



Cambridge City Council Planning

Date: Wednesday, 1 July 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 two part agenda and will be considered in the following order:

- **Part One**
Major Planning Applications
- **Part Two**
Minor/Other Planning Applications

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

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

2 Apologies

3 Declarations of Interest

Part 1: Major Planning Applications

4 25/04832/FUL Wolfson Court, Clarkson Road (Pages 5 - 90)

Part 2: Minor/Other Planning Applications

5 25/04442/S73 Cambridge Rugby Union Club (Pages 91 - 108)

6 26/00797/FUL 1 Barton Close (Pages 109 -

7 25/05027/S73 Mayflower House, Manhattan Drive

(Pages 131 -
208)

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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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](#)



25/04832/FUL – Wolfson Court, Clarkson Road, and 15A and side/rear of, 15 Madingley Road, Cambridge

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Newnham Ward

Proposal: Demolition of existing and construction of replacement purpose-built student accommodation, ancillary facilities, landscaping, new pedestrian access from Madingley Road and other associated development. Installation of a temporary construction access from Madingley Road.

Applicant: St John's College, Cambridge

Presenting officer: Tom Chenery

Reason presented to committee: Referred by Delegation Panel

Member site visit date: 29 June

Key issues: 1. Impact on the Character and Appearance of the Area

2. Impact on the amenity of neighbouring properties

3. Impact on the Highway

Recommendation: Approve subject to conditions and S106

Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
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10	Assessment
11	Principle of development
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14	Heritage assets
15	Carbon reduction and sustainable design
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18	Highway safety and transport
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21	Third party representations
22	Planning obligations (s106)
23	Other matters
24	Planning balance
25	Recommendation
26	Planning conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks planning permission for the demolition of the existing student accommodation and erect new purpose-built student accommodation on the site. Planning permission is also being sought for new landscaping and associated infrastructure in relation to the development. Furthermore, permission is being sought for the installation of a temporary construction access on to Madingley Road.
- 1.2 The existing built form comprises a courtyard/quadrant style student accommodation which is located in the West Cambridge Conservation Area. The buildings are not considered to be positive buildings within the Conservation Area.

- 1.3 In principle, the proposed demolition of the existing 147-bedroom student accommodation and erection of 408 student rooms is acceptable as it is already located on an established site used for student accommodation and would provide enhanced welfare and study spaces for existing and future postgraduate students.
- 1.4 The proposed development would provide high quality, landscape-led development that would be sensitive to the character and appearance of the Conservation Area.
- 1.5 The new buildings would be of high sustainability standards and would be a significant upgrade on the facilities to be demolished.
- 1.6 The proposed development would achieve a biodiversity net gain within the site whilst the lighting design would be sensitive to protected species including bats to mitigate any harm. Any impacts upon protected habitats and species during the construction phase would be minimised.
- 1.7 The proposal would result in an appropriate level of cycle and car parking provision, whilst the indicative construction route is considered achievable subject to further details to ensure that the potential conflict with other road users is avoided. The resulting traffic movements during operation would be minimal.
- 1.8 The proposed development would result in acceptable amenity impacts for neighbouring dwellings and future occupiers. The proposed development would meet the requirements for all users including those with impaired mobility.
- 1.9 Other potential impacts including noise and odour can be controlled via condition, and other matters have been considered as part of this planning assessment.
- 1.10 Officers recommend that the Planning Committee approve the application subject to conditions and delegated powers to complete a Section 106 agreement.

Consultee	Object / No objection / No comment	Paragraph Reference
Anglian Water	Holding Objection	6.1
Archaeology	No Objection subject to recommended condition	6.5 - 6.6
Conservation Officer	No Objection to recommended conditions	6.2 - 6.4
County Highways Development Management	No Objection subject to recommended conditions	6..7 – 6.8
County Transport Team	No Objection subject to condition and S106 contributions	6.9
Ecology Officer	No Objection subject to recommended conditions	6.10 – 6.11
Environment Agency	No response	6.17
Environmental Health	No Objection subject to recommended conditions	6.12 – 6.16
Historic England	No Objection	
Landscape Officer	No Objection subject to recommended conditions	6.19 - 6.20

