTS BEFORE FINANCE** **62,232,037**

**FINANCE**

Timescale	Duration	Commences
Pre-Construction	6	Mar 2026
Construction	28	Sep 2026
Sale	40	Jan 2029
Total Duration	74	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)		
Land	(1,838,988)	
Construction	5,916,520	
Other	2,281,697	
Total Finance Cost		6,359,228

**TOTAL COSTS** **68,591,266**

**PROFIT**

**(19)**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
IRR% (without Interest)	8.51%

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## **25/03323/FUL – 73 Newmarket Road, Cambridge, CB5 8EG**

**Report to:** Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

**Ward/parish:** Market

**Proposal:** Mixed use development comprising a ground floor commercial unit (Class E) with 23 en-suite bedsits (HMO) on the upper floors together with communal kitchens, laundry room, associated bike and bin storage and associated infrastructure following demolition of existing buildings.

**Applicant:** Tutis Properties Ltd

**Presenting officer:** Charlotte Spencer

**Reason presented to committee:** The Council's Delegation Panel of 28 October 2025 determined that the application should be considered by the Planning Committee. **Member site visit date:** N/A

**Key issues:** 1. Principle of development

2. Design, layout, scale and impact on heritage assets

3. Highway Safety

4. Impact on neighbour amenity

5. Amenity of future occupiers

**Recommendation:** Approve subject to conditions

## Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Local groups / petition
10	Planning background
11	Assessment
12	Principle of development
13	Design, layout, scale and landscaping
14	Heritage assets
15	Trees
16	Carbon reduction and sustainable design
17	Biodiversity
18	Water management and flood risk
19	Highway safety and transport
20	Cycle and car parking provision
21	Amenity
22	Third party representations
23	Planning obligations (s106)
24	Other matters
25	Planning balance
26	Recommendation
27	Planning conditions

Table 1 Contents of report

### 1. Executive summary

- 1.1 The application seeks planning permission for a mixed-use development comprising a ground floor commercial unit (Class E) with 23 en-suite bedsits (HMO) on the upper floors together with communal kitchens, laundry room, associated bike and bin storage and associated infrastructure following demolition of existing buildings.
- 1.2 The application scheme is similar to a previously approved scheme for a mixed use building comprising commercial at ground floor with 9 self-contained flats above. Whilst there are some changes to the design and the change from 9 self-contained flats to a 23 bed House in Multiple Occupation (HMO), the overall size, scale and mass is similar to that previously approved. Whilst this permission was still extant at the time of

submission of the current application it has since expired. However, Officers consider that this previous decision should still be considered as a material consideration as it was considered under the same Local Plan.

- 1.3 The proposed scheme would result in the loss of a building which previously comprised the Bird in Hand Public House, but which more recently was an Indian restaurant (since 2014). The building dates back to the 1920s and is considered to positively contribute to the Riverside and Stourbridge Common Conservation Area. It is considered that the harm would be the lower end of less than substantial harm. However, the proposed building is considered to be of a high quality design that would appear in keeping with the recent buildings within the immediate area. In addition, the scheme would provide 23-bed spaces within a HMO in a highly sustainable location along with retaining a commercial use on the site. As such Officers consider that the public benefits outweigh the identified harm.
- 1.4 The scheme would have an acceptable level of impact on the residential amenity of neighbouring properties by way of loss of light, loss of outlook, sense of dominance and loss of privacy and subject to conditions it would have an acceptable level of environmental impacts such as noise and odour.
- 1.5 Officers acknowledge that the internal space, particularly communal space would be limited and in part constrained in outlook. However, it would meet the HMO licensing requirements and there is not a policy reason for refusal on this basis.
- 1.6 Officers consider that the scheme would have an acceptable level of impact on highway safety, flood risk and ecology.
- 1.7 Officers recommend that the Planning Committee **APPROVE** the application subject to conditions as outlined in the report below.

Consultee	Object / No objection / No comment	Paragraph Reference
Access Officer	Comment	6.1

Anglian Water	Objection regarding surface water	6.2
Conservation Officer	No objection	6.4
County Highways Development Management	No objection	6.8
County Transport Team	No objection	6.10
Ecology Officer	No objection	6.11
Environmental Health	No objection	6.12
Landscape Officer	No objection	6.16
Sustainable Drainage Officer	No objection	6.17
Sustainability Officer	No objection	6.18
Tree Officer	No objection	6.19
Urban Design Officer	No objection	6.20
Waste Officer	No objection	6.23
Third Party Representations (24)		7.1
Local Interest Groups and Organisations / Petition (3)		9.1

Table 2 Consultee summary

## 2. Site description and context

- 2.1 The site is situated on the northern side of Newmarket Road and is occupied by a two storey building that is currently vacant and was previously used as an Indian restaurant since 2014. The existing building fronts the back edge of the pavement to Newmarket Road. To the rear of the building is an area of hardstanding. The rear boundary is defined by a

2.5 metre high brick wall which also extends along the western boundary and part of the eastern boundary. The western boundary wall is hidden behind a piece of public art which extends along the entire length of the boundary.

- 2.2 The site is located within an area of mixed uses such as residential apartments, offices and other commercial uses. To the west of the site is the main entrance and access to Kingsley Walk which contains residential units with carparking at ground level. On the other side of the main entrance is Brook Court which is an apartment block above a commercial property. Newton Court which is an apartment block is located adjacent to the northern boundary of the site. To the east is a three storey office building (Nos.77-81 Newmarket Road) which is set back from the front elevation of No.73. Opposite the site; south of Newmarket Road, are office buildings and other commercial uses with car parking within the frontage.
- 2.3 The site lies within the Riverside and Stourbridge Common Conservation Area and a Controlled Parking Zone. There is a tree adjacent to the site which is subject to a Tree Preservation Order. There are no listed buildings or other heritage assets within close proximity to the site. The site lies within Flood Zone 1 (low risk) and is not at risk of surface water flooding.

### **3. The proposal**

- 3.1 The proposal seeks planning permission for a mixed use development comprising a ground floor commercial unit (Class E) with 23 en-suite bedsits (HMO) on the upper floors together with communal kitchens, laundry room, associated bike and bin storage and associated infrastructure following demolition of existing buildings.
- 3.2 The application has been amended to address representations and further consultations have been carried out as appropriate. Amendments include alterations to the proposed layout to provide improvements to the ground floor back of house provision and larger communal areas. In addition, details regarding overheating, daylight/sunlight and energy usage have been submitted.
- 3.3 A similar proposal (in scale, form and design) was brought to Planning Committee on 07/12/2022. The application was approved. The current application seeks to provide 23 houses of multiple occupation (HMO) units rather than 9 self-contained flats. There are some changes to the design,

however, the overall size, scale and mass is similar to the previously approved. This permission has since expired.

#### 4. Relevant site history

Reference	Description	Outcome
22/02969/FUL	Mixed use development comprising a ground floor commercial unit (Class E) with nine residential units on the upper floors along with associated infrastructure following demolition of existing buildings.	Permitted 08.12.2022
18/0887/FUL	Proposed mixed Use Development, comprising part demolition of the existing building (with the retention of the front and side elevations and erection of 9no. Apartments and Commercial/Restaurant/Public House (A1, A2, A3, A4, A5 and B1 flexible use) with associated works.	Permitted 16.12.2020
16/0720/FUL	Proposed Residential Development of 6No. Studio Apartments, Kitchen Extension to Existing Restaurant and associated Works including demolition of existing single storey structures	Permitted 11.11.2016

Table 3 Relevant Site History

The applicants claim 18/0887/FUL, which is materially different to this permission, has been implemented. Officers are seeking evidence to demonstrate that this is the case and will provide an update on the amendment sheet.

#### 5. Policy

##### 5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

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

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

**5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation - December 2025 to January 2026)**

- 5.2.1 The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District. The draft JLP was published for formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 1 December 2025 and 30 January 2026.
- 5.2.2 In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an earlier stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making
- 5.2.3 Consultation on a Regulation 19 draft plan is anticipated in Summer/Autumn 2026.

**5.3 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 28: Carbon reduction, community energy networks, 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: Protection of human health from noise and vibration
- Policy 36: Air quality, odour and dust
- Policy 40: Development and expansion of business space
- Policy 48: Housing in multiple occupation
- 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 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

#### **5.4 Other guidance**

Greater Cambridge Housing Strategy 2024 to 2029

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

Cycle Parking Guide for New Residential Developments (2010)

#### **5.5 Area Guidelines**

Riverside and Stourbridge Common Conservation Area Appraisal (2012)

### **6. Consultations**

#### **Publicity**

Neighbour letters – Y

Site Notice – Y

Press Notice – Y – affecting a conservation area

#### **Access Officer - Comment**

- 6.1 There is no mention of disabled access. At least two rooms should be suitable for a wheelchair user.

### **Anglian Water - Objection**

- 6.2 Cambridge WRC is over capacity. However, this site has planning consent for a mixed use development with a ground floor commercial unit with 9 residential units. The domestic flows from the proposed development is equivalent to the domestic foul flows to what has been approved.
- 6.3 AW objects to the application as the surface water proposals are to dispose surface water into AW surface water network if infiltration is not possible. Requires the applicant to carry out infiltration testing to determine if surface water disposal via infiltration techniques is possible. This should be done prior to determination.

### **Conservation Officer- No Objection**

- 6.4 The application property makes a positive contribution to the Conservation Area. The application is a revision of the scheme approved in 2022 and the scale and design of the scheme are broadly similar.
- 6.5 There were conservation objections to the previous application due to the loss of the existing building and the harmful impact this would have on the conservation area. These issues remain relevant and the loss of the building remains harmful to the conservation area.
- 6.6 However, the design of the building has the potential to enhance the general context on Newmarket Road and subject to final agreement of materials and details the application is supported.
- 6.7 The Conservation Officer referred to the extant permission, however, during the determination process this has since expired. Informally, the Conservation Officer has confirmed that their conclusion remains the same and on balance it is acceptable.

### **County Highways Development Management - No Objection**

- 6.8 No objections subject to conditions relating to the submission of a traffic management plan, large vehicle restrictions, the closure of the dropped kerb, removal of rainwater downpipes and cross footway drainage channels, paved areas are constructed so falls and levels are such that no private water drains onto the highway.

- 6.9 Please add informatives stating that future residents will not qualify for residential parking permits and that the applicant should engage with the street works team to formulate methodology for the proposed demolition and construction that may require the use of the highway.

#### **County Transport Assessment Team- No Objection**

- 6.10 Transport Statement not required due to a similar number of occupants between the two developments.

#### **Ecology Officer- No Objection**

- 6.11 The applicant has confirmed that the information provided in the original Preliminary Ecological Appraisal remains valid. No objections subject to conditions relating to BNG, compliance with ecology report, ecological enhancement.

#### **Environmental Health- No Objection**

- 6.12 No objection subject to conditions relating to construction hours, collection during construction, piling, dust, plant noise, alternative ventilation, extraction, noise insulation, opening hours, commercial waste and deliveries.

Contaminated Land:

- 6.13 No concerns with the site.

Air Quality:

- 6.14 No air quality impacts as development would be car free

HMO Standards:

- 6.15 Provides guidance

#### **Landscape Officer- No Objection**

- 6.16 Recommend that the sedum roof is replaced with biodiverse roof due to the limited area for planting.

#### **Sustainable Drainage Officer- No Objection**

- 6.17 Although no information has been submitted with respect to surface water and foul water drainage, as the site is not in or immediately adjacent to an area of identified flood risk, it is considered that the submission of drainage strategies can be addressed by way of condition.

### **Sustainability Officer- No Objection**

- 6.18 The building should be compliant with the necessary carbon reduction and overheating requirements. No objections subject to conditions relating to carbon reduction and water efficiency

### **Tree Officer- No Objection**

- 6.19 Principle of development established under 22/02969/FUL and this application does not differ significantly from an arboricultural perspective. No objection subject to conditions relating to the tree protection

### **Urban Design Officer – No Objection**

- 6.20 The ground floor layout has been amended to improve back of house functions and the revised layout incorporates an external courtyard with planting and a tree.
- 6.21 Whilst the applicant has not reduced the number of bedsits as recommended in previous comments, Policy 48 assesses HMOs against performance-based criteria rather than prescribing fixed space standards therefore objection has been withdrawn.
- 6.22 Recommend conditions relating to materials.

### **Waste Officer – No Objection**

- 6.23 Suggest a suitably worded condition is applied until such time as a satisfactory Waste Management Plan is submitted.

## **7. Third party representations**

- 7.1 24 representations have been received. 21 are in objection and 3 are in support.
- 7.2 Those in objection have raised the following issues:
- Principle of development
    - Excessive HMO concentration
    - Up to 46 occupants tripling the original capacity
    - Question viability of commercial unit
  - Character, appearance and scale
    - Out of character of the street scape
    - Concern regarding the 'Whale Wall'
    - Inferior design to previously approved
  - Density and overdevelopment
    - Overdevelopment of the site

- Heritage impacts
  - Loss of arts and craft building in a Conservation Area
- Residential amenity impact
  - Lack of HMO management plan
  - Activity generated from the HMO including noise and litter
  - Loss of privacy
  - Loss of light
  - Visual intrusion
  - Noise and vibration from plant
  - Potential odours and pests from the commercial unit
  - Increase in anti-social behaviour
- Future residential amenity
  - Overheating
  - Inadequate shared amenities
- Construction impacts
  - Noise, vibration and dust during construction
- Highway safety
  - Concern regarding deliveries
  - Concern with the increase with vehicular movements
  - Construction issues on highway safety
  - Robust traffic management plan required
  - Access difficulties
- Car parking and parking stress
  - Lack of car parking
- Loss of biodiversity
- Drainage and flooding
  - Drainage issues from increased footprint
- Other issues:
  - Short term lets should be refused
  - Fails in energy efficiency

7.3 Those in support have given the following reasons:

- Creates affordable accommodation for single people
- Only 3 additional people within the area
- Development would be purpose built
- High quality design
- Design is preferred over previously approved

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. Member Representations**

8.1 None received.

## **9. Local Groups / Petition**

9.1 Cambridge Past, Present and Future (CPPF) has made a representation objecting to the application on the following grounds:

- Historically and visually harmful to the character of the Conservation Area;
- Existing building is an important building reflecting the historical use of the site and it has a positive relationship to the street;
- Replacement building is not appropriate for the Conservation Area;
- Limited landscaping

9.2 The Board of Directors of Cambridge Riverside (Midsummer Common) Management Company Limited (CRMC) has made a representation objecting to the application on the following grounds:

- Overdevelopment of the site;
- Excessive HMO concentration;
- Lack of HMO management plan;
- Lack of space causing risks for traffic due to deliveries, refuse collection and maintenance vehicles;
- Traffic management during demolition and construction;
- Impact of construction works on residents
- Inadequate amenity space for future occupiers
- Height of the building;
- Overheating concerns;
- Concern regarding the 'Whale Wall'
- Noise and privacy concerns;
- Concern about the commercial space being a restaurant

9.3 The Cambridge Riverside Residents' Association (CRRA) has made a representation objecting to the application on the following grounds:

- Overdevelopment of the site;
- Access issues;
- Significant construction disruption;
- Concern regarding the 'Whale Wall'
- Concern regarding the commercial unit;
- Increase in traffic and highway safety issues;
- Disruption from the HMO use and lack of a management plan;
- Lack of parking

- 9.4 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.

## **10. Planning background**

- 10.1 The previous 2022 application was approved for a mixed-use building with 9 flats above which has recently expired without being implemented. It no longer acts as a fall back. However, the decision is still relevant as it was considered under the current Local Plan and the site and policy context remain largely unaltered. The current application seeks to provide 23 houses of multiple occupation (HMO) units rather than 9 self-contained flats. There are some changes to the design, however, the overall size, scale and mass is similar to that previously approved. The applicants claim the 2018 application, which is materially different to this permission, has been implemented. Officers are seeking evidence to demonstrate that this is the case and will provide an update on the amendment sheet,
- 10.2 The previous application was determined by Planning Committee. It was considered that there would be heritage harm from the loss of the existing building, however, due to the proposed high quality of the proposed building in the context of Newmarket Road and the character of this part of the Conservation Area, together with the public benefits that would arise, the overall impact on the heritage asset was deemed acceptable.

## **11. Assessment**

- 11.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
  - Design, layout, scale and landscaping
  - Heritage assets
  - Trees
  - Carbon reduction and sustainable design
  - Biodiversity
  - Water management and flood risk
  - Highway safety and transport impacts
  - Car and cycle parking
  - Amenity
  - Third party representations
  - Other matters
  - Planning balance

- Recommendation
- Planning conditions

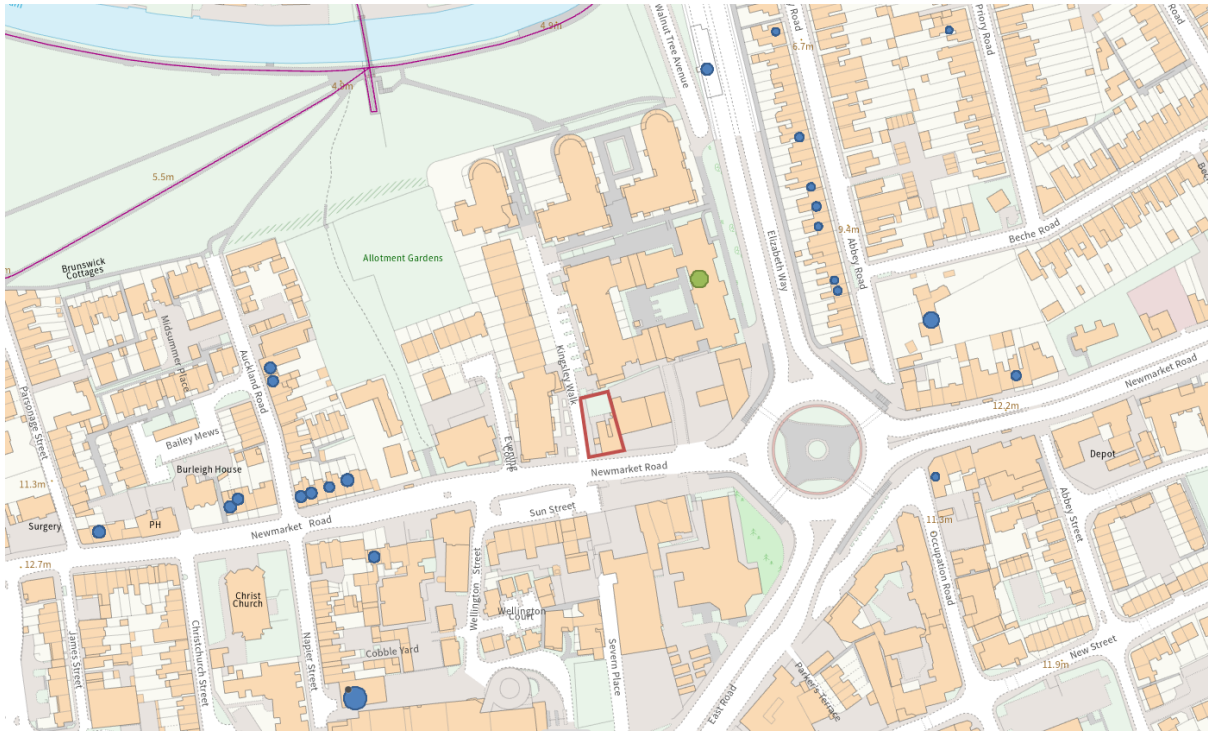
## **12. Principle of Development**

- 12.1 The application seeks a mixed-use development comprising commercial (Class E) at ground floor and a house of multiple occupation (HMO) on the floors above.
- 12.2 The existing site and its buildings are currently vacant but were last used as an Indian restaurant (Class E use). The application seeks consent for commercial (Class E) use at ground floor. Given that the last use was for a restaurant (Class E) use, the proposed use falls within the same use class and this element does not represent a change of use in planning terms. The proposed ground floor commercial use is acceptable in principle.
- 12.3 Policy 48 of the Cambridge Local Plan (2018) states that proposals for large houses in multiple occupation (sui generis) will be supported where the proposal does not create an overconcentration of such a use in the local area, or cause harm to the residential amenity of the surrounding area; is suitable for use as a HMO with provision made for appropriate refuse, cycle and car parking and drying areas; and will be accessible to sustainable modes of transport.
- 12.4 In terms of large HMOs in the area, there are no HMOs in the immediate vicinity with some being located around Auckland Road, about 150 metres to the west and Abbey Road about 150 metres to the east. Where they are located, they are peppered throughout the existing housing stock.
- 12.5 Third party representations have raised concerns regarding the over concentration of HMOs within the area with one stating that there are 10 existing HMOs between 1 Newmarket Road and the Elizabeth Road roundabout. The student housing block at Brunswick House is located in close proximity to the site, however, this is specifically for students as per the description of the planning application (09/0179/FUL). Purpose built student accommodation is assessed under separate policy 46. Notwithstanding this, officers note that student accommodation results in occupiers with a more transient lifestyle and this is relevant as a material consideration in combination with the proposal.
- 12.6 The below table shows the existing HMOs within the area of the site as per the register of HMO licences which also includes Brunswick House which is student accommodation.

Road	No. of HMOs	Total No. of Bedspaces
Newmarket Road	10	65
Abbey Road	8	54
Auckland Road	2	13
Priory Road	1	6
Napier Street	1	6
Walnut Tree Avenue	1	10
Brunswick House	1	251 student beds*
Total	24	154 (exc student) 405 (inc student)

Table 4 Existing HMOs

- 12.7 Map 1 below shows the location of the HMO's and student accommodation in relation to the application site. The blue dots indicate HMO and the green indicates the student accommodation.



Map 1 – Location of Existing HMOs

- 12.8 The closest HMO to the site (No.33 Newmarket Road) is approximately 130 metres away. Whilst there are a number of HMOs in the area, they are dispersed over the area and Officers do not consider that the provision of 23 HMO bed spaces would result in an overconcentration of HMOs.
- 12.9 Third party comments have raised concerns that 23 bedrooms would allow for up to 46 occupants exacerbating the issue of HMOs within the area. To ensure that only 23 residents would occupy the site it is considered reasonable to add a condition restricting the number of occupiers to 23.
- 12.10 The site is located close to the city centre with the Grafton Centre being located on the opposite side of Newmarket Road. Newmarket Road is a trunk road into the city and is served by a number of regular bus routes. As such, the site is accessible to sustainable modes of transport, shops and other services.
- 12.11 The other criteria of policy 48 will be discussed in more detail within the report. Subject to other material planning considerations the redevelopment of the site to commercial and HMO use is acceptable in principle.

## Making Effective Use of Land

- 12.12 The NPPF states at para. 124: 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land'.
- 12.13 Additionally NPPF para 125 states:
- 'Planning policies and decisions should:
- 12.14 c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;'
- 12.15 The site and its buildings are brownfield land and have been vacant for a significant period of time. In making effective use of land, the NPPF provides strong support for the proposal in principle. This aligns with Policy 3 of the Cambridge Local Plan (2018) which states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, including making the most of previously developed land. The thrust of local and national policy therefore suggests the redevelopment of this site at the density proposed – which aligns with its surroundings – is to be strongly encouraged.

### **13. Design, layout, scale and landscaping**

- 13.1 The application site consists of an existing two storey building which was used as an Indian restaurant and is now vacant. To the rear is a garden area which was not used in connection with the restaurant. It is used as a storage area and enclosed by a 2.5 metre high brick wall. The western boundary is screened by an existing artwork (Whale Wall) as part of the Kingsley Walk development which is set off the boundary. The site is surrounded on two sides by 4 to 5 storey modern apartment blocks on the northern and western side (Brooke House and Newton Court) and a three storey office building on the eastern side (Nos.77-81 Newmarket Road) which leads to a two storey tyre business adjacent to the roundabout. The

existing two storey domestic scale building on the site is dwarfed by the surrounding built form.

- 13.2 The proposed development would be part three, part four storeys comprising a ground floor commercial unit with HMO bedspaces on the upper three floors. It would have a maximum height of 12.8 metres including the solar panels. This height matches that of the approved development 22/02969/FUL and given the Kingsley Walk development consists of 4 and 5 storey blocks of flats, the height of the development is appropriate.
- 13.3 The footprint is similar to the previously approved scheme with the exception of the infill of the triangular courtyard to the west at ground floor level. As this additional built form would be located only at ground floor level and so would be located behind the mural wall it would not have a detrimental impact on the character and appearance of the area.
- 13.4 The Urban Design Officer has been consulted on the application and advises the angled segments that have been 'cut away' at upper floors to help to create a finer proportion to each elevation and allow for a more slender and vertical appearance to the front façade.
- 13.5 The external appearance would differ from the previously approved due to alterations to the elevational details and materials. The proposal would adopt a simpler, more restrained architectural approach that focuses on a refined masonry palette executed to a high standard. The Urban Design Officer considered that the front elevation is pronounced from the building to emphasise the vertical profile on the street frontage. A confident and robust street frontage has been achieved at ground floor through brickwork, vertical recessed brick detailed and clear entrances. The 'shop front' reflects the commercial use and is distinguished in scale and design from the residential openings above which have a more domestic architectural language.
- 13.6 The parapet would be successful in ensuring the rooftop plant including the solar panels and minimal lift overrun would be minimised from view.
- 13.7 The materials would be a choice of masonry and brick details. Recessed brick panels would be incorporated into the elevation, pre-cast stone details would be used as banding and the scheme proposes to emphasise verticality and proportion and add texture an interest. It is proposed that the scheme would use high quality brickwork with a variation in brick tone. The window surrounds and feature lintels would reference the heritage precedents. It is considered that this would result in a high quality design.

Although the final detail has not been submitted at this stage, these can be secured by way of condition.

- 13.8 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 policies 55, 56, 57 and 59 of the Local Plan and the NPPF.

## **14. Heritage assets**

- 14.1 The application falls with the Riverside and Stourbridge Common Conservation Area. The application site building is not listed, nor is it a Building of Local Interest (BLI) or within the setting of a listed building.
- 14.2 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 14.3 Para. 212 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’. Para. 213 states that ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...’
- 14.4 Policy 61 of the Cambridge Local Plan (2018) aligns with the statutory provisions and NPPF advice.
- 14.5 The property forming No.73 Newmarket Road is the former Bird in Hand public house and dates to the 1920s. The current building replaced an earlier pub building which may have dated to the 17<sup>th</sup> century or earlier. The building is two storeys and has a pleasing appearance and a domestic scale and fine grain which is more apparent in the buildings and dwellings at the end of Newmarket Road to the west, than the buildings immediately surrounding the site. The buildings immediately surrounding the site on the north, east and west are modern in appearance and comprise 4 or 5 storeys.
- 14.6 The Conservation Officer has commented that there were objections to the previous application due to the loss of the existing building and the

impact this would have on the Conservation Area. They have reiterated that these issues remain relevant. The issues raised relate to the loss of a positively contributing building and that the replacement building lacks the positive architectural characteristic and historical associations of the existing building and wider Conservation Area.

- 14.7 The Conservation Officer has concluded that the proposal would result in a low level of less than substantial harm to the Conservation Area. However, they acknowledge that there is an approved scheme for the demolition, which at the time of writing their comments was capable of being implement but has since expired. Notwithstanding this there is an acceptance of the precedent set and as such does not object to the proposal
- 14.8 Paragraph 215 of the NPPF states that ‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal’. The public benefits of the scheme include the redevelopment of a brownfield site which is currently vacant and not in use. The proposal will retain a commercial use on the site providing a limited amount of new employment opportunities, alongside the provision of 23-bed spaces in a HMO which will help towards meeting housing need in a highly sustainable location.
- 14.9 The loss of the building requires special consideration in reflection of the Conservation Officer’s advice and the legislative framework. However, by virtue of its scale, massing and design and the public benefits that would arise, officers are satisfied that the harm caused to the setting of the Conservation Area through the loss of the existing building and its associated significance can be mitigated. In particular, this is in consideration of the immediate context of the site, the high-quality replacement building, as supported by Urban Design, and partially unique design and the public benefits that would arise. The proposal therefore accords with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 60 and 61.

## **15. Trees**

- 15.1 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.

- 15.2 There is a plane tree outside of the site, which is subject to a tree protection order (TPO) located to the south east of the site. The Council's Tree Officer has raised no objection subject to conditions to ensure protection of the tree from construction activity. This condition is considered reasonable and necessary.
- 15.3 Subsequently, subject to the condition, the proposal would comply with Policies 59 and 71 of the Local Plan.

## **16. Carbon reduction and sustainable design**

- 16.1 The application is supported by Energy Reports and an Overheating Report.
- 16.2 The Design and Access Statement states that the design would follow a fabric first approach to improving the performance of the building and reducing energy demand. The scheme would use electric heating and hot water and solar PV panels would be installed on the roof. The scheme has been designed to ensure that the residential units would not exceed 110 litres/person/day.
- 16.3 The units are single aspect and some face south creating the potential for overheating. The Overheating Report states that mechanical ventilation with heat recovery (MVHR) would be used. The south facing windows would also benefit from an overhang to create shading. The report concludes that the development is not at risk of overheating.
- 16.4 The application has been subject to formal consultation with the Council's Sustainability Officer who states that the documents demonstrate that the building would be compliant with the necessary carbon reduction and overheating requirements. Conditions have been requested to ensure compliance and to check the calculations and these are considered reasonable.
- 16.5 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with policies 28 and 29 the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

## **17. Biodiversity**

- 17.1 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal (PEA) with an updated cover letter and a Biodiversity Net Gain Assessment.
- 17.2 The application has been subject to formal consultation with the Council's Ecology Officer, who, following confirmation from a qualified ecologist to confirm that the PEA is still up to date, raises no objection to the proposal and recommends several conditions to ensure the protection of species.
- 17.3 The BNG assessment demonstrates that the baseline habitat value of the site is only 0.03 units. The proposal includes a small grassed garden area including an urban tree and a green roof. This would result in 0.05 units which equates to at 49.14% net gain. The Ecology Officer has confirmed this is acceptable and the final BNG will be secured by way of the statutory condition.
- 17.4 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy NH/14 of the Local Plan/ policy 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

## **18. Water management and flood risk**

- 18.1 The site is in Flood Zone 1 (low risk) and is identified as in an area of very low surface water flood risk (over 1 in 1000).

### Surface Water Flooding

- 18.2 The Council's Sustainable Drainage Engineer has advised that the site proposes permeable paving and a green roof system and it is assumed that foul water will connect to the existing foul water mains.
- 18.3 The Drainage Officer considers that due to the low flood risk it is considered that details regarding Surface and Foul Water Drainage Strategies can be secured by way of condition.
- 18.4 Anglian Water have objected the surface water proposals to dispose surface water into the AW surface water network if infiltration is not possible. The final surface water scheme would be secured by condition and so it is considered that this can be overcome at condition stage.

## Foul water

- 18.5 Under Section 106 of the Water Industry Act 1991, all Water and Sewerage Companies have a legal obligation to provide developers with the right to connect to a public sewer. The duty imposed by section 94 of the 1991 Act requires these companies to deal with any discharge that is made into their sewers.
- 18.6 Paragraph 201 of the NPPF states that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.
- 18.7 Foul water is a material planning considered in the assessment of the application proposal. The site is located within the catchment of the Cambridge Water Recycling Centre (WRC). Anglian Water were consulted on the application and they stated that the WRC does not have capacity to accommodate the additional flows that would be generated by the proposed development. However, they refer to the previous consent for 22/02969/FUL and state that the domestic flows from the proposed development under the new planning application is equivalent to the domestic foul flows to what has been approved under the previous planning application.
- 18.8 When the application was submitted 22/02969/FUL was extant, however, it has since expired and so the fall-back position no longer exists. Officers contacted Anglian Water once the previous permission expired and no further response has been received from them.
- 18.9 Regardless of the lack of an objection from Anglian Water regarding foul water, Officers acknowledge that the waste water infrastructure capacity has become a strategic issue for many local planning authorities across the south-east of England.
- 18.10 Standard conditions are proposed be added to restrict the water consumption to 110 litres/person/day for the residential elements and the submitted information confirms the commercial element would achieve 5 BREEAM credits for water efficiency (Wat01). Subsequently, it is considered that the additional foul water going to Cambridge WRC would be limited.

- 18.11 As the application is for a minor development any additional foul water would be limited and similar to the previously approved, albeit now non-deliverable scheme. In conjunction with the lack of an AW objection, officers consider that the application should be supported in this regard. There is no evidence of direct harm to the water environment that could be attributed from a scheme of this size notwithstanding on-going capacity issues.
- 18.12 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with policies 31 and 32 of the Local Plan and NPPF advice.

## **19. Highway safety and transport impacts**

- 19.1 Policy 80 supports development 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. Paragraph 116 of the NPPF advises that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 19.2 The Local Highway Authority including the Transport Assessment Team were consulted as part of the application.
- 19.3 The Local Highway Authority's Development Management Team have confirmed that they have no objections to the scheme subject to conditions relating to the submission of a traffic management plan, the closing of the existing dropped kerb and falls and levels of the land to prevent water draining on to the public highway. These conditions are considered reasonable and necessary to mitigate the impact on the adopted highway.
- 19.4 The Transport Assessment Team had originally requested a Transport Statement, however, following clarification that the proposed scheme would result in only 3 more bedspaces than the, then extant, permission then a Transport Statement would not be required.
- 19.5 Third parties have raised concerns about potential impact on the highway network due to the movements of people, particularly if there would be 46 residents. As explained above a condition can be added to restrict the maximum occupancy to 23. The development would be car free and the LHA have confirmed that future residents would not qualify for Parking Permits for the existing Residents Parking Schemes so any increase in

vehicle movements would be related to taxis/ loading and unloading or deliveries.

- 19.6 The level of vehicle movements would be similar to the previously approved scheme as the additional bedspaces would be limited to 3. It is noted that no Transport Assessment was submitted as part of the previous scheme and no concerns were raised by the Transport Assessment Team. As such, it would be unreasonable to demand one for the current scheme.
- 19.7 Third party concerns were also raised regarding impact on highway safety during the construction works. Officers are content that this would be covered by the traffic management plan which would be secured by condition.
- 19.8 Subject to conditions, the proposal accords with the objectives of policies 80 and 81 of the Local Plan and is compliant with NPPF advice.

## **20. Car and cycle provision**

### **Cycle parking**

- 20.1 24 cycle spaces would be provided for the HMO which would allow for at least one space per resident. Whilst 16 of these spaces would be double tiered, 8 would be Sheffield stands which equates to a third of the available spaces in compliance with paragraph L.19 of Appendix L of the Local Plan. The cycle spaces would be located to the rear of the building resulting in residents pushing their bike through a corridor which is not ideal. However, the width of the corridor would be 1.8 metres which is considered to allow for easy manoeuvring and as the constraints of the site are noted it is considered that the location is easily accessible and all cycle spaces would be covered and secure.
- 20.2 Four spaces would be provided for the commercial unit which is considered acceptable for a unit of this size.
- 20.3 Two Sheffield stands would be provided for visitors to the front of the site which is considered acceptable.
- 20.4 Whilst it is unfortunate that none of the cycle spaces would be able to accommodate oversized cycles, officers accept that the constraints of the site would make this difficult. It is noted that this was acceptable in the previously approved scheme and for single occupancy HMO rooms, the

need for oversized cycles is perhaps not as strong as it would be for other types of development.

- 20.5 It is considered that the proposed cycle parking is compliant with policy 81 of the Local Plan.