Lead Local Flood Authority	No Objection subject to recommended conditions	6.21 – 6.22
Natural England	No Response	6.23
Police Architectural Liaison	Design Recommendations Made	6.24-6.25
Sustainability Officer	No Objection subject to recommended conditions	6.26
S106 Officer	No contributions sought	6.27 -6.28
Tree Officer	No Objection subject to recommended conditions	6.29 – 6.30
Urban Design Officer	No Objection subject to recommended conditions	6.31 – 6.33
Third Party Representations (22)		6.38 – 6.41
Member Representations (1)		7.1
Local Interest Groups and Organisations / Petition (2)		8.1 – 8.3

Table 2 Consultee summary

2. Site description and context

2.1 The current built form on site comprises a campus style college accommodation which forms smaller individual courtyards with a parcel of open space towards the rear of the site.

2.2 The site is located within the West Cambridge Conservation Area.

- 2.3 To the east of the site is St Johns School and to the west of the site is the Centre for Mathematical Sciences. Residential dwellings are located to the north which front Madingley Road. There are also residential dwellings to the south which face Clarkson Road.
- 2.4 The proposal includes part of the rear garden and garage of No.15 Madingley Road, Cambridge, which is a large HMO.
- 2.5 There are several silver birch trees located in a parcel of open space on the eastern boundary with St Johns school. These trees benefit from a Tree Protection Order.
- 2.6 The site is located within an area at low risk of fluvial flooding (Flood Zone 1) and there are some areas of high to low surface water risk on the eastern boundary and garden of No.15 Madingley Road. Larger portions of the site are at low risk of surface water flooding.

3. The proposal

- 3.1 Demolition of existing and construction of replacement purpose-built student accommodation, ancillary facilities, landscaping, new pedestrian access from Madingley Road and other associated development. Installation of a temporary construction access from Madingley Road.
- 3.2 The application has been amended to address representations, and further consultations have been carried out as appropriate.
- 3.3 Additional information has been provided regarding the proposed temporary construction access on to Madingley Road with the description of development amended to reflect this.
- 3.4 In addition to this, amended plans regarding the design of the proposal, the design of the bin and bike stores and the required substation have been submitted to overcome concerns initially raised by consultees.
- 3.5 Furthermore, a student management plan has been submitted to address concerns of behaviour by third party representations.

4. Relevant site history

Reference	Description	Outcome
C/69/0491	Additional Graduate and undergraduate residential accommodation	Approved
C/90/0362	EXTENSION TO EXISTING COLLEGE WITH RESIDENTIAL and LIBRARY ACCOMMODATION	Approved
C/02/0315	Erection of day nursery to Northwest corner at rear of Wolfson Court.	Refused – Appeal Allowed
C/04/0020	Erection of day nursery to northwest corner at rear of Wolfson Court.	Approved

Table 2 Relevant site history

- 4.1 Planning permission was granted historically for the erection of student accommodation on the site known as Wolfson Court. Planning permission for an extension to this student accommodation was permitted in 1990.

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)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

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 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 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 43: University development
- Policy 46: Development of student housing
- Policy 50: Residential space standards
- Policy 51: Accessible Homes
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings and the skyline in Cambridge
Policy 61: Conservation and enhancement of Cambridge's historic environment
Policy 68: Open space and recreation provision through new development
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 73: Community, sports and leisure facilities
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.4 Supplementary Planning Documents (SPD)

Greater Cambridge S106 Planning Obligations SPD 2026

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Development affecting Conservation Areas SPD – Adopted 2009

Landscape in New Developments SPD – Adopted March 2010

Open Space in New Developments SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

Area Guidelines

West Cambridge Conservation Area Appraisal (2011)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y Major Development and Affects Conservation Area

Anglian Water - Object

6.1 Temporary Objection due to wastewater capacity

Conservation Officer - No Objection

6.2 The proposed development has been the subject of extensive pre-application advice and a collaborative design process with a focus on high quality design responsive to local context and the conservation area. The submitted plans correspond to proposals supported at pre-app. It is considered that the proposed development would sustain the character and appearance of the West Cambridge Conservation Area, and the setting of the listed building 3 Clarkson Road

6.3 The details appear to safeguard the tree coverage important to the Conservation Area and are acceptable, subject to review by the Trees Officer.

6.4 Conditions Recommended

County Archaeology- No Objection

6.5 Due to the archaeological potential of the site a further programme of evaluation is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary.