### **Car parking**

- 20.6 Policy 82 of the Local Plan 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.
- 20.7 No car parking will be provided as part of the development. The development is near the city centre and is located on several bus routes. As such, given the sustainable location of the site and sustainable modes of transport available, a car-free development is welcome in this location.
- 20.8 The proposed car parking arrangement is compliant with Policies 80 and 82 of the Local Plan.

## **21. Amenity**

- 21.1 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.
- 21.2 A number of third parties have raised objections in relation to loss of privacy, loss of light, visual intrusion, noise from plant, odours from the commercial unit and disturbance from the HMO use.
- 21.3 The maximum height of the development would be 12.8 metres which would be taller and would have a larger footprint than the existing 9 metre high building, however, it would match the height and bulk of the previously approved scheme.

### **Neighbouring properties**

- 21.4 Impact on Brooke House, Kingsley Walk

- 21.5 A number of residential properties lie within Brooke House, which lies to the west of the site within Kingsley Walk and the mural wall art separating this neighbouring residential block of flats and the site.
- 21.6 Brooke House is located approximately 19 metres from the proposed building. Given this distance, the proposal would be sited such as to not result in significant harm from its proposed height or massing in terms of enclosure or overshadowing.
- 21.7 There would be upper floor windows facing Brooke House, however, due to the separation distance it would not result in an unacceptable loss of privacy. There would be a small balcony provided on each of the upper floors, however, due to the design of the building these would face south west towards Newmarket Road rather than directly to Brooke House. In addition, the balconies would be set into the building and so there would be no side views from the balconies.
- 21.8 Impact on Newton Court and Brunswick House, Kingsley Walk
- 21.9 To the north (rear) of the site lie residential properties within Newton Court and Brunswick House. Newton Court is located only 2.6 metres from the site boundary and a minimum of 7.2 metres from the proposed building.
- 21.10 The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' gives two helpful rule of thumb tests which determine whether or not further detailed daylight and sunlight tests are required. The 25 degree test is used where the development is opposite the window and if the development falls beneath a line drawn at 25 degrees from the horizontal or the centre of the lowest habitable room then there is unlikely to be a substantial effect on daylight and sunlight.
- 21.11 The proposed building would intersect the 25 degree vertical line from the first floor windows of both Newton Court and Brunswick House. As such, a Daylight and Sunlight Assessment is required to measure the impact on the development on the neighbouring residential properties.
- 21.12 A Daylight and Sunlight Assessment has been submitted with this proposal which measures the impact of the development on the neighbouring residential properties. The assessment considered the windows within Newton Court to the north and the windows within Brooke House to the west. It is noted that these are labelled incorrectly as

Brunswick House and 2 Arundel Road respectively, however, officers are satisfied they relate to the correct neighbouring buildings. The assessment has calculated the Vertical Sky Component (VSC) and No Sky Line (NSL) for daylight impacts and Annual Probably Sunlight Hours and Winter Probable Sunlight Hours (A/WPSH) for sunlight impacts.

- 21.13 The VSC measures the general amount of light available on the outside plane of the window as a ratio (%) of the amount of total unobstructed sky viewable following the introduction of visible barriers such as buildings. This is measured from the centre of a window and should be no less than 27 or if below this, no less than 0.8 times the former value. The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk/ work surface height which can and cannot receive a direct view of the sky. The area of the room beyond the NSL should not be reduced to less than 80% of its current value. APSH and WPSH measure the amount of potential direct sunlight that is available to a given surface. ASHP covers over the whole year and WPSH covers 21 September to 21 March. Only windows which face within 90 degrees of due south should be assessed. Windows should receive at least 25% of APSH and 5% during winter months, or 80% of its former value.
- 21.14 The assessment demonstrates that all but one window would retain 80% of their former value. The window most affected would be window 3 which is a first floor south facing window of Newton House. This window would change from a VSC of 16.543 to 11.672 which equates to 70.56% and so fails the test. This window serves a living area which also benefits from two west facing windows one of which has also been assessed (window 1). The NSL for this living room would be 98.3% of its former value which meets BRE guidance. In terms of sunlight hours, only 14 windows were assessed as the others are not within 90 degrees of south. All but window 1 would retain 25% APSH and 5% WPSH, however, window 1 would retained over 80% of its existing amount in compliance with the BRE guidance.
- 21.15 Two balconies within Newton Court facing the development have been assessed. B2 which is on the second floor would not be impacted. There would be some loss of light to B1, however, 80% of its former value would be retained in compliance with the BRE guidance.
- 21.16 Subsequently, whilst the proposal would have some impact upon daylight and sunlight to the neighbouring properties, particularly the first floor unit of Newton Court. The level of impact falls within the BRE guidance and therefore it is considered an acceptable level of impact. It is also noted

that the size and scale of the proposal on the northern side is identical to the previous approved scheme under 22/02969/FUL.

- 21.17 There would be upper floor windows on the north elevation facing the properties to the rear. In order to prevent unacceptable levels of overlooking, the design incorporates vertical fins/louvres to restrict views from these windows. These can be secured by way of condition to protect the privacy of neighbouring properties.
- 21.18 As the rear of the site is currently open, the development would result in a sense of enclosure to neighbouring properties, particularly to the north. However, this has previously considered to be acceptable in 22/02969/FUL.
- 21.19 Impact on Nos.77-81 Newmarket Road
- 21.20 To the east of the site lies the commercial premises forming Chequers House, Nos. 77-81 Newmarket Road. The proposal is not considered to result in any significant harm to the amenity of this building.
- 21.21 Impact on No.2 Kingsley Walk, Darwin House, Keynes House and Marlowe House
- 21.22 Given the distance of the proposal from these neighbouring residential properties the proposal is not considered to result in any significant harm to the amenity of the residents.
- 21.23 Subsequently, it is considered that the proposal would have an acceptable impact on the residential amenity of the neighbouring properties by reason of loss of light, loss of outlook, sense of dominance or loss of privacy. The proposal is compliant with policies 50, 52, 53 and 58 of the Local Plan.

### **Future occupants**

- 21.24 Policy 48 does not require minimum space standards for HMOs, however, paragraph 6.24 of the supporting text does state that it is 'important to ensure HMOs provided a standard of accommodation equivalent to that enjoyed by other residents' and 'Policy 51: Accessible homes and Policy 50: Residential space standards will therefore be aspired to for proposals of change of use to HMOs and should also be applied to the provision of new HMOs'.

21.25 The residential floors would be arranged in clusters. Each of the first and second floors would accommodate 9 bedrooms with ensuites, a shared kitchen and a small balcony. The third floor would be a cluster of 5 bedrooms with a shared kitchen and small balcony.

21.26 All bedrooms would be of a suitable size for a double bed, desk and storage and all exceed the recommended size for a single bedroom of 7.5sqm and also that of a double room of 11.5 sqm as outlined within Policy 50. As outlined above, it is considered reasonable for a condition to be added to ensure that the maximum occupancy should be 23 and so these rooms are considered to be of sufficient size for sleeping and relaxing for single occupancy. Below is a table showing the requirements of policy 50 in terms of bedroom size and the space standards for bedrooms within a HMO within the Cambridge City Council Private Rented Sector Housing Standard document. All rooms would benefit from an en-suite.

Unit	HMO Space Standards with no separate living space	HMO Space Standards with separate living space	Policy Size requirement (m <sup>2</sup> ) (Single Occupancy)	Proposed size of room	Difference in size
1	6.51	7.5	7.5	14.6	+7.1
2	6.51	7.5	7.5	12.7	+5.2
3	6.51	7.5	7.5	12.7	+5.2
4	6.51	7.5	7.5	12.7	+5.2
5	6.51	7.5	7.5	11.6	+4.1
6	6.51	7.5	7.5	12.7	+5.2
7	6.51	7.5	7.5	15	+7.5
8	6.51	7.5	7.5	13.2	+5.7
9	6.51	7.5	7.5	13.5	+6
10	6.51	7.5	7.5	14.6	+7.1
11	6.51	7.5	7.5	12.7	+5.2
12	6.51	7.5	7.5	12.7	+5.2
13	6.51	7.5	7.5	12.7	+5.2
14	6.51	7.5	7.5	11.6	+4.1
15	6.51	7.5	7.5	12.7	+5.2
16	6.51	7.5	7.5	15	+7.5
17	6.51	7.5	7.5	13.2	+5.7
18	6.51	7.5	7.5	12.8	+5.3
19	6.51	7.5	7.5	14.6	+7.1
20	6.51	7.5	7.5	12.7	+5.2
21	6.51	7.5	7.5	12.7	+5.2
22	6.51	7.5	7.5	12.7	+5.2
23	6.51	7.5	7.5	11.6	+4.1

Table 2 Table showing size of residential units in comparison with the policy and space standards requirement

- 21.27 The shared kitchens for the 9-bed clusters would be 23.8 sqm and 16.1sqm for the 5-bed cluster. Officers acknowledge that this is not ideal, particularly for the 9-bed clusters as it would only allow for 8 to sit in the kitchen at any one time. In addition, the layout does not allow for a communal relaxing area, for example the provision of sofas, which would allow future residents to socialise together and would force them into their rooms.
- 21.28 Each cluster would benefit from a small balcony measuring 5.5sqm in area and which would only allow space for 4 people to sit together. Again, this is not ideal however, it is mitigated to some degree by a communal garden area to the rear of the building at ground floor. It is noted that as the communal garden area to the rear would be located to the north of a tall building it would not benefit from large amounts of direct sunlight, however, the balconies would be south west facing allowing for these areas to have more direct sunlight particularly in the afternoon.
- 21.29 Whilst Officers acknowledge these shortfalls, there is not a policy reason to refuse the application on for this reason alone. In addition, the scheme would comply with the Council's HMO licensing requirements. As such, Officers accept that the proposal complies with Policy 48 of the Local Plan.
- 21.30 A Daylight and Sunlight Assessment has been submitted in relation to the proposed new rooms. This assessment demonstrates that all rooms meet the recommended Target Daylight Factor and as such it is considered that the future occupants will enjoy a well-lit environment. This assessment has taken account of the fins/louvres on the north facing windows and also includes the communal kitchen area.
- 21.31 The majority of the rooms would be single aspect, some of which would be south facing resulting in the potential for overheating. Subsequently, the applicant has submitted an Overheating Report which states that mechanical ventilation with heat recovery (MVHR) would be used. The south facing windows would also benefit from an overhang to create shading. The report concludes that the development is not at risk of overheating.

- 21.32 The future occupiers could be at risk of unacceptable levels of noise from Newmarket Road, however the windows will be designed to allow for passive and alternative ventilation (MVHR) to ensure noise from the road can be mitigated. This detail can be secured by way of condition.
- 21.33 Subsequently, it is considered that the proposal would allow an acceptable level of residential amenity for future occupiers of the dwelling.

### **Construction and environmental health impacts**

- 21.34 Concerns have been raised regarding construction impacts. The Council's Environmental Health Team have assessed the application and recommended conditions to mitigate the impact created by construction works including construction and delivery hours, piling and dust scheme. As construction impacts are limited and these conditions help to mitigate the impacts, it is considered acceptable.
- 21.35 Concerns have been raised regarding noise and disturbance from the HMO use. Any HMO would need to be licensed and as such controlled by the Council. The entrance is located on Newmarket Road and so the comings and goings would be located in an already busy location and is away from the residential properties in Kingsley Walk. The previous use of a restaurant would likely have had a high level of activity particularly in the evening. The existing building could be used as a Class E (commercial) premises without planning permission which could potentially result in high levels of activity. As explained above, the area is not overly concentrated with HMOs and there is no reason to suggest the future occupants would not be neighbourly. However, to ensure that the site would be managed to mitigate against amenity issues, a condition for a management plan shall be added to any permission.
- 21.36 The scheme includes rooftop plant which could give rise to noise and vibration. As such, it is recommended that a condition is added to request a noise insulation scheme be submitted to and approved in writing.
- 21.37 Concerns have been raised regarding noise and odour from the commercial property at ground floor and these are noted. The Environmental Health Officer has raised no concerns subject to conditions relating to Class E(b) and E (d) which covers on premises food and drink and indoor sport. The conditions relate to noise and odour extraction and are considered reasonable to ensure these uses are not begun until the Planning Authority are confident that the noise and odour created would be suitably mitigated. Concerns were also raised regarding pests, this is a matter for Environmental Health outside of the planning process.

21.38 It is considered reasonable to restrict the opening hours and servicing hours of the commercial premises as requested by Environmental Health due to the close proximity to neighbouring dwellings.

## Summary

21.39 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policies 35, 48, 52, 53, 55, 56 and 58 of the Local plan. The associated construction and environmental impacts would be acceptable in accordance with policies 35 and 36 of the Local Plan.

## 22. Third party representations

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

<b>Third party comment</b>	<b>Officer response</b>
Commercial Viability	It is not for the Local Planning Authority to consider whether the proposed commercial unit would be viable or not.
Short Term Let	The scheme is for a House in Multiple Occupancy and not for short-term/ holiday lets. Separate planning permission would be likely to be required for AirB&B type uses if they were to occur and become the predominant use.
Damage to the 'Whale Wall'	This is not a material planning consideration and it is considered to be a civil matter

Table 3 Officer response to third party representations

## 23. Planning obligations (S106)

23.1 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

- 23.2 Officers are currently considering whether the scheme should be liable to planning obligations. This will be confirmed at committee.

## **24. Other matters**

### 24.1 Green Roof

- 24.2 The proposal would result in the creation of a flat roof. Policy 31(f) of the Local Plan requires that all flat roof is a green or brown roof, providing that it is acceptable in terms of context. A sedum roof is proposed however, the Landscape Officer has recommended that a biodiverse roof is provided. This can be ensured by way of condition.

### Accessibility

- 24.3 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement M4(2). All circulation space, bedrooms and ensuites have been designed to part M4(2) standards. The comments from the Accessibility Officer are noted and it is unfortunate that the rooms are not designed for M4 (3) 'wheelchair user dwellings', however there is not a policy requirement for this in this scheme.

### Bins

- 24.4 The design allows for residential refuse storage of 2 x 660 litre blue and 2 x 660 litre black and 2 x 140 litre food bins. Which is sufficient for the HMO use. The commercial waste would be collected by a private company. The Shared Waste service have requested a condition regarding a Waste Management Plan to ensure that the residential waste can be safely collected. This condition is considered reasonable.

- 24.5 Policy 57 requires refuse and recycling to be successfully integrated into the proposals. The scheme provides a separate residential bin store and commercial unit which is acceptable. The Waste Officer has requested a Waste Management Plan by way of condition this is considered reasonable to ensure that the development would comply with the RECAP waste guidance.

## **25. Planning balance**

- 25.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 25.2 The proposed scheme would result in 23 additional people living within the area and third-party comments regarding the concentration of HMOs and the subsequent impact on the area are understood. However, as explained above, Officers do not consider that the proposal would result in an over-concentration of HMOs nor would it result in an unacceptable impact to neighbouring properties by reason of noise or disturbance.
- 25.3 By reason of the scale and massing there would be some impact upon light to the neighbouring properties to the north. However, the applicant has demonstrated that following development the neighbours would still have adequate daylight and sunlight in line with the BRE guidance and so it is considered this impact is acceptable.
- 25.4 Officers note that the communal areas for future residents is not ideal due to the limited size of the kitchen/dining area and external amenity. However, the bedrooms are large and far exceed what is required by the HMO licensing standards, as such it would not be reasonable to refuse the application for this reason.
- 25.5 The proposal, by reason of the loss of the existing building would fail to preserve the character and appearance of the Conservation Area and would result in a low level of less than substantial harm. Whilst it is considered that the replacement building would be high quality, it would not overcome the total loss of a building which makes a positive contribution to the Conservation Area. Notwithstanding the precedent that has been set by the previous permission, the loss of the building would result in a low level of less than substantial harm. Therefore paragraph 215 of the NPPF is engaged and the harm should be weighed against the public benefits of the proposal.
- 25.6 The proposal would result in the redevelopment of a brownfield site which has been vacant for a significant period of time. Paragraph 125 of the NPPF states that substantial weight should be to the value of using suitable brownfield land within settlements for homes and other identified needs and proposals should be approved unless substantial harm would be cases. Policy therefore suggests the redevelopment is to be strongly encouraged.

- 25.7 The proposal will retain a commercial use on the site providing a limited amount of new employment opportunities.
- 25.8 The provision of 23-bed spaces in an HMO which will help towards meeting the housing need in a highly sustainable location.
- 25.9 The scheme is considered to be high quality and would be in keeping with the existing recent development within the immediate area. The scheme would also provide a minimum of 10% biodiversity net gain.
- 25.10 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.

## **26. Recommendation**

- 26.1 **Approve** subject to:
- The planning conditions as set out below with amendments to the conditions as drafted delegated to officers.
  - The agreement of a S106 planning obligation(s) securing any financial contributions or other obligations arising as reported on the amendment sheet and considered justified and CIL compliant by officers.

## **27. 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. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are:
  - i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
  - ii. Contractor parking (wherever possible all such parking should be within the curtilage of the site and not on street).
  - iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
  - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: in the interests of highway safety in accordance with paragraph 116 of the NPPF (2024)

4. Prior to commencement of development a scheme of tree protection, prepared in accordance with British Standard BS:5837 (2012) Trees in relation to demolition, design and construction, will be submitted to and approved in writing by the Local Planning Authority. The approved scheme of tree protection will be installed before any development works, including demolition, begin on site and will be retained until all development is complete, and all machinery and materials are removed from site. The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: To ensure that trees to be retained will be adequately protected, to preserve the arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees

5. 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).

6. 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.

If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation 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).

7. No dwelling shall be occupied until a Carbon Reduction and Water Efficiency Statement, setting out how the proposals meet the requirement for all new dwelling units to achieve reductions as required by the 2021 edition of Part L of the Building Regulations has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate how this requirement will be met following the energy hierarchy of Be Lean, Be Clean and Be Green. Where on-site renewable, low carbon technologies and water efficiency measures are proposed, the Statement shall include:
  - a. A schedule of proposed on-site renewable energy or low carbon technologies, their location and design;
  - b. Details of any mitigation measures required to maintain amenity and prevent nuisance;
  - c. Details of water efficiency measures to achieve a design standard of water use of no more than 110 litres/person/day.

The approved measures shall be fully implemented prior to the occupation of any approved dwelling(s) or in accordance with a phasing plan otherwise agreed in writing by the local planning authority.

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

8. The carbon reduction measures for the non-residential floorspace shall be carried out in accordance with the approach outlined in the Sustainability Appraisal and Water Efficiency Feasibility Study (Green Heat Ltd, 25 October 2022). Where renewable energy systems are proposed, further information shall be submitted prior to the occupation of the scheme outlining:
  - a) The location and design of the technologies
  - b) Details of any mitigation measures required to maintain residential 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 non-residential floorspace.

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)

9. No development above ground level shall take place until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

10. No development, other than demolition, shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full in accordance with the approved details prior to the occupation of any part of the development or

in accordance with an implementation program agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

11. No development, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include where appropriate:

- 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, including levels, gradients, dimensions and pipe reference numbers;
- d. Details of the proposed attenuation and flow control measures;
- e. Site Investigation and test results to confirm infiltration rates;
- f. Temporary storage facilities if the development is to be phased;
- g. A timetable for implementation if the development is to be phased;
- h. 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;
- i. Details of the maintenance/adoption of the surface water drainage system;
- j. Measures taken to prevent pollution of the receiving groundwater and/or surface water

The scheme shall subsequently be implemented in full in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation program agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and prevent the increased risk of flooding (Cambridge Local Plan 2018, policies 31 and 32)

12. 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).

13. Notwithstanding the approved plans, no development above ground level shall commence until details of an alternative ventilation scheme for the development to negate the need to open windows and protect future occupiers from traffic noise have been submitted to and approved in writing by the local planning authority. It shall be demonstrated that the ventilation scheme shall be able to achieve at least two air changes per hour in individual residential units. It shall also include details of operational control and the noise levels of the ventilation system. The scheme shall be carried out as approved before the use is commenced or the development is occupied and shall be retained as such.

Reason: To protect amenity / human health (Cambridge Local Plan 2018 policy 35)

14. Prior to first occupation of the development the existing dropped kerb vehicular access to 73 Newmarket Road shall be permanently and effectively closed and the footway shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of highway safety in accordance with paragraph 116 of the NPPF (2024)

15. The redundant rain water channel that crosses the footway must be removed, and the footway resurfaced prior to the building being occupied for its proposed use.

Reason: For the safe and effective operation of the highway and in the interests of highway safety in accordance with paragraph 116 of the NPPF (2024)

16. 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 nearby properties (Cambridge Local Plan 2018 policy 36)

17. E(b) / E(d) development use shall not commence until a noise insulation / mitigation scheme in order to minimise the noise emanating from the premises is submitted in writing for approval by the Local Planning Authority. This shall include assessment and mitigation of internal noise transfer noise and any external plant / equipment noise. 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 nearby properties (Cambridge Local Plan 2018 policy 35)

18. 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 brick details; stonework; windows; doors and entrances; roof cladding; external metal work, including balustrades, rain water goods, edge junctions and coping details; colours and surface finishes. The details shall include any man-safe system required for the roof. 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 and 57).

19. No development shall commence above slab level, other than demolition, until details of the louvres as shown on the approved plans have been submitted and approved in writing by the Local Planning Authority. The approved louvres shall be fitted prior to the first occupation, and shall be maintained and retained in accordance with the agreed details thereafter.

Reason: To protect the amenity of occupiers of adjoining properties and future occupiers (Policy 58 of the Cambridge Local Plan 2018).

20. The development, hereby permitted, shall not be occupied, or the use commenced, until a management plan has been submitted to and approved

in writing by the Local Planning Authority. The management plan shall include provisions relating to:

- a) management of the property and how any management issues will be addressed
- b) external display of contact information for on-site management issues and emergencies for members of the public
- c) provision for refuse, cycle and car parking and drying areas etc.
- d) details of guidance for tenants re acceptable standards of behaviour/use of the premises.

The development shall thereafter be managed in accordance with the approved plan.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan 2018 policies 35 and 48).

21. No development shall commence above slab level, other than demolition until a waste management plan has been submitted to and approved in writing by the Local Planning Authority. The waste management plan shall demonstrate that waste management practices are thoroughly planned and meet regulatory standards. The approved scheme shall be in place prior to the use is commenced and shall retained thereafter.

Reason: Ensuring environmental and public safety are maintained by proving that waste is to be handled properly from the outset and refuse is successfully integrated into the development (Cambridge Local Plan policy 57)

22. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

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

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

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

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

The green biodiverse roof(s) shall be implemented in full prior to the use of the approved development 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](http://green-roofs.co.uk)

24. The house of multiple occupation (HMO) hereby approved, shall have no more than twenty-three people residing within it at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of neighbouring properties. (Cambridge Local Plan 2018 policies 35, 56 and 48).

25. The ground floor commercial unit shall not be open to customers outside the hours of 08:00 and 23.00hrs daily (including weekend and Bank / Public Holidays).

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

26. No commercial refuse / waste or recycling material shall be emptied into external receptacles, taken out or moved around the external area of the site outside the following hours:

Monday to Saturday = 07:00 - 23:00hrs

Sunday and bank holidays = 08:00 - 21:00hrs

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

27. Operational deliveries to or dispatches from the site (including waste collections) shall not be made outside the following hours:

Monday to Saturday = 07:00 - 23:00hrs

Sunday and bank holidays = 08:00 - 21:00hrs

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

28. 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).

29. 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).

30. All paved areas within the site that abut the public highway 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 paragraph 116 of the NPPF (2024)

31. 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 paragraph 116 of the NPPF (2024)

32. Prior to the occupation of the development, the ecological mitigation shall be carried out in full in accordance with the details contained in Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Applied Ecology dated 16 May 2022) The ecological measures shall thereafter be retained for the lifetime of the development.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018, policy 57, 59 and 70)

33. Water efficiency standards for the scheme shall be carried out in accordance with the water efficiency specification set out in Sustainability Appraisal and Water Efficiency Feasibility Study (Green Heat Ltd, 25 October 2022), which sets out the measures to be implemented to achieve 5 BREEAM credits for water efficiency (Wat01). The development shall only be used or occupied in accordance with the agreed details, and any amendments to the specification shall first be submitted to and approved in writing by the local planning authority.

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).

*Statutory Condition*

34. Development may not be begun unless:

(a) a biodiversity gain plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

**Informatives**

1. Neither the future residents nor any new businesses within the proposed development will qualify for Parking Permits within the existing Residents Parking Schemes operating in surrounding streets.

2. Given the sites location and its physical constraints it is recommended that the applicant engage with the Highway Authorities street works team ([street.works@cambridgeshire.gov.uk](mailto:street.works@cambridgeshire.gov.uk)) to formulate an acceptable methodology for the proposed demolition and construction processes that may require the use of the adopted public highway within the vicinity of the site. The Highway Authority will insist that footway/NMU provision be retained on both sides of Newmarket Road during both the demolition and construction phases of the development.
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, and that a separate permission must be sought from the Highway Authority for such works
4. In order to achieve the requirements of the dust condition, the applicant will need to provide details in accordance with Sections 3.6.155-3.6.161 (Pages 122 and 123) of the Council's "Sustainable Design and Construction" SPD (January 2020). The SPD is available to view at the following link:  
<https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-constuction-spd>
5. The Housing Act 2004 introduced the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors. Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed, habitable rooms without adequate lighting or floor area etc. Further information may be found here: <https://www.cambridge.gov.uk/housing-health-and-safety-rating-system>
6. Management Regulations apply to all HMOs (whether or not they are licensable) and impose certain duties on managers and occupiers of such buildings. Persons in control of or managing an HMO must be aware of and comply with the Management of Houses in Multiple Occupation (England) Regulations 2006. These regulations stipulate the roles and responsibilities of the manager and also the occupiers of HMOs. Further information may be found here: <https://www.cambridge.gov.uk/houses-in-multiple-occupation>
7. The Housing Act 2004 introduced Mandatory Licensing for Houses in Multiple Occupation (HMOs) across all of England. This applies to all HMOs with 5 or more persons forming more than one household and a person managing or controlling an HMO that should be licensed commits an offence if, without reasonable excuse, he fails to apply for a licence. It is,

therefore, in your interest to apply for a licence promptly if the building requires one. Further information and how to apply for a Licence may be found here: <https://www.cambridge.gov.uk/licensing-of-houses-in-multiple-occupation>

## **Biodiversity Net Gain Informative**

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by [Schedule 7A of the Town and Country Planning Act 1990 \(inserted by the Environment Act 2021\)](#). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the Biodiversity Gain Condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The biodiversity gain condition (as set out above at the end of this decision notice) is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted to and approved by Cambridge City Council (the local planning authority) before commencement of the development. There are exemptions, transitional arrangements and requirements relating to irreplaceable habitat which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats.

**In the opinion of the Local Planning Authority, the approved development is engaged by paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, is subject to the statutory Biodiversity Gain Condition and none of the statutory exemptions or transitional arrangements are considered to apply.**

### The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

### **Advice on information required to discharge Biodiversity Gain Condition**

A Biodiversity Gain Plan to secure at least 10% increase in biodiversity value relative to the predevelopment biodiversity value of the onsite habitat as per the statutory condition as set out on this Decision Notice must be submitted to the Local Planning Authority and approved before the development can commence. In order to discharge the condition, the following information will be required:

-details of purchase and monitoring of the offsite biodiversity units, a biodiversity metric for the site, costings and evidence of appropriate legal agreements to guarantee delivery of ongoing habitat management requirements specifically:

- i. Identification of receptor site or sites with associated plans;
- ii. Details of the offsetting requirements of the development in accordance with current DEFRA biodiversity metric;
- iii. The provision of evidence of arrangements to secure the delivery of offsetting measures, including a timetable of delivery; and
- iv. A Management and Monitoring Plan, to include for the provision and maintenance of the offsetting measures for a period of not less than 30 years from the commencement of the scheme and itself to include:
  - a) Description of all habitat(s) to be created / restored / enhanced within the scheme including expected management condition and total area;
  - b) Review of Ecological constraints;
  - c) Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works;
  - d) Detailed design and working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location of proposed works;
  - e) Type and source of materials to be used, including species list for all proposed planting and abundance of species within any proposed seed mix;
  - f) Identification of persons responsible for implementing the works;

- g) A timetable of ecological monitoring to assess the success of all habitats creation / enhancement.
- h) The inclusion of a feedback mechanism to the Local Planning Authority, allowing for the alteration of working methods / management prescriptions, should the monitoring deem it necessary.
- i) Evidence that appropriate arrangements are in place to ensure the Council is funded to monitor the proposed biodiversity gain from the site(s) proposed over a period of 30 years. This would normally be in the form of a freestanding S106 agreement with a biodiversity provider which has already secured on-going monitoring contributions for the Council.

**Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in your development becoming subject to enforcement action.**

Greater Cambridge Shared Planning offer pre-application guidance regarding Biodiversity Net Gain here: [Biodiversity Net Gain Advice \(greatercambridgeplanning.org\)](https://greatercambridgeplanning.org)

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## **26/01081/FUL – 9, 11, 15 and 17 Ashfield Road, Cambridge, Cambridgeshire**

### **Application details**

**Report to:** Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

**Ward:** East Chesterton

**Proposal:** Addition of external wall insulation to the solid wall constructed parts of the building

**Applicant:** Cambridge City Council

**Presenting officer:** Ellie O'Donnell

**Reason presented to committee:** Cambridge City Council is the applicant

**Key issues:**

1. Principle of development
2. Design, layout, scale and landscaping
3. Amenity

**Recommendation:** Approve, subject to conditions

## 1. Executive summary

- 1.1 Permission is sought for the application of insulated external render to the elevations of Nos. 9, 11, 15 and 17 Ashfield Road, Cambridge. The render would be painted a pale grey colour ('Ash Grey' by Johnstone's).
- 1.2 Officers recommend that the Planning Committee approves the application, subject to conditions.

Consultee	Response	Paragraph reference
County Highways Development Management	No objection	6.1
Environmental Health	No objection	6.2

Table 1: Consultee summary

## 2. Site description and context

- 2.1 The application site lies within a highly residential part of East Chesterton, Cambridge. The site comprises four maisonette flats (Nos. 9, 11, 15 and 17) on the south-western side of Ashfield Road. The street is characterised by two-storey, semi-detached dwellings with brickwork and rendered elevations, concrete rooftiles, and white uPVC window and door fittings.
- 2.2 The site is not in, or adjacent to, a conservation area and there are no listed buildings, Buildings of Local Interest (BLIs), or non-designated heritage assets within the vicinity. There are two high-amenity value trees in the front garden, although these are not protected by Tree Preservation Order (TPO). The site is in Flood Zone 1 (low risk) and is not susceptible to surface and groundwater flooding.

## 3. The proposal

- 3.1 Addition of external wall insulation to the solid wall constructed parts of the building.

## 4. Relevant site history

No relevant history.

## 5. Policy

### 5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

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

Circular 11/95 (Conditions, Annex A)

### 5.2 **Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation – December 2025 to January 2026)**

5.2.1 The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District. The draft JLP was published for formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 1 December 2025 and 30 January 2026.

5.2.2 In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an earlier stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making.

5.2.3 Consultation on a Regulation 19 draft plan is anticipated in Summer/Autumn 2026.

### 5.3 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 35: Protection of human health from noise and vibration

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 81: Highway Safety

## **6. Consultations**

### **Publicity**

Neighbour letters – Yes

Site notice – No

Press notice – No

### **County Highways Development Management – No objection**

6.1 The proposal would have no impact on the safety of highway users.

### **Environmental Health – No objection**

6.2 Subject to a condition for construction activities to take place only between the hours of 08:00 and 18:00 on Monday to Friday, 08:00 and 13:00 on Saturday. No construction or demolition works shall take place on any Sunday or Bank Holiday.

## **7. Third party representations**

No representations were received.

## **8. Assessment**

8.1 From the consultation responses received and from an inspection of the site and the surroundings, the key issues are:

- Principle
- Design, layout, scale and landscaping
- Amenity

## **9. Principle of development**

9.1 Policy 1 of the Cambridge Local Plan (2018) sets out that the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development. Sustainable development proposals will be supported unless material considerations indicate otherwise, taking into account whether a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole,

or b) Specific policies in that Framework indicate that development should be restricted.

- 9.2 Policy 30 states that extensions and/or alterations to existing dwellings should be accompanied by cost-effective improvements to their energy efficiency. This may include the installation of cavity wall or loft insulation, the replacement of F- and G-rated boilers, heating controls upgrades, and the application of draught stripping on openings.
- 9.3 The proposal sees the application of insulated external render to the front, side and rear elevations to Nos. 9–17 (odd) Ashfield Road. The works would improve the energy efficiency of the buildings, as per NPPF para. 11 and Policies 1 and 30 of the Cambridge Local Plan (2018).

## **10. Design, layout, scale and landscaping**

- 10.1 Policies 55, 56 and 58 of the Cambridge Local Plan (2018) 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.
- 10.2 The application seeks permission to apply external insulated render to the front, side, and rear elevations to Nos. 9–17 (odd) Ashfield Road. The render would be painted a pale grey shade (Johnstone's Ash Grey) and would complement the light-coloured render at No. 29 Ashfield Road and Nos. 61–65 and 76–78 Eastfield, among others along the street. The proposed paint would be in keeping with the character and appearance of the street and shall be secured by condition.
- 10.3 The proposal complies with Policies 55, 56 and 58 of the Cambridge Local Plan (2018) subject to the imposition of the above condition.

## **11. Amenity**

- 11.1 Policy 58 of the Cambridge Local Plan (2018) permits extensions and/or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.
- 11.2 No objections have been received from neighbouring occupiers and 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.
- 11.3 The application site is within a highly residential area. In order to protect neighbouring amenity during the construction period, a condition will be attached to ensure that no demolition or construction works relating to the development are carried out on any Sunday or Bank Holiday, nor before 08:00 hours or after 18:00 hours on any days, nor on any Saturday before 08:00 hours or after 13:00 hours.

## 12. Planning balance

- 1.12 As part of the proposal the applicants set out that External Wall Insulation (EWI) render aims to improve the insulative properties of the building wall envelope and that the proposal would help mitigate existing damp issues. In so doing, the proposed retrofit would reduce the carbon emissions of the dwellings, by reducing the demand for heating. It would also create a better regulated internal temperature and, in turn, work to reduce energy bills to residents. This work is in line with the Council's vision of lowering carbon emissions and aids its target of meeting net zero targets in the future. The proposal is compliant with policies 1, 28 and 30 of the Cambridge Local Plan 2018 which support improved sustainable development standards and energy efficiency in existing dwellings.
- 1.13 The proposal adequately respects the amenity of its neighbours. The proposal is compliant with policies 55, 56, 58 and 59 of the Local Plan 2018. The associated construction and environmental impacts would be acceptable in accordance with policies 35 of the Local Plan 2018, subject to condition 4 recommended below.
- 1.14 In applying the planning balance, any perceived visual discord associated with the application of the render system is significantly outweighed by the sustainability benefits arising from the proposal.

## 13. Recommendation

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

## 14. 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. The external surfaces to the development hereby approved shall be finished in Johnstone's Ash Grey #EDF2EE painted render unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policy 58 of the Cambridge Local Plan 2018.

4. 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





**26/01400/FUL – 1, 2, 3, 4, 11, 12 The Green,  
Cambridge, Cambridgeshire, CB4 1RP**

## **Application details**

**Report to:** Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

**Ward/parish:** West Chesterton

**Proposal:** Addition of external wall insulation to solid wall constructed parts of the building, with no change of use to the property.