6.6 Condition Recommended

County Highways Development Management - No Objection

6.7 The effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal

6.8 Conditions Recommended

County Transport Assessment Team - No Objection

- 6.9 Subject to a planning obligation of £60,000 towards the Madingley Road Pedestrian and Cycle Improvements and a condition requiring a Travel Plan.

Ecology Officer - No Objection

- 6.10 The Environmental Impact Assessment (EIA) concludes that a European Protected Species Licence (EPSL) from Natural England will be required before demolition of buildings B5 and B6 can proceed, and it recommends reasonable avoidance measures to minimise any residual risk to protected or priority species which in this case is bats. This is accepted without the need for further information. Additionally, the Biodiversity Net Gain (BNG) report confirms that while a minimum 10% net gain cannot be fully achieved on-site, this shortfall can be addressed through the purchase of off-site credits, an approach that is considered acceptable and can be secured via a statutory BNG condition.
- 6.11 Conditions Recommended

Environmental Health - No Objection

- 6.12 Pollution from the demolition and construction phases has the potential to affect the amenity of surrounding properties if not controlled. This can be secured through a Demolition & Construction Environmental Management Plan (DCEMP) condition.
- 6.13 Noise impacts are acceptable following the assessment of the submitted Noise Impact Assessment. A condition is recommended regarding alternative ventilation.
- 6.14 Details regarding artificial lighting can overcome any concerns if secured by condition.
- 6.15 Contaminated Land information is considered acceptable and confirm the low-risk nature of the site. The report's conclusion that no formal scheme of remediation is required is considered to be accurate. Condition recommended regarding unexpected contamination.
- 6.16 There are no concerns regarding Air Quality as a result of the proposal specifically as the supporting document confirms that heating will be by

electric with no combustion emission to air and there will be a small increase in vehicle movements on the site.

Environment Agency

6.17 No response

Historic England – No Objection

6.18 No Objection

Landscape Officer- No Objection

6.19 Overall, the landscape design has been successfully integrated with the architecture, engineering and ecology. The application includes a comprehensive landscape masterplan, a planting strategy and detailed information on planting in the design and access statement.

6.20 Conditions recommended

Lead Local Flood Authority- No Objection

6.21 Based on the submitted details, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development.

6.22 Conditions Recommended

Natural England

6.23 No Response

Police Architectural Liaison Officer - No Objection

6.24 Site is in an area of medium to high risk to the vulnerability of crime. There is no detail within the Design and Access Statement regarding crime prevention or a security section.

6.25 Design recommendations have been made for the proposal.

Sustainability Officer- No Objection

6.26 The proposals have been shaped through detailed pre-application discussions, which explored the feasibility of retrofitting existing buildings but ultimately concluded that demolition and redevelopment were more

viable due to structural and capacity constraints; however, a strong emphasis has been placed on reusing demolition materials on site, including timber, concrete, masonry, and roof tiles, significantly reducing the need for new materials. The scheme incorporates a comprehensive sustainability strategy, including rainwater harvesting to reduce mains water use, targeted reductions in embodied and operational carbon aligned with BREEAM and UK net zero standards, and the use of photovoltaic panels and air source heat pumps to improve energy efficiency. Overheating risks have been assessed through modelling, with design measures such as secure ventilation, shading potential, and future adaptability incorporated, although further modelling is recommended at detailed design stage. Overall, the integration of sustainable construction principles, energy efficiency measures, and material reuse is strongly supported, subject to appropriate planning conditions.

S106 Officer - No Objection

- 6.27 The planning application is being made by St John's College and does not seek family accommodation, therefore s106 contributions in relation to matters such as children's play, are not being sought.
- 6.28 There are current ongoing discussions with the S106 team regarding the potential contributions of the proposal and further details will be provided as an update.
- 6.29 If a s106 agreement is required, a Monitoring Fee of £750 would be required to cover the costs incurred by the Council in the monitoring of the obligations or associated bespoke conditions and reporting on s106 agreements as required by government guidance.

Tree Officer - No Objection

- 6.30 The application is supported by an Arboricultural Impact Assessment (AIA), the content of which is generally satisfactory. Previous anomalies have been amended.
- 6.31 Concern regarding proposed temporary haul road have been overcome with additional information. There are no overriding objections to the development, and any outstanding arboricultural issues can be appropriately managed through a pre-commencement Arboricultural Method Statement (AMS) condition.