**Applicant:** Cambridge City Council

**Presenting officer:** Laura Horan

**Reason presented to committee:** Applicant is the Local Authority

**Member site visit date:** N/A

**Key considerations:** 1. Design/Visual Impact

2. Residential Amenity

**Recommendation:** Approve subject to conditions

## **Report contents**

Document section	Document heading

1	Executive summary
2	Site description and context
3	The Proposal
4	Relevant Site History
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Local groups / petition
10	Assessment
11	Principle of development
12	Design and Visual Impact
13	Residential Amenity
14	Planning Balance

Table 1 Contents of report

## 1. Executive summary

- 1.1 The application site relates to 6 Council owned properties within The Green, Cambridge.
- 1.2 The properties this application relates to are a block of four flats and mid terraced properties.
- 1.3 This proposal consists of rendering the Council owned properties within The Green using an EWI propriety render system.
- 1.4 This application is being presented to the Planning Committee due to the applicant being the Local Authority – Cambridge City Council.
- 1.5 A rendered finish would enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). Officers consider the proposed increase in external footprint to be relatively minor and would not significantly change the visual prominence of the dwellings.
- 1.6 Officers therefore recommend that the application be **approved**, subject to conditions.

Consultee	Object / No objection / No comment / Other	Paragraph Reference

Local Highways Authority	No Objection	6.1
Environmental Health	No objections.  Recommend noise construction condition.	6.2

Table 2 Consultee summary

## 2. Site Description and Context

- 2.1 The application site relates to 6 Council owned properties within The Green, Cambridge. Properties located within The Green consists of both council owned flats, houses and private houses in a mixture of semi-detached, mid terraced properties and flats. It is primarily a residential street that has properties with brick external facades.
- 2.2 The properties this application relates to are a block of four flats and mid terraced properties. The properties are of solid masonry construction with a brick external finish. The roofs have been covered with contoured roof tiles, fenestrations are UPVC windows with double glazed units with a mixture of composite and timber doors.
- 2.3 This proposal consists of rendering the Council owned properties within The Green using an EWI propriety render system as part of its carbon reduction plans. These works are to be undertaken to the solid wall parts of the building's construction.
- 2.4 External Wall Insulation (EWI) render aims to improve the insulative properties of the building wall envelope. In addition to helping to mitigate existing damp issues. Retrofitting EWI will reduce the carbon emissions of the houses, by reducing the use of heating. It will also create a better regulated internal temperature and, in turn, work to reduce energy bills to the residents.
- 2.5 A rendered finish would enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). This render finish will be one of three colours previously used on properties with a similar brick finish – Aran, Chime or Ellastone. The flats will be rendered one colour so that the block is the same. Officers consider the proposed increase in external footprint to be relatively minor and would not significantly change the visual prominence of the dwellings.

### **3. The proposal**

- 3.1 The applicant has submitted a FUL application for the addition of external wall insulation to solid wall constructed parts of the building, with no change of use to the property.

### **4. Relevant site history**

- 4.1 None relevant.

### **5. Policy**

#### **5.1 National policy**

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

#### **5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation – December 2025 to January 2026)**

- 5.2.1 The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the next stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.
- 5.2.2 Following endorsement by Joint Cabinet in November, the draft JLP has – at the time of writing - proceeded to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). This is currently scheduled between 1 December 2025 and 30 January 2026.
- 5.2.3 In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an early stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can

only be afforded limited weight as a material consideration in decision making.

### 5.3 **Cambridge Local Plan (2018)**

Policy 1: The presumption in favour of sustainable development  
Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use  
Policy 29: Renewable and low carbon energy generation  
Policy 30: Energy-efficiency improvements in existing dwellings  
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 81: Highway Safety

Supplementary Planning Documents (SPD)

Sustainable Design and Construction SPD – Adopted January 2020

## **6. Consultations**

### **Publicity**

Neighbour letters – Y

Site Notice – Y

Press Notice – N

6.1 **Local Highways Authority – No objection**

6.2 **Environmental Health – No objections**  
Recommend condition for noise construction hours.

## **7. Third party representations**

7.1 None

## **8. Member Representations**

8.1 No member representations have been received

## **9. Local Groups / Petition**

- 9.1 No Local Groups/Petitions have been received
- 9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

## **10. Assessment**

- 10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the main considerations are as follows:
- Principle
  - Design/Visual Impact
  - Residential Amenity

## **11. Principle of development**

- 11.1 Policy 1 of the Cambridge Local Plan (2018) sets out that the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development. Sustainable development proposals will be supported unless material considerations indicate otherwise, taking into account whether a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or b) Specific policies in that Framework indicate that development should be restricted.
- 11.2 Policy 30 states that extensions and/or alterations to existing dwellings should be accompanied by cost-effective improvements to their energy efficiency. This may include the installation of cavity wall or loft insulation, the replacement of F- and G-rated boilers, heating controls upgrades, and the application of draught stripping on openings.
- 11.3 The proposal sees the application of insulated external render. The works would improve the energy efficiency of the buildings, as per NPPF para. 11 and Policies 1 and 30 of the Cambridge Local Plan (2018).

## **12. Design and Visual Impact**

- 12.1 Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018) 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.

- 12.2 This FUL application proposes the addition of external wall insulation to solid wall constructed parts of the buildings, with no change of use to the properties. A rendered finish which will enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). The finished render colours being proposed are Ellastone, Chime and Aran (PPG Johnstones Stormshield detailed specification).
- 12.3 The properties which form part of the application are all council owned dwellings set around the whole street. Whilst the proposed painted external render finish will alter the character of the dwellings on the street scene, given there is some existing painted render on the properties in the area, the addition of this proposed external render is not considered significantly harmful to the character and appearance of the dwellings and area.
- 12.4 It is therefore considered that the proposal would not result in an unacceptable level of impact on the existing properties, street scene or surrounding areas. Therefore, it would comply with policies 55, 56 and 58 of the Cambridge Local Plan 2018.

### **13. Residential Amenity**

Policy 58 of the Cambridge Local Plan (2018) permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.

- 13.1 The development would result in the external elevations of the houses moving marginally closer to the boundaries but it is considered that this would not affect residential amenity. No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Policies 30, 56 and 58 of the Cambridge Local Plan (2018)
- 13.2 The Environmental Health Officer has been consulted on the proposal and they have not raised any objections, subject to conditions relating to noise construction hours given the residential nature of the surroundings and to protect local amenity at the more sensitive times of day. This is considered reasonable by Officers to protect the amenities of nearby

residential properties. The proposal is therefore compliant with Policy 35 of the Local Plan (2018).

### **Highway Matters**

- 13.3 Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact and paragraph 116 of the NPPF seeks to protect the safety of the public highway.
- 13.4 The Local Highways Authority have been consulted on the proposal and they have raised no objections. Following a review of the documents provided to the Highway Authority as part of the planning application, no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.
- 13.5 The proposal is compliant with Policies 81 Cambridge City Local Plan (2018) and paragraph 116 of the NPPF.

## **14. Planning Balance**

- 1.1 As part of the proposal the applicants set out that External Wall Insulation (EWI) render aims to improve the insulative properties of the building wall envelope and that the proposal would help mitigate existing damp issues. In so doing, the proposed retrofit would reduce the carbon emissions of the dwellings, by reducing the demand for heating. It would also create a better regulated internal temperature and, in turn, work to reduce energy bills to residents. This work is in line with the Council's vision of lowering carbon emissions and aids its target of meeting net zero targets in the future. The proposal is compliant with policies 1, 28 and 30 of the Cambridge Local Plan 2018 which support improved sustainable development standards and energy efficiency in existing dwellings.
- 1.2 The proposal adequately respects the amenity of its neighbours. The proposal is compliant with policies 55, 56, 58 and 59 of the Local Plan 2018. The associated construction and environmental impacts would be acceptable in accordance with policies 35 of the Local Plan 2018, subject to condition 4 recommended below.
- 1.3 In applying the planning balance, any perceived visual discord associated with the application of the render system is significantly outweighed by the sustainability benefits arising from the proposal.

## 15. Recommendation

### 15.1 Approve subject to:

- the planning conditions as set out in Section 15 of this report with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary), prior to the issuing of the planning permission.

## 16. 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. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the approved documents/application form; unless otherwise agreed in writing by the Local Planning Authority.

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)).

4. 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).

**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 Development Framework SPDs



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**26/01401/FUL – 71, 73, 75, 91, 95, 101, 107, 109, 111,  
Union Lane, Cambridge, Cambridgeshire, CB4 1PX**

## **Application details**

**Report to:** Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

**Ward/parish:** East Chesterton

**Proposal:** Addition of external wall insulation to solid wall constructed parts of the buildings.

**Applicant:** Cambridge City Council

**Presenting officer:** Laura Horan

**Reason presented to committee:** Applicant is the Local Authority

**Member site visit date:** N/A

**Key considerations:** 1. Design/Visual Impact

2. Residential Amenity

**Recommendation:** Approve subject to conditions

## Report contents

Document section	Document heading

1	Executive summary
2	Site description and context
3	The Proposal
4	Relevant Site History
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Local groups / petition
10	Assessment
11	Principle of development
12	Design and Visual Impact
13	Residential Amenity
14	Planning Balance

Table 1 Contents of report

## 1. Executive summary

- 1.1 The application site relates to 9 Council owned properties within Union Lane, Cambridge.
- 1.2 The properties this application relates to are semi-detached end of terraced dwellings and mid terraced properties.
- 1.3 This proposal consists of rendering the Council owned properties within Union Lane using an EWI propriety render system.
- 1.4 This application is being presented to the Planning Committee due to the applicant being the Local Authority – Cambridge City Council.
- 1.5 A rendered finish would enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). Officers consider the proposed increase in external footprint to be relatively minor and would not significantly change the visual prominence of the dwellings.
- 1.6 Officers therefore recommend that the application be **approved**, subject to conditions.

Consultee	Object / No objection / No comment / Other	Paragraph Reference
Local Highways Authority	No Objection	6.1

Environmental Health	No objections.  Recommend noise construction condition.	6.2
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Table 2 Consultee summary

## 2. Site Description and Context

- 2.1 The application site relates to 9 Council owned properties situated within Union Lane, Cambridge. Properties located within Union Lane consists of both council owned houses and private houses in a mixture of semi-detached, mid terraced properties and flats. It is primarily a residential street that has properties with brick external facades.
- 2.2 The properties this application relates to are mid terraced properties and semi-detached end of terraced properties. The properties are of solid masonry construction with a brick external finish. The roofs have been covered with contoured roof tiles, fenestrations are UPVC windows with double glazed units with a mixture of composite and timber doors.
- 2.3 This proposal consists of rendering the Council owned properties within Union Lane using an EWI propriety render system as part of the Council's carbon reduction plans. These works are to be undertaken to the solid wall parts of the building's construction.
- 2.4 External Wall Insulation (EWI) render aims to improve the insulative properties of the building wall envelope. In addition to helping to mitigate existing damp issues. Retrofitting EWI will reduce the carbon emissions of the houses, by reducing the use of heating. It will also create a better regulated internal temperature and, in turn, work to reduce energy bills to the residents.
- 2.5 A rendered finish would enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). This render finish will be one of three colours previously used on properties with a similar brick finish – Aran, Chime or Ellastone. Officers consider the proposed increase in external footprint to be relatively minor and would not significantly change the visual prominence of the dwellings.

## 3. The proposal

- 3.1 The applicant has submitted a FUL application for the addition of external wall insulation to solid wall constructed parts of the building.

#### **4. Relevant site history**

None relevant.

#### **5. Policy**

##### **5.1 National policy**

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

##### **5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation – December 2025 to January 2026)**

5.2.1 The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the next stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

5.2.2 Following endorsement by Joint Cabinet in November, the draft JLP has – at the time of writing - proceeded to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). This is currently scheduled between 1 December 2025 and 30 January 2026.

5.2.3 In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an early stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making.

##### **5.3 Cambridge Local Plan (2018)**

Policy 1: The presumption in favour of sustainable development

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 30: Energy-efficiency improvements in existing dwellings  
Policy 35: Protection of human health from noise and vibration  
Policy 55: Responding to context  
Policy 56: Creating successful places  
Policy 58: Altering and extending existing buildings  
Policy 81: Highway Safety

Supplementary Planning Documents (SPD)

Sustainable Design and Construction SPD – Adopted January 2020

## **6. Consultations**

### **Publicity**

Neighbour letters – Y

Site Notice – Y

Press Notice – N

6.1 **Local Highways Authority – No objection**

6.2 **Environmental Health – No objections**  
Recommend condition for noise construction hours.

## **7. Third party representations**

7.1 None

## **8. Member Representations**

8.1 No member representations have been received

## **9. Local Groups / Petition**

9.1 No Local Groups/Petitions have been received

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

## **10. Assessment**

10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the main considerations are as follows:

- Principle
- Design/Visual Impact
- Residential Amenity

## **11. Principle of development**

11.1 Policy 1 of the Cambridge Local Plan (2018) sets out that the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development. Sustainable development proposals will be supported unless material considerations indicate otherwise, taking into account whether a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or b) Specific policies in that Framework indicate that development should be restricted.

11.2 Policy 30 states that extensions and/or alterations to existing dwellings should be accompanied by cost-effective improvements to their energy efficiency. This may include the installation of cavity wall or loft insulation, the replacement of F- and G-rated boilers, heating controls upgrades, and the application of draught stripping on openings.

11.3 The proposal sees the application of insulated external render. The works would improve the energy efficiency of the buildings, as per NPPF para. 11 and Policies 1 and 30 of the Cambridge Local Plan (2018).

## **12. Design and Visual Impact**

12.1 Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018) 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.

12.2 This FUL application proposes the addition of external wall insulation to solid wall constructed parts of the buildings, with no change of use to the properties. A rendered finish which will enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). The finished render colours being proposed are Ellastone, Chime and Aran (PPG Johnstones Stormshield detailed specification).

- 12.3 The 9 properties which form part of the application are all Council owned dwellings set around the whole street. Whilst the proposed painted external render finish will alter the character of the dwellings on the street scene, given there is some existing painted render on the properties in the area, the addition of this proposed external render is not considered significantly harmful to the character and appearance of the dwellings and area.
- 12.4 It is therefore considered that the proposal would not result in an unacceptable level of impact on the existing properties, street scene or surrounding areas. Therefore, it would comply with policies 55, 56 and 58 of the Cambridge Local Plan 2018.

### **13. Residential Amenity**

Policy 58 of the Cambridge Local Plan (2018) permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.

- 13.1 The development would result in the external elevations of the house moving marginally closer to the boundaries but it is considered that this would not affect residential amenity. No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Policies 30, 56 and 58 of the Cambridge Local Plan (2018)
- 13.2 The Environmental Health Officer has been consulted on the proposal and they have not raised any objections, subject to conditions relating to noise construction hours given the residential nature of the surroundings and to protect local amenity at the more sensitive times of day. This is considered reasonable by Officers to protect the amenities of nearby residential properties. The proposal is therefore compliant with Policy 35 of the Local Plan (2018).

### **Highway Matters**

- 13.3 Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact and paragraph 116 of the NPPF seeks to protect the safety of the public highway.

- 13.4 The Local Highways Authority have been consulted on the proposal and they have raised no objections. Following a review of the documents provided to the Highway Authority as part of the planning application, no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.
- 13.5 The proposal is compliant with Policies 81 Cambridge City Local Plan (2018) and paragraph 116 of the NPPF.

## **14. Planning Balance**

- 14.1 As part of the proposal the applicants set out that External Wall Insulation (EWI) render aims to improve the insulative properties of the building wall envelope and that the proposal would help mitigate existing damp issues. In so doing, the proposed retrofit would reduce the carbon emissions of the dwellings, by reducing the demand for heating. It would also create a better regulated internal temperature and, in turn, work to reduce energy bills to residents. This work is in line with the Council's vision of lowering carbon emissions and aids its target of meeting net zero targets in the future. The proposal is compliant with policies 1, 28 and 30 of the Cambridge Local Plan 2018 which support improved sustainable development standards and energy efficiency in existing dwellings.
- 14.2 The proposal adequately respects the amenity of its neighbours. The proposal is compliant with policies 55, 56, 58 and 59 of the Local Plan 2018. The associated construction and environmental impacts would be acceptable in accordance with policies 35 of the Local Plan 2018, subject to condition 4 recommended below.
- 14.3 In applying the planning balance, any perceived visual discord associated with the application of the render system is significantly outweighed by the sustainability benefits arising from the proposal.

## **15. Recommendation**

- 15.1 **Approve** subject to:
- the planning conditions as set out in Section 15 of this report with delegated authority to officers to carry through amendments to those conditions (including additional / revised conditions as appropriate and necessary), prior to the issuing of the planning permission.

## 16. 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. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the approved documents/application form; unless otherwise agreed in writing by the Local Planning Authority.

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)).

4. 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).

### **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 Development Framework SPDs





## **26/01402/FUL – 190, 194, 206, 208, 216, 218 Milton Road, Cambridge, Cambridgeshire, CB4 1LF**

### **Application details**

**Report to:** Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

**Ward/parish:** West Chesterton

**Proposal:** Addition of external wall insulation to the solid wall constructed parts of the building.

**Applicant:** Cambridge City Council

**Presenting officer:** Laura Horan

**Reason presented to committee:** Applicant is the Local Authority

**Member site visit date:** N/A

**Key considerations:** 1. Design/Visual Impact

2. Residential Amenity

**Recommendation:** Approve subject to conditions

### **Report contents**

Document section	Document heading

1	Executive summary
2	Site description and context
3	The Proposal
4	Relevant Site History
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Local groups / petition
10	Assessment
11	Principle of development
12	Design and Visual Impact
13	Residential Amenity
14	Planning Balance

Table 1 Contents of report

## 1. Executive summary

- 1.1 The application site relates to 6 Council owned properties within Milton Road, Cambridge.
- 1.2 The properties this application relates to are semi-detached and mid terraced properties.
- 1.3 This proposal consists of rendering the Council owned properties within Milton Road using an EWI propriety render system.
- 1.4 This application is being presented to the Planning Committee due to the applicant being the Local Authority – Cambridge City Council.
- 1.5 A rendered finish would enlarge the external footprint of the buildings by the thickness of the product (approximately 120mm per wall rendered area). Officers consider the proposed increase in external footprint to be relatively minor and would not significantly change the visual prominence of the dwellings.
- 1.6 Officers therefore recommend that the application be **approved**, subject to conditions as listed below.

Consultee	Object / No objection / No comment / Other	Paragraph Reference
Local Highways Authority	No Objection	6.1

Environmental Health	No objections. Recommend noise construction condition.	6.2
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Table 2 Consultee summary

## 2. Site Description and Context

- 2.1 The application site relates to 6 Council owned properties within Milton Road, Cambridge. Properties located within Milton Road consist of both council owned houses and private houses in a mixture of semi-detached, mid terraced properties and flats. It is primarily a residential street that has properties with brick external facades. There is also a parade of shops in the vicinity of the properties within this location and that they are located on the opposite side of the road to the properties within this application.
- 2.2 The properties this application relates to are Council owned semi-detached and mid-terraced properties. The properties are of solid masonry construction with a brick external finish. The roofs have been covered with contoured roof tiles, fenestrations are UPVC windows with double glazed units with a mixture of composite and timber doors.
- 2.3 This proposal consists of rendering the Council owned properties within Milton Road using an EWI propriety render system as part of the Council's carbon reduction plans. These works are to be undertaken to the solid wall parts of the building's construction.
- 2.4 External Wall Insulation (EWI) render aims to improve the insulative properties of the building wall envelope. In addition to helping to mitigate existing damp issues. Retrofitting EWI will reduce the carbon emissions of the houses, by reducing the use of heating. It will also create a better regulated internal temperature and, in turn, work to reduce energy bills to the residents.
- 2.5 A rendered finish would enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). This render finish will be one of three colours – Aran, Chime or Ellastone. Officers consider the proposed increase in external footprint to be relatively minor and would not significantly change the visual prominence of the dwellings.

### **3. The proposal**

- 3.1 The applicant has submitted a FUL application for the addition of external wall insulation to solid wall constructed parts of the buildings, with no change of use to the property.

### **4. Relevant site history**

None relevant.

### **5. Policy**

#### **5.1 National policy**

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

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 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation – December 2025 to January 2026)

5.2.1 The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the next stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

5.2.2 Following endorsement by Joint Cabinet in November, the draft JLP has – at the time of writing - proceeded to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). This is currently scheduled between 1 December 2025 and 30 January 2026.

5.2.3 In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an early stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making.

### 5.3 **Cambridge Local Plan (2018)**

Policy 1: The presumption in favour of sustainable development

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 35: Protection of human health from noise and vibration

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 81: Highway Safety

Supplementary Planning Documents (SPD)

Sustainable Design and Construction SPD – Adopted January 2020

## 6. **Consultations**

### **Publicity**

Neighbour letters – Y

Site Notice – Y

Press Notice – N

6.1 **Local Highways Authority – No objection**

6.2 **Environmental Health – No objections**  
Recommend condition for noise construction hours.

## 7. **Third party representations**

7.1 None

## **8. Member Representations**

- 8.1 No member representations have been received

## **9. Local Groups / Petition**

- 9.1 No Local Groups/Petitions have been received
- 9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

## **10. Assessment**

- 10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the main considerations are as follows:
- Principle
  - Design/Visual Impact
  - Residential Amenity

## **11. Principle of development**

- 11.1 Policy 1 of the Cambridge Local Plan (2018) sets out that the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development. Sustainable development proposals will be supported unless material considerations indicate otherwise, taking into account whether a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or b) Specific policies in that Framework indicate that development should be restricted.
- 11.2 Policy 30 states that extensions and/or alterations to existing dwellings should be accompanied by cost-effective improvements to their energy efficiency. This may include the installation of cavity wall or loft insulation, the replacement of F- and G-rated boilers, heating controls upgrades, and the application of draught stripping on openings.
- 11.3 The proposal sees the application of insulated external render. The works would improve the energy efficiency of the buildings, as per NPPF para. 11 and Policies 1 and 30 of the Cambridge Local Plan (2018).

## **12. Design and Visual Impact**

- 12.1 Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018) 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.
- 12.2 This FUL application proposes the addition of external wall insulation to solid wall constructed parts of the building, with no change of use to the property. A rendered finish which will enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). The finished render colours being proposed are Ellastone, Chime and Aran (PPG Johnstones Stormshield detailed specification).
- 12.3 The properties which form part of the application are all council owned dwellings. Whilst the proposed painted external render finish will alter the character of the dwellings on the street scene, given there is some existing painted render on the properties in the area, and a variety in materials and dwelling type along the street scene, the addition of this proposed external render is not considered significantly harmful to the character and appearance of the dwellings and area.
- 12.4 It is therefore considered that the proposal would not result in an unacceptable level of impact on the existing properties, street scene or surrounding areas. Therefore, it would comply with policies 55, 56 and 58 of the Cambridge Local Plan 2018.

## **13. Residential Amenity**

Policy 58 of the Cambridge Local Plan (2018) permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.

- 13.1 The development would result in the external elevations of the house moving marginally closer to the boundaries but it is considered that this would not affect residential amenity. No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Policies 30, 56 and 58 of the Cambridge Local Plan (2018)

- 13.2 The Environmental Health Officer has been consulted on the proposal and they have not raised any objections, subject to conditions relating to noise construction hours given the residential nature of the surroundings and to protect local amenity at the more sensitive times of day. This is considered reasonable by Officers to protect the amenities of nearby residential properties. The proposal is therefore compliant with Policy 35 of the Local Plan (2018).

## **Highway Matters**

- 13.3 Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact and paragraph 116 of the NPPF seeks to protect the safety of the public highway.
- 13.4 The Local Highways Authority have been consulted on the proposal and they have raised no objections. Following a review of the documents provided to the Highway Authority as part of the planning application, no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.
- 13.5 The proposal is compliant with Policies 81 Cambridge City Local Plan (2018) and paragraph 116 of the NPPF.

## **14. Planning Balance**

- 14.1 As part of the proposal the applicants set out that External Wall Insulation (EWI) render aims to improve the insulative properties of the building wall envelope and that the proposal would help mitigate existing damp issues. In so doing, the proposed retrofit would reduce the carbon emissions of the dwellings, by reducing the demand for heating. It would also create a better regulated internal temperature and, in turn, work to reduce energy bills to residents. This work is in line with the Council's vision of lowering carbon emissions and aids its target of meeting net zero targets in the future. The proposal is compliant with policies 1, 28 and 30 of the Cambridge Local Plan 2018 which support improved sustainable development standards and energy efficiency in existing dwellings.
- 14.2 The proposal adequately respects the amenity of its neighbours. The proposal is compliant with policies 55, 56, 58 and 59 of the Local Plan 2018. The associated construction and environmental impacts would be acceptable in accordance with policies 35 of the Local Plan 2018, subject to condition 4 recommended below.

- 14.3 In applying the planning balance, any perceived visual discord associated with the application of the render system is significantly outweighed by the sustainability benefits arising from the proposal.

## 15. Recommendation

### 15.1 Approve subject to:

- the planning conditions as set out in Section 15 of this report with delegated authority to officers to carry through amendments to those conditions (including additional / revised conditions as appropriate and necessary), prior to the issuing of the planning permission.

## 16. 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. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the approved documents/application form; unless otherwise agreed in writing by the Local Planning Authority.

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)).

4. 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).

**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 Development Framework SPD



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**26/01899/FUL–**

**169,179,195,196,197,200,206,211,240,241,243,245**

**Ross Street, Cambridge, Cambridgeshire, CB1 3BS**

## **Application details**

**Report to:** Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

**Ward/parish:** Romsey

**Proposal:** Addition of external wall insulation to solid wall constructed parts of the building, with no change of use to the property. To include where required replacement triple glazed window installation.

**Applicant:** Cambridge City Council

**Presenting officer:** Laura Horan

**Reason presented to committee:** Applicant is the Local Authority

**Member site visit date:** N/A

**Key considerations:** 1. Design/Visual Impact

2. Residential Amenity

**Recommendation:** Approve subject to conditions

## Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The Proposal
4	Relevant Site History
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Local groups / petition
10	Assessment
11	Principle of development
12	Design and Visual Impact
13	Residential Amenity
14	Planning Balance
15	Recommendation
16	Planning Conditions

Table 1 Contents of report

### 1. Executive summary

- 1.1 The application site relates to 12 Council owned properties within Ross Street, Cambridge.
- 1.2 The properties this application relates to are mid terraced properties and semi-detached properties.
- 1.3 This proposal consists of rendering the Council owned properties within Ross Street using an EWI propriety render system.
- 1.4 This application is being presented to the Planning Committee due to the applicant being the Local Authority – Cambridge City Council.
- 1.5 A rendered finish would enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). Officers consider the proposed increase in external footprint to be relatively minor and would not significantly change the visual prominence of the dwellings.
- 1.6 Officers therefore recommend that the application be **approved**, subject to conditions as listed below.

Table 2 Consultee summary

Consultee	Object / No objection / No comment / Other	Paragraph Reference
Local Highways Authority	No objection	6.1
Environmental Health	No objection  Recommend noise construction condition.	6.2

## 2. Site Description and Context

- 2.1 The application site relates to 12 Council owned properties within Ross Street, Cambridge. Properties located within Ross Street consists of both council owned houses and private houses in a mixture of semi-detached, detached and mid terraced properties. It is primarily a residential street that has properties with brick external facades and properties where the external façade has either been painted or rendered with a white or cream render/paint finish. Some properties on Ross Street have already had external wall insulation completed through a previous contract.
- 2.2 The properties this application relates to are semi-detached and mid-terraced properties. The properties are of solid masonry construction with a brick external finish. The roofs have been covered with contoured roof tiles, fenestrations are UPVC windows with double glazed units with a mixture of composite and timber doors.
- 2.3 This proposal consists of rendering the Council owned properties within Ross Street using an EWI propriety render system. To externally insulate the render solid constructed wall areas of Cambridge City Council owned properties at 169, 179, 195, 196, 197, 200, 206, 211, 240, 241, 243 and 245 Ross Street, Cambridge as part of its carbon reduction plans. These works are to be undertaken to the solid wall parts of the building's construction.
- 2.4 The replacement UPVC frames to include triple glazed glazing units and External Wall Insulation (EWI) render aims to improve the insulative properties of the building and wall envelope. In addition to helping to mitigate existing damp issues. Retrofitting EWI will reduce the carbon emissions of the houses, by reducing the use of heating. It will also create a better regulated internal temperature and, in turn, work to reduce energy bills to the residents.

- 2.5 A rendered finish would enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). This render finish will be a colour chosen from the PPG Johnstone Stormshield paint chart as – Aran, Chime, white, Ash Grey or Ellastone. Officers consider the proposed increase in external footprint to be relatively minor and would not significantly change the visual prominence of the dwellings.

### **3. The proposal**

- 3.1 The applicant has submitted a FUL application for the addition of external wall insulation to solid wall constructed parts of the building, with no change of use to the property. To include where required replacement triple glazed window installation.

### **4. Relevant site history**

None relevant.

### **5. Policy**

#### **5.1 National policy**

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

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 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation – December 2025 to January 2026)**

- 5.2.1 The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the next stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the

statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

5.2.2 Following endorsement by Joint Cabinet in November, the draft JLP has – at the time of writing - proceeded to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). This is currently scheduled between 1 December 2025 and 30 January 2026.

5.2.3 In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an early stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making.

### 5.3 **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: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 32: Flood risk

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 82: Parking management

Policy 83: Aviation development

Policy 84: Telecommunications

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

Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

## **6. Consultations**

### **Publicity**

Neighbour letters – Y

Site Notice – Y

Press Notice – N

**6.1 Local Highways Authority – No objection**

**6.2 Environmental Health – No objections**  
Recommend condition for noise construction hours.

## **7. Third party representations**

7.1 None

## **8. Member Representations**

8.1 No member representations have been received

## **9. Local Groups / Petition**

9.1 No Local Groups/Petitions have been received

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

## **10. Assessment**

10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the main considerations are as follows:

- Design/Visual Impact
- Residential Amenity

## **11. Principle of development**

1. Policy 1 of the Cambridge Local Plan (2018) sets out that the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development. Sustainable development proposals will be

supported unless material considerations indicate otherwise, taking into account whether a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or b) Specific policies in that Framework indicate that development should be restricted.

2. Policy 30 states that extensions and/or alterations to existing dwellings should be accompanied by cost-effective improvements to their energy efficiency. This may include the installation of cavity wall or loft insulation, the replacement of F- and G-rated boilers, heating controls upgrades, and the application of draught stripping on openings.
3. The proposal sees the application of insulated external render and triple glazed window installation where required. The works would improve the energy efficiency of the buildings, as per NPPF para. 11 and Policies 1 and 30 of the Cambridge Local Plan (2018).

## **12. Design and Visual Impact**

- 12.1 Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018) 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.
- 12.2 This FUL application proposes the addition of external wall insulation to solid wall constructed parts of the building, with no change of use to the property and to include where required replacement triple glazed window installation. A rendered finish which will enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). The finished render colours being proposed are Ellastone, Chime, Ash grey and Aran (PPG Johnstones Stormshield detailed specification).
- 12.3 The properties which form part of the application are all council owned dwellings set around the whole street. Whilst the proposed painted external render finish will alter the character of the dwellings on the street scene, given there is some existing painted render on the properties in the area, the addition of this proposed external render is not considered significantly harmful to the character and appearance of the dwellings and area. The replacement triple glazed window installation isn't considered to alter the appearance of the dwellings significantly. Officers therefore do not consider this to be harmful to the character and appearance of the dwellings and area.

- 12.4 It is therefore considered that the proposal would not result in an unacceptable level of impact on the existing properties, street scene or surrounding areas. Therefore, it would comply with policies 55, 56 and 58 of the Cambridge Local Plan 2018.

### **13. Residential Amenity**

Policy 58 of the Cambridge Local Plan (2018) permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.

- 13.1 The development would result in the external elevations of the house moving marginally closer to the boundaries but it is considered that this would not affect residential amenity. The proposed replacement triple glazed windows would be replacing existing windows, meaning there would be no new forms of overlooking. No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Policies 30, 56 and 58 of the Cambridge Local Plan (2018)
- 13.2 The Environmental Health Officer has been consulted on the proposal and they have not raised any objections, subject to conditions relating to noise construction hours given the residential nature of the surroundings and to protect local amenity at the more sensitive times of day. This is considered reasonable by Officers to protect the amenities of nearby residential properties. The proposal is therefore compliant with Policy 35 of the Local Plan (2018).

### **Highway Matters**

- 13.3 Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact and paragraph 116 of the NPPF seeks to protect the safety of the public highway.
- 13.4 The Local Highways Authority have been consulted on the proposal and they have raised no objections. Following a review of the documents provided to the Highway Authority as part of the planning application, no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.

- 13.5 The proposal is compliant with Policies 81 Cambridge City Local Plan (2018) and paragraph 116 of the NPPF.

## **14. Planning Balance**

- 14.1 As part of the proposal the applicants set out that External Wall Insulation (EWI) render and triple glazed window installation aims to improve the insulative properties of the building wall envelope and that the proposal would help mitigate existing damp issues. In so doing, the proposed retrofit would reduce the carbon emissions of the dwellings, by reducing the demand for heating. It would also create a better regulated internal temperature and, in turn, work to reduce energy bills to residents. This work is in line with the Council's vision of lowering carbon emissions and aids its target of meeting net zero targets in the future. The proposal is compliant with policies 1, 28 and 30 of the Cambridge Local Plan 2018 which support improved sustainable development standards and energy efficiency in existing dwellings.
- 14.2 The proposal adequately respects the amenity of its neighbours. The proposal is compliant with policies 55, 56, 58 and 59 of the Local Plan 2018. The associated construction and environmental impacts would be acceptable in accordance with policies 35 of the Local Plan 2018, subject to condition 4 recommended below.
- 14.3 In applying the planning balance, any perceived visual discord associated with the application of the render system is significantly outweighed by the sustainability benefits arising from the proposal.

### **Summary**

- 14.4 The proposal adequately respects the amenity of its neighbours. The proposal is compliant with policies 55, 56, 58 and 59 of the Local Plan 2018. The associated construction and environmental impacts would be acceptable in accordance with policies 35 of the Local Plan 2018, subject to condition 4 recommended below.

## **15. Recommendation**

- 15.1 **Approve** subject to:

- the planning conditions as set out in Section 14 of this report with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary), prior to the issuing of the planning permission.

## **16. 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. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the approved documents/application form; unless otherwise agreed in writing by the Local Planning Authority.

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)).

4. 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).

**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 Development Framework SPDs





## **1.0 Executive Summary**

- 1.1 Members will recall that during 2024 a joint member and officer project was set up to review the effectiveness of the three Planning Committees which the Greater Cambridge Shared Planning Service serves. This resulted in some 49 recommended changes. The recommended changes that were made included changes to the schemes of delegation for each of the committees as follows:
- Creation of one Greater Cambridge Shared Planning Service Scheme of delegation.
  - Reviewing the types of applications that can be brought to committee, allowing Members to focus upon the more complex, significant and controversial applications.
  - Aligning the triggers for committee referral
  - Introducing a Delegation Panel for Cambridge City Committee and Joint Development Management Committee.
  - Review and align triggers for the existing Delegation Panel
  - Name Change for Joint Development Control Committee (JDCC) to Joint Development Management Committee (JDMC)
- 1.2 The Committee Review Steering group also recommended changes to the Public Speaking arrangements at Planning Committee which has been updated and implemented for all Planning Committees.
- 1.3 In addition, the Committee Review Steering group also recommended a Members Planning Good Practice Guide for Planning which has been produced for all members and adopted.
- 1.4 This report sets out the impact these changes have had on planning committee processes in terms of ensuring the very significant investment in scarce capacity and resources by each of the councils is targeted to have the greatest benefit for the Communities that both Councils serve. This reflects the need identified by the Planning Advisory Service (PAS) and agreed by all Members of making the most efficient use of officer and member time at Committees by focusing on the most sensitive / complex applications. Based upon the review undertaken, no changes are proposed to the approved scheme of delegation at

this time. The report also notes the potential introduction of regulations to mandate a national scheme of delegation on all Councils later this year.