Urban Design Officer - No Objection

- 6.32 The Design and Access Statement (DAS) concludes that a new build approach is the most suitable option following appraisal against factors such as viability, carbon, health, and ecology, enabling an increase in high-quality accommodation alongside enhanced green infrastructure. The scheme has evolved around key principles including a landscape-led design, improved permeability through a new central pedestrian route, and a “villa”-style layout forming a series of varied courtyard spaces, all of which are supported from an urban design perspective.
- 6.33 Active ground floor uses and well-overlooked communal and garden spaces contribute to a vibrant, safe, and cohesive environment, while the movement strategy promotes a largely car-free development with acceptable access arrangements, although further clarification is needed regarding staff parking and cycle provision.
- 6.34 The massing and architectural approach respond sensitively to the surrounding Arts and Crafts context, consolidating taller elements away from the street frontage, and the proposed material palette reflects a high-quality, contextually appropriate design, subject to recommended conditions.

Design Review Panel Meeting of 22nd May 2026 (See appendix A for full comments)

- 6.35 The existing 1990s buildings may have had greater potential for retention and reuse than the appraisal suggests, the scheme should do more to reduce embodied carbon through greater material reuse and lower-carbon construction choices, and shading needs to be designed in from the start to address overheating. The panel supports the inclusion of air source heat pumps, solar panels and landscaping, but encourages more ambitious sustainability measures, including increased renewable energy generation, more canopy trees, and stronger targets for low-carbon design, water reuse and biodiversity gain.
- 6.36 Particular concern was expressed about the route through 15 Madingley Road, which falls outside the application site despite being a key access point, and about cyclists emerging onto the southern footway of Madingley Road, where there is already evidence of conflict with pedestrians and no direct cycleway connection. The panel also considered the proposed cycle parking arrangement suboptimal, as concentrating parking in two large, covered buildings with double-deck racks is less convenient than providing more dispersed parking closer to building entrances, and the

cycle stores themselves appear insufficiently integrated into the overall site masterplan.

6.37 While the overall intention to create meaningful buildings within a naturalistic landscape is supported, the scheme needs a clearer and more coherent approach to how buildings, communal spaces, entrances, movement routes and landscape interact, particularly at ground level and around key arrival points. Concerns were also raised that the layout may rely too heavily on repeated building forms without responding enough to the differing site edges and character areas, and that important spaces such as the main south entrance, the Madingley Road entrance, and parts of the Clarkson Road frontage require further refinement. Overall, the proposals are attractively presented and show promise, but the panel considers that the design needs deeper contextual justification, stronger integration of landscape and community use, and more careful resolution of massing, access and spatial hierarchy.

6.38 The panel welcomed the project's strong community ambitions and clear commitment to delivering high-quality student accommodation with good management, maintenance and landscape care, but noted that these aspirations are currently expressed more in words than through the design itself. While they were highly supportive of much of the scheme's direction and praised the quality of the presentation materials, they considered that the most critical issues remain the climate response and the development of a stronger, more distinctive character. Overall, they felt the approach to date has been rigorous and promising, but that the scheme has the potential to go further and evolve from a good proposal into an exceptional one, with post-occupancy evaluation recommended to ensure the original aims are achieved.

7. Third party representations

7.1 22 representations have been received, 21 in objection and 1 raising neutral comments.

7.2 Those in objection have raised the following issues:

- Concerns with construction process
- Impact on Trees from Construction Process
- Impact on Conservation Area from Construction Process
- Conflict with Policy 71 – Trees
- Out of Character with the Character and Appearance of Conservation Area
- Cycle Safety Concerns

- Damage to properties from Construction
- Concerns with sustainability approach
- Concerns with demolition
- Concern with out of term use
- Overdevelopment of the site
- Noise and Disturbance Concerns
- Vibration Concerns
- Anti-Social Behaviour
- Use by short term visitors
- Unacceptable amount of open space
- Light pollution
- Waste Water Treatment Capacity Concerns
- Landscape Layout Concerns
- Concerns with the submitted Outline Demolition and Construction Environmental Management Plan
- Traffic Concerns
- Misleading information
- Child Safety Concerns
- Parking Issues
- Misleading Public Consultation
- Construction Traffic Concerns
- Concerns with delivery vans
- Harm to Adams Road bird sanctuary
- Scale and Massing Concerns
- Impact on Listed Buildings
- Air pollution Concerns during construction
- Pedestrian Safety