## **2.0 Recommendation**

2.1 It is recommended that the Cambridge City Council Planning Committee/ South Cambridgeshire District Council Planning Committee / Joint Development Management Committee notes the contents of this report and that the Committee

- a) confirm that no changes are made to the scheme of delegation dated 22 May 2025; and
- b) notes the potential for regulations (and accompanying guidance implementing the Planning and Infrastructure Act 2025) to mandate a national scheme of delegation for planning decisions.

## **3.0 Introduction and background**

3.1 Currently the Greater Cambridge Shared Planning Service (GCSP) supports three Planning Committees - Cambridge City Council, South Cambridgeshire District Council and the Joint Development Management planning committees.

3.2 In 2020, the Planning Advisory Service (PAS) carried out reviews of all three committees, as part of a commitment by the Councils and Shared Planning Service to improving the effectiveness and consistency of approaches to planning and embodying where possible best practice to support improved community participation and effective and transparent decision making. The purpose of the committee process review was to review those recommendations made as part of the PAS reviews and develop an action plan.

3.3 Since 2020, work has been undertaken to revisit the review and aligning the recommendations made by PAS into the review of the Planning Committee process. The recommendations included identifying inconsistencies between committee meetings and opportunities to improve transparency, improving the experience for all “users” of the Planning Committee process for decision

making on planning and related applications and improving Compliance against statutory and service performance indicators (KPIs).

3.4 The scope of the committee review project included engaging with members of all planning committees to review their experiences and seek their insight into the future roles of the planning committee members, committee processes and to consider what makes a successful committee meeting. An officer working group and separate member working group were set up and worked together to inform the committee review to align the 3 planning committees.

#### **4.0 Reasons for change to the scheme of delegation**

4.1 The reasons for changing the scheme of delegation are in line with the 2020 PAS recommendation to make the most efficient use of officer and member time at Committees by focusing on the most sensitive / complex applications; and to ensure that there is consistency between the three planning committees to aid understanding by users and support transparency and efficiency of decision making. Over 90% of decisions at that time were delegated to Officers (from 1/1/24 to 1/11/24). Whilst this was broadly in line with the national average according to PAS, there are wide variances across the Country, and it is worthy of note that some councils delegate 95% of their applications to officers.

4.2 By way of background, in 2024 151 applications were heard between the three planning committees, equating to over 156 hours (equivalent to nearly 4 and a half weeks) of Member and officers time spent in the committees, in a total of 37 meetings. This time can be multiplied by all of those attending and servicing planning committee including its members, planning and legal officers, democratic services and internal specialists. Additionally, significant officer and member preparation and administrative time is also spent (for example sending out letters, organising rooms and equipment), report checking and writing, site visits, briefings and update sheets, all prior to the meeting. Post committee time is also spent writing and checking minutes and providing advice and information after committees to Councillors, staff, applicants, agents and members of the public.

## **Summary of approved changes to the scheme of delegation July 2024**

4.3 The terms and definitions have been updated and aligned within the scheme of delegation.

4.4 Triggers have also been aligned for planning committee determination as follows:

- If there is a request from a Ward Member (or in the case of SCDC area a Parish Council) within the 21 days consultation, or 14 days if an amendment, for the planning application to be reviewed by a Delegation Panel to determine if a planning committee decision is required.
- Where there are 5 or more Third-party Representations on material planning grounds (that cannot be resolved by way of a condition) within the 21 days consultation, or 14 days if an amendment, for the planning application to be reviewed by a Delegation Panel to determine if a planning committee decision is required.
- Where there are 5 or more Third-party Representations on material grounds to a Tree Preservation Order application which are contrary to the Officer recommendation and which cannot be resolved by way of a condition, made within the 21 days consultation, or 14 days if an amendment, for the application to be considered by Planning Committee.
- If the application is a significant departure from the Local Plan and it is recommended for approval.
- If the applicant is an elected Member or an Officer of the relevant Council, or close relative or family member of either of such persons or where an Application is made on their behalf.
- The application is for the substantial demolition of a Listed Building or Building of Local Interest.
- Regulation 3 application (application made by the Local Authority)
- If, in the opinion of Officers, it should be determined by the Planning Committee, subject to special planning policy considerations or the complexity of the application or it is of significant and / or of strategic importance.

4.5 The Scheme of Delegation for the Joint Development Control Committee was also reviewed and amended, including being updated with a new name, the Joint Development Management Committee (JDMC). Triggers for JDMC planning committee determination are as follows:

- If the application is for one hundred (100) or more residential units, or 1,000m<sup>2</sup> or more non-residential development on a site that is one hectare or more.
- The application includes primary roads, open space, or strategic infrastructure.
- Regulation 3 applications by the Local Authority
- If the application is a significant departure from the Local Plan and it is recommended for approval.
- If the applicant is an elected Member or an Officer of the relevant Council, or close relative or family member of either of such persons or where an Application is made on their behalf.
- If, in the opinion of Officers there are special planning policy considerations, complex, significant or of strategic importance.
- If there is a request from a Parish Council or Ward Member within the 21 days consultation, or 14 days if an amendment, for the planning application to be considered by a Delegation Panel to determine if a planning committee decision is required.
- Where there are 5 or more Third-party Representations on material planning grounds (that cannot be resolved by way of a condition) within the 21 days consultation, or 14 days if an amendment, for the planning application to be reviewed by a Delegation Panel to determine if a planning committee decision is required.

In order to make the most efficient use of officer and member time at Committees by focusing on the most sensitive / complex applications Schedule A within the agreed scheme of delegation lists those application types which are delegated to the Joint Director for Planning and Economic Development and not subject to a call-in process into Planning Committee, subject to a provision

which allows officers to refer any application to Committee in specific circumstances.

## 5.0 Revised Scheme of Delegation outcomes

### Applications determined at Committee

2024			
	City	SCDC	JDMC
Number of apps at cttee	87	38	18
Time spent in cttee on apps	77.8 hrs	45.5hrs	34hrs
Average time per app	53 mins	50 mins	113 mins

June 25 - May 26			
	City	SCDC	JDMC
Number of apps at cttee	47	34	10
Time spent in cttee on apps	57.3hrs	34.5hrs	17.8hrs
Average time per app	73mins	61 mins	107 mins

- 5.1 Analysis of committee activity across 2024 and the period June 2025 to May 2026 shows a clear shift in both workload and how committee time is being used.
- 5.2 Overall, the number of applications presented to committee has reduced across all three committees. This reduction is most pronounced at City, where applications have fallen from 87 to 47 (a decrease of approximately 46%), and at JDMC, which has seen a reduction from 18 to 10 applications. SCDC has experienced a more modest decline, from 38 to 34 applications. As a result, total time spent in committee has also decreased across all committees, broadly in line with the reduction in volume of business.
- 5.3 Despite this reduction in overall workload, the average time spent by the Committee considering each per application has increased in most cases. At City, the average time per application has risen significantly from 53 minutes to 73 minutes (an increase of around 38%). SCDC shows a similar trend, increasing from 50 minutes to 1 hour 1 minute. In contrast, JDMC remains the

most time-intensive committee per application, although it has seen a slight reduction in average time spent, reducing from 1 hour 53 minutes to 1 hour 47 minutes per item.

- 5.4 This indicates that while committees are dealing with fewer applications overall, they are spending longer considering each one. The reduction in total meeting time is therefore attributable to lower volumes rather than improving efficiency. The increase in time per application at City and SCDC is likely to reflect a shift toward more complex or contentious applications being brought to committee, rather than a less efficient meeting processes. JDMC, while still requiring the longest discussion time per case, appears relatively stable in its approach and has achieved an improvement in efficiency, partly due to improvements also made to the way business is conducted.
- 5.5 In summary, the data clearly shows a transition toward fewer but longer discussions across committees. This may warrant further consideration of meeting structure, case selection, and decision-making processes to ensure committee time is being used as effectively as possible.
- 5.6 In conclusion, the committee process still represents a very significant investment in scarce capacity and resources by each of the Councils and it is therefore critical, given the opportunity cost of that time, that this investment remains targeted to have the greatest benefit for the Communities that both Councils serve. This reflects the need identified by PAS and agreed by Members of making the most efficient use of officer and member time at Committees by focusing on the most sensitive / complex applications.

**Applications referred to Delegation Panel**

Delegation Panel	Jan to Dec 2024	June 25 to May 26	Referred to committee
SCDC	41*	52	19
City	0	43	27
JDMC	0	2	1

\* 12 referred to committee

- 5.7 Further analysis of Delegation Panel activity highlights a significant shift in how applications are managed prior to committee consideration, detailed analysis of reasons for referral to delegation panel can be found in appendix 1.
- 5.8 Since the 2024 analysis, SCDC has increased its use of the panel, rising from 41 to 52 cases; the introduction of the delegation panel at City has seen significant use with 43 applications being referred; while JDMC has introduced the process on a limited basis. This indicates the establishment of a more structured pre-committee review stage across the authorities.
- 5.9 The data also demonstrates that the Delegation Panel is now playing an important and effective role in the decision making process and allowing members to focus their time exploring the most complex cases before each Council. . At SCDC, 19 of the 52 applications considered by the panel have been referred on to committee, meaning the majority are being resolved without escalation. This suggests a relatively effective use of the panel to manage and reduce committee caseload. At City, 27 of the 43 applications reviewed have proceeded to committee, representing a higher referral rate. This may indicate differences in either the complexity of cases being considered or relative newness of the panel and bedding in of confidence with the thresholds applied when determining whether an application should be escalated.
- 5.10 When considered alongside the committee time data, a clear pattern emerges. While overall numbers of applications reaching committee have reduced, those that do proceed are taking longer to discuss and determine. The increased use of the Delegation Panel is therefore likely contributing to a shift whereby more routine or less contentious applications are resolved earlier in the process, leaving committee to focus on more complex, sensitive, or disputed cases.
- 5.11 In this context, the Delegation Panel appears to be supporting a more targeted use of committee time. However, the increase in average time per application suggests that the benefits of reduced volume are being partially offset by the

increase in length of time spent on the more complex cases reaching committee and/or the way in which meetings are being conducted. This reinforces the importance of ensuring that committee processes remain efficient and proportionate, particularly as the nature of applications evolves.

- 5.12 Overall, the evidence suggests that the introduction and expansion of the Delegation Panel has enabled Committees to focus their time on larger and more complex applications. The consistent application of the delegation panel process has also improved consistency and transparency of the GCSP processes and represents a positive development in managing workflow and prioritising committee resources. However, there may be opportunities to further refine its role to maximise consistency and effectiveness across all committees.

## **6.0 National Scheme of Delegation**

- 6.1 It is worthy of noting that the Government consulted in April 2026 on draft Regulations and guidance underpinning the government’s planning committee reforms from the Planning and Infrastructure Act 2025.
- 6.2 The draft Regulations and accompanying guidance implementing the Planning and Infrastructure Act 2025 ([Planning Committees and the National Scheme of Delegation of Planning Functions: Draft guidance for Local Planning Authorities in England - GOV.UK](#)) set out a shift to a more standardised, officer-led decision-making model for local planning authorities in England, centred on a mandatory national scheme of delegation, tighter controls on committee size and composition, and compulsory training for committee members. Under the proposals, most routine and policy-compliant applications (defined in a “Tier A”/Schedule 1 list) must be determined by planning officers, while only more significant proposals (Tier B/Schedule 2) can reach committee subject to a statutory “gateway test” agreed by senior officers and a nominated councillor, effectively removing general member call-in powers and making committee involvement exceptional. A copy of these proposed two tiers is included at appendix 2.

- 6.3 The guidance emphasises an expectation that committees should focus on strategic or contentious cases, improving consistency, speed and certainty across authorities, while regulations also enable the Secretary of State to cap committee sizes (around a proposed maximum) and require certified training to improve decision quality and professionalism.
- 6.4 Overall, the reforms aim to reduce delays and variation by standardising governance and increasing delegation, while retaining a narrower but more targeted role for democratically elected members in major or locally significant planning decisions.
- 6.5 The response to the consultation from GCSPS can be found here [[Reform of planning committees technical consultation.pdf](#)] and was based on the previously approved response by members of all 3 planning committees in July 2025 to the proposed reforms, acknowledging the work the officer and member working group undertook to review and implement the single scheme of delegation but noting, as we did previously, that, listening to our local communities it is important to recognise there are occasionally exceptional circumstances for controversial applications (within the schedule 1 list) at a local level to be referred to committees for a decision.

## **7.0 Implications**

### Financial Implications

- 7.1 The cost of the Planning Committee meetings, reflecting the amount of Member time, but also the significant officer input to prepare, attend and administer a meeting are significant. The Councils existing staff and resources budgets cover these costs. The changes have not increased the frequency of Planning Committee meetings but reduced caseload of items at the committee meetings and made the investment of time and resources more effective. The changes to the scheme of delegation did not introduce additional costs but indirectly supported ongoing work to increase impact and effectiveness the Councils and the Shared Planning Service.

### Staffing Implications

7.2 There are no staffing implications arising from this report.

### Equality and Poverty Implications

7.3 An Equality Impact Assessment (EQIA) has not been undertaken in respect of this report, because no material changes are proposed to the fundamental operation of the Committee meetings.

### Environmental Implications

7.4 None.

### Procurement Implications

7.5 None.

### Community Safety Implications

7.6 None.

### Legal Implications

7.7 None

## **8.0 Consultation and Communication Considerations**

8.1 No formal consultation has been undertaken in the preparation of this report.

## **9.0 Background Papers**

9.1 Background papers used in the preparation of this report:

- PAS report 2020 – Planning Committee Peer Review, Cambridge City Council
- PAS report 2021 – Planning Committee Peer Review, South Cambridgeshire District Council
- South Cambridgeshire District Council Ethical Handbook (May 2020) Ethical Handbook.pdf (modern.gov.co.uk) and Constitution. Agenda for Constitution on Thursday, 9 June 2022 (modern.gov.co.uk)
- Cambridge City Council Planning Code of Good Practice 2015

- PAS Planning Committee Protocols: [Planning Committee Protocols | Local Government Association](#)
- Greater Cambridge Shared Planning Service Scheme of Delegation for Planning Committee
- Planning Committee Review Report to Planning Committees, August 2024
- Planning Committee Review, Scheme of Delegation Report to Planning Committees, January 2025
- Constitutional Changes to South Cambridgeshire District Council in regards of Planning Report, May 2025
- Cambridge City Council Constitution Report, May 2025
- South Cambridgeshire District Council's Constitution
- Cambridge City Council Constitution

## **10.0 Report Author**

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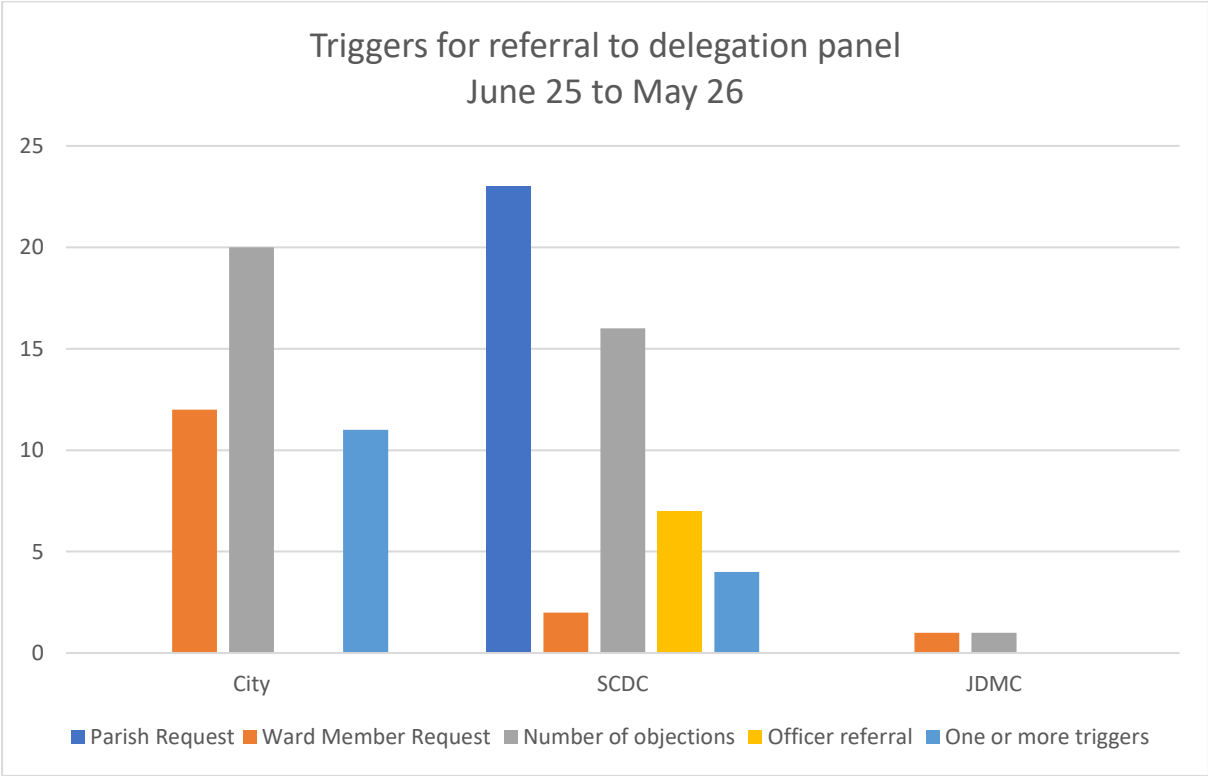
## **11.0 Appendixes**