7.3 Those raising neutral comments have given the following reasons:

- Share concerns regarding cyclist and pedestrian safety

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 Cllr Rees has made a representation (objecting to) the application on the following grounds:

- Concerns on cyclist safety
- Concerns on Road safety

- Sustainability Concerns
- Damage to properties
- Concerns on Environmental Impacts
- Concerns over site management
- Concerns on antisocial behaviour
- Concerns with public consultation process

9. Local Groups / Petition

9.1 North Newnham Residents Association has made a representation objecting to the application on the following grounds:

- Concerns with public consultation
- Scale and Massing Concerns
- Concerns over future use of the buildings
- Anti-Social Behaviour
- Damage to properties during construction work
- Construction Vehicle concerns
- Cyclist Safety
- Parking of Construction Vehicles
- Location of cycle spaces and car parking

9.2 CamCycle have made a representation objection to the application on the following grounds:

- Failure to address the western shared path constraints
- Access from Madingley Road
- Construction Traffic Management
- Cycle Parking Provision and Quality

9.3 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.

10. Assessment

10.1 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
- Trees
- Heritage assets
- Carbon reduction and sustainable design

- Biodiversity
- Water management and flood risk
- Highway safety and transport impacts
- Car and cycle parking
- Amenity
- Third party representations
- Planning obligations (S106)
- Other matters
- Planning balance
- Recommendation
- Planning conditions

11. Principle of Development

- 11.1 The application seeks to demolish the existing student accommodation on site and erect new purpose-built student accommodation including ancillary facilities and associated development. The proposal also seeks to create a temporary construction access from the site north onto Madingley Road.
- 11.2 The application site lies within the West Cambridge Conservation Area.
- 11.3 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. It also states that to maintain housing provision, planning permission to change housing land or land in housing use to other uses will only be supported in exceptional circumstances. The policy clarifies that other uses include student accommodation.
- 11.4 Policy 46 of the Local Plan supports new student accommodation provided they meet an identified need for an existing educational facility. Applications regarding this type of development must comply with several criterion. As the proposal seeks to erect new student accommodation Policy 46 is relevant. The proposal's compliance with this policy and its criterion are assessed in turn below.
- a. *there being a proven need for student accommodation to serve the institution;*

- 11.5 The application site currently provides 147 student rooms which are rented out to and occupied by students at Lucy Cavendish college. The site is currently not being occupied fully with many rooms vacant as they do not meet the accommodation requirements of colleges.
- 11.6 The application is supported by several letters from St Johns College and other Cambridge University Colleges including Lucy Cavendish, Newnham College and the Isaac Newton Institute of Mathematics providing detail on how each does not have adequate accommodation numbers or type of accommodation at present to meet current and future student growth for both undergraduate and graduate students.
- 11.7 The letters each detail their own separate circumstances and detail why the proposed location and type of student accommodation would be ideal for their students. For example, Lucy Cavendish details that there is a demand of approximately 300 rooms for its students. The site is located some 300m from Lucy Cavendish College and as such would allow students to remain close to their institution. The supporting information indicates that Lucy Cavendish would occupy approximately 308 of the proposed 408 rooms.
- 11.8 The additional supporting information also states that due to the transformational change at Lucy Cavendish to a mixed sex college, there is a requirement for these additional rooms.
- 11.9 The Isaac Newton Institute of Mathematics outlines a need as it does not own accommodation, and at present they rent flats within Cambridge for visiting academics. The supporting information highlights that the Institute of Mathematics would occupy approximately 20 of the proposed rooms. Officers are of the view that, provided that any subsequent occupation by the Institute is for students at the Institute, the scheme would accord with policy 46. Any occupation by non-students during term time, such as academics (in employment e.g. staff) would be outside of the scope of the description of development and need separate permission.
- 11.10 Newnham College has set out that at present they have a shortfall of approximately 60 rooms for postgraduates and that students rent out in the private housing market in Cambridge. They also outline that whilst they do not look to increase student numbers, this would fill their identified shortfall