Appendix 1 – Applications referred to delegation panel

Appendix 2 – National Scheme of Delegation of Planning Functions, Schedule 1 and Schedule 2 applications

**Appendix 1 – Triggers for referral to delegation panel**

	City	SCDC	JDMC
Parish Request	0	23	0
Ward Member Request	12	2	1
Number of objections	20	16	1
Officer referral	0	7	0
One or more triggers	11	4	0



## **Appendix 2 - National Scheme of Delegation of Planning Functions**

### **Schedule 1**

Schedule 1 of the Regulations sets out all the functions which must be delegated to officers in all cases. These include a number of categories of applications for planning permission for:

- householder development (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015)
- minor commercial development (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015)
- minor residential development (consisting of up to 9 new dwellings (flats or houses) on a site smaller than 0.5 hectares and other minor development in relation to flats)

It also contains a range of other planning consents:

- where it is not related to a phase of development in an outline planning permission, reserved matters approvals (applications under Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015)
- discharge of conditions (applications under Article 27(1) of Town and Country Planning (Development Management Procedure) (England) Order 2015)
- prior approval for permitted development rights (applications under Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015)
- permission in principle (as referred to in section 58A of the Town and Country Planning Act 1990)
- where a local planning authority considers a planning obligation is connected to a Schedule 1 application, requests to agree to modify or discharge a planning obligation (under section 106A(1)(a) of the Town and Country Planning Act 1990)
- where local planning authority considers a planning obligation is connected to a Schedule 1 application, modification or discharge of a planning obligation

(applications under section 106A(3) of the Town and Country Planning Act 1990)

- non-material changes to planning permission or permission in principle (applications under section 96A(4) of the Town and Country Planning Act 1990)
- certificates of lawfulness of existing use or development (under section 191(1) of the Town and Country Planning Act 1990)
- certificates of lawfulness of proposed use or development (under section 192(2) of the Town and Country Planning Act 1990)
- biodiversity gain plan (duty to approve under paragraph 14 of Schedule 7A to the Town and Country Planning Act 1990)
- certificates of appropriate alternative development (applications under section 17 of the Land Compensation Act 1961)

However, the application will fall within Schedule 2 where:

- a local authority considers that a Schedule 1 application for planning permission is connected to a Schedule 2 application for listed building consent or for the variation or discharge of a condition on a listed building consent
- an application would otherwise fall under Schedule 1 but is made under section 73A of the Town and Country Planning Act 1990
- an application would otherwise fall under Schedule 1 but is made by or on behalf of a local authority, a member or officer of that local authority or an entity owned or controlled (whether wholly or partly) by that authority or any of its members or officers

## **Schedule 2**

The functions which fall within Schedule 2 of the Regulations are:

- applications for planning permission not listed in Schedule 1
- applications to develop land without compliance with conditions previously attached (under section 73(1) of the Town and Country Planning Act 1990)
- applications for development which has already been carried out (under section 73A(1) of the Town and Country Planning Act 1990)
- where it is related to a phase of development in an outline planning permission, applications for reserved matters approvals (under Article 6 of the

Town and Country Planning (Development Management Procedure)  
(England) Order 2015)

- where a local planning authority considers a planning obligation is connected to a Schedule 2 application, requests to agree to modify or discharge a planning obligation (under section 106A(1)(a) of the Town and Country Planning Act 1990)
- where a local planning authority considers a planning obligation is connected to a Schedule 2 application, application for modification or discharge of a planning obligation (under section 106A(3) of the Town and Country Planning Act 1990)
- applications for listed building consent (under section 10 of the Planning (Listed Buildings and Conservation Areas) Act 1990)
- applications for the variation or discharge of conditions of listed building consent (under section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990)
- applications for advertisement consent (under regulation 9 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007)
- applications for consent under tree preservation orders (under regulation 16 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012)
- applications to which paragraph 11 above apply

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**Appendix 1: Decisions Notified By The Secretary of State**

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
25/01431/FUL (6001460)	28 Carlyle Road Cambridge Cambridgeshire CB4 3DN	Retention of use as a self-contained 1 bed flat in basement (use class C3) and a large 8 bed 8 person House in Multiple Occupation at ground, first and second floors (sui generis use) (retrospective application) and erection of cycle stores.	Appeal Allowed	30/03/2026	Refusal of planning permission (Delegated Decision)

25/03820/FUL (6004406)	CMB-11B Pavement O/s Specsavers 13 Fitzroy Street Cambridge Cambridgeshire CB1 1ER	Installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and associated BT Phone Kiosk removals.	Appeal Allowed	07/04/2026	Refusal of planning permission (Delegated Decision)
25/03821/ADV (6004408)	CMB-11B Pavement O/s Specsavers 13 Fitzroy Street Cambridge Cambridgeshire CB1 1ER	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Appeal Allowed	07/04/2026	Refusal of planning permission (Delegated Decision)
25/04016/HFUL (6005289)	45 Highworth Avenue Cambridge Cambridgeshire CB4 2BQ	Demolish existing front porch and rear conservatory. Front canopy porch, first floor extension to existing bungalow to create two storey dwelling, including increase in roof ridge height above existing and addition of inset dormer windows to front and rear, rooflight to side elevation and alterations to doors and fenestration.	Appeal Withdrawn	08/04/2026	Refusal of planning permission (Delegated Decision)

25/02695/HFUL (6002662)	1 Stanesfield Close Cambridge Cambridgeshire CB5 8NJ	Single storey rear extension.	Appeal Dismissed	14/04/2026	Conditions imposed on planning permission (Delegated Decision)
25/04550/S73 (6004511)	13 Highfield Avenue Cambridge Cambridgeshire CB4 2AJ	S73 to vary condition 2 (approved drawings) for ref: 25/00141/HFUL (Erection of a detached garden room adjacent to the rear boundary, ancillary to the main dwelling) to show retrospective alterations to the design, height, footprint and fenestration on the detached garden room and the installation of solar photovoltaic panels.	Appeal Dismissed	14/04/2026	Refusal of planning permission (Delegated Decision)

25/04554/HFUL (6005170)	18 Hooper Street Cambridge Cambridgeshire CB1 2NZ	Single storey rear extension with formation of a rear courtyard and 3no. rooflights. Replacement windows and door to front and rear elevations. Removal of window at side elevation.	Appeal Allowed	01/05/2026	Refusal of planning permission (Delegated Decision)
25/04575/HFUL (6007045)	2 Walpole Road Cambridge Cambridgeshire CB1 3TJ	Existing garage to be demolished, two-storey side extension with a single-story rear/side extension. Roof extension with a rear dormer featuring a hip-to-gable. 3No skylight to front roof elevation.	Appeal Dismissed	05/06/2026	Refusal of planning permission (Delegated Decision)

## Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
25/04575/HFUL (6007045)	2 Walpole Road Cambridge Cambridgeshire CB1 3TJ	Existing garage to be demolished, two-storey side extension with a single-story rear/ side extension. Roof extension with a rear dormer featuring a hip-to-gable. 3No skylight to front roof elevation.	26/03/2026
25/04801/FUL (6007605)	Cambridge Rugby Union Club Grantchester Road Newnham Cambridge Cambridgeshire CB3 9ED	Construction of floodlit padel tennis facility with club hut and landscaping	02/04/2026
25/02147/FUL (6007602)	Cambridge Rugby Union Club Grantchester Road Newnham Cambridge Cambridgeshire CB3 9ED	Construction of 5no floodlit padel tennis courts with canopy, club hut and landscaping	04/04/2026
25/04157/FUL (6007667)	9 Apthorpe Way Cambridge Cambridgeshire CB4 2NJ	Erection of 1 No. dwelling.	05/04/2026

25/03901/FUL (6008906)	Land At The Rear Of 31 Neale Close Cambridge Cambridgeshire CB1 3LE	Erection of 1 No. dwelling.	29/04/2026
26/00183/FUL (6009980)	2 Cranleigh Close Cambridge Cambridgeshire CB2 9NP	Erection of replacement self build/custom build 1no 2bed dwelling	20/05/2026
25/04186/FUL (6010726)	127 Histon Road Cambridge Cambridgeshire CB4 3JD	Change of use of existing detached outbuilding ancillary to main dwellinghouse for use as rental accommodation.	03/06/2026

**Appendix 3a: Local Inquiry dates scheduled**

NO RESULTS

**Appendix 3b: Informal Hearing dates scheduled**

NO RESULTS

#### Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
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)
EN/00096/25 (APP/Q0505/C/25/3364436)	179 Coleridge Road Cambridge Cambridgeshire CB1 3PW	Without Planning Permission the construction of a detached one bed studio apartment	Appeal against enforcement notice

<p>EN/00044/24 BOC (APP/Q0505/C/25/3370670)</p>	<p>139 Arbury Road Cambridge Cambridgeshire CB4 2JD</p>	<p>The authorised use of the property is as a single dwelling (4 beds) with a self-contained annexe (1 living/bed). I visited the site for a pre-application enquiry for the change of use of the dwelling to a guesthouse (6 beds some studios) and a separate holiday unit (2 beds) on 18 Jan 2024. The internal works had already been carried out and I then found them both on Booking.com. Related Planning Reference: Date breach occurred: 18/01/2024</p>	<p>Appeal against enforcement notice</p>
<p>25/02501/ADV (APP/Q0505/Z/25/3372839)</p>	<p>Pavement Outside Unit 1, 11 - 13 Rectory Terrace High Street Cherry Hinton Cambridge Cambridgeshire CB1 9HU</p>	<p>Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit</p>	<p>Refusal of planning permission (Delegated Decision)</p>

23/04380/FUL (6003093)	Land At Ditton Walk Cambridge Cambridgeshire	Erection of 12 dwellings, including 3 affordable dwellings, and associated works including alterations to access to the site and creation of second access.	Refusal of planning permission (Committee Decision (Area/Main))
25/03026/FUL (6005302)	36 Peverel Road Cambridge Cambridgeshire CB5 8RH	Erection of single storey detached dwelling and associated works.	Refusal of planning permission (Delegated Decision)
(APP/Q0505/C/26/3378100)	66 Teversham Drift Cherry Hinton Cambridge Cambridgeshire CB1 3JZ	Appeal against	Appeal against enforcement notice
EN/00032/25 (APP/Q0505/C/26/3378061)	21 Earl Street Cambridge Cambridgeshire CB1 1JR	The change of roof design to an outbuilding in the rear garden.	Appeal against enforcement notice

25/04801/FUL (6007605)	Cambridge Rugby Union Club Grantchester Road Newnham Cambridge Cambridgeshire CB3 9ED	Construction of floodlit padel tennis facility with club hut and landscaping	Refusal of planning permission (Committee Decision (Area/Main))
25/04157/FUL (6007667)	9 Apthorpe Way Cambridge Cambridgeshire CB4 2NJ	Erection of 1 No. dwelling.	Refusal of planning permission (Delegated Decision)

### Appendix 5: Appeals Pending Statement from the Local Planning Authority

REFERENCE	SITE ADDRESS	DETAILS	STATEMENT DUE
26/00183/FUL (6009980)	2 Cranleigh Close Cambridge Cambridgeshire CB2 9NP	Erection of replacement self build/custom build 1no 2bed dwelling	08/07/2026
25/03901/FUL (6008906)	Land At The Rear Of 31 Neale Close Cambridge Cambridgeshire CB1 3LE	Erection of 1 No. dwelling.	13/07/2026

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## REPORT TO: Planning Committee June 2026

### LEAD OFFICER:

**Joint Director of Planning**

### Compliance Report

**(note)** This report was prepared for May 2026. The report is presented in June following local elections. The report is in arrears due to report deadlines for publication. The next report will be presented in August, and then every Quarter thereafter.

1. On 1<sup>st</sup> April 2026 there were 426 open compliance cases in South Cambridgeshire and Cambridge City. There are currently 155 identifiable open cases in Cambridge City.

From 1<sup>st</sup> January 2026 to March 31<sup>st</sup> 2026 the compliance team has received 177 referrals.

3. Details of all compliance investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.

4. Statistical data is contained in Appendices 1 and 2 attached to this report.

5. Data contained in the appendices relates to up to end of March 2025 statistical information. Other statistical data relates to dates from 1st January 2026 to 31st March 2026 and is identified as such.

### Updates to Service Delivery

The Planning Compliance Team is part of the Development Management service of the Greater Cambridge Shared Planning Service.

**Team Leader (Compliance)**

**East Team**

**West Team**

**Principal Compliance Officer**

**Planning Investigation Officer (vacant)**

**Planning Investigation Officer (vacant)**

**Planning Investigation Assistant**

**Senior Planning Compliance Officer  
(Secondment post)**

**Planning Compliance Apprentice**

**Planning Investigation Assistant**

### **Updates on significant cases**

Should Members wish for specific updates on cases they are involved in or have been made aware of then please feel free to contact the Planning Compliance Manager, or Area Principal Compliance Officers who will be able to update you or advise you of the case officer and request that the officer contacts you.

### **Performance Management and new reporting update**

The case priorities are as follows.

- **High priority (Priority A)** cases are for work which is irreversible or irreplaceable and these will be immediately investigated within 1 working day of receipt. Examples include damage or loss of Listed Buildings or protected trees.
- **Medium priority (Priority B)** cases are for activities have or can cause harm, such as adverse effects on conservation areas or breaches of conditions. Our aim is to instigate the investigation and assess whether a breach of planning control within 10 working days of the site visit.
- **Low priority (Priority C)** cases are for a development which may cause some harm but could be made acceptable by way of implementing conditions or simple correction action. Our aim is to instigate the investigation and assess whether a breach of planning control within 20 working days of the site visit.

The figures at Appendix 2 include cases from the whole of the GCSP compliance workload. Cases for Cambridge City Council have been provided separately in the appendix and identified as such.

### **Service Update**

The compliance team currently has a vacant Planning Investigator post. Work will continue to ensure new case files are visited and reviewed in a timely manner, ensuring workloads remain consistent when new case files are opened, and enforcement action is taken where expedient to do so

Where it is identified that enforcement action should be taken as part of the ongoing review of older files, the team continues to take steps to ensure relevant notices are issued.

**Background Papers**

Planning Enforcement Register.

Statistical Analysis of Uniform Planning Enforcement Software Program.

**Appendices**

Appendix 1: Notices Served.

Appendix 2: Caseload Statistics.

**Report Author:**

Chris Braybrooke – Team Leader (Compliance) Date: 01.04.2026

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## Appendix 1

### Public Enforcement Notices served.

#### March 2026

Reference	Ward	Parish	Address	Notice Issued
*** No Notices Issued ***				

#### February 2026

Reference	Ward	Parish	Address	Notice Issued
EN/00631/25	Cherry Hinton		66 Teversham Drift Cherry Hinton Cambridge Cambridgeshire CB1 3JZ	Operational Development Notice

#### January 2026

Reference	Ward	Parish	Address	Notice Issued
EN/00321/25	Queen Ediths		48 Fendon Road Cambridge Cambridgeshire CB1 7RT	Remedial Notice

#### December 2025

Reference	Ward	Parish	Address	Notice Issued
*** No Notices Issued ***				

## Appendix 2

### Caseload statistics

These statistics relate to both South Cambridgeshire District Council and Cambridge City Council. The totals from the November report are included in brackets.

<b>Total open cases</b>	426	(454)
Cases in South Cambridgeshire	271	(300)
Cases in Cambridge City	155	(154)

<b>New compliance referrals since 1st Jan 2026</b>	177
Priority A	0
Priority B	6
Priority C	167
Waiting assignment	4

Of the 426 open cases, 33 are assigned to non-compliance team staff and relate to matters on strategic sites, or conditions on planning permissions where compliance is over seen by the strategic site officer, or relevant planning officer in conjunction with the compliance team where appropriate.

#### **Compliance officer workloads** (open files) are as follows:

Officer 1	102
Officer 2	87
Officer 3	69
Officer 4	48
Officer 5	29
Officer 6	28
Other	9

<b>Open cases less than 6 months old</b>	158	(158)
Cases within Cambridge City	63	(59)

Open cases by priority.

Priority A	0
Priority B	1
Priority C	62
Unassigned (new cases to be allocated)	2

<b>Open cases more than 6 months old</b>	268	(297)
Cases within Cambridge City	92	(63)

Open Cases by priority.

Priority A	
Priority B	9
Priority C	83

(all)

Cases older than 12 months	177	(141)
Cases older than 18 months	112	(84)
Cases older than 24 months	74	(50)
Cases older than 36 months	25	(18)

<b>Cases closed 1<sup>st</sup> Jan to 31<sup>st</sup> March 2025</b>	205
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Cases within Cambridge City	86
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### Reasons for closure

Total Closures	205
Not a breach of planning control	52
Not expedient to take action	17
Permitted development	10
Remedial works completed	15
Duplicate file raised	9
Planning permission already granted	0
Retrospective planning permission granted	7
Other department	13
Immune 4-year rule	2
Formal Notice complied with	1
Immune 10-year rule	3
Allowed at appeal	0

### Cases closed by priority.

Priority A	1
Priority B	15
Priority C	189

### Updates and Acknowledgements

Average time in days taken from receipt of a complaint by the compliance team to file creation and acknowledgement sent (where applicable) to customer 1st January 2026 to 31st March 2026. The target is 3 days.

Priority A	N/A
Priority B	0.20 days
Priority C	0.81 days

Average time to first site visit in days from allocation of case to the case officer 1st January 2026 to 31<sup>st</sup> March 2026. The target is Priority A - 1 working days, Priority B – 10 Working days. Priority C – 20 working days.

	Avg. Days	Percentage on target
Priority A	0	N/A
Priority B	1.8 days	100%
Priority C	1.9 days	98.9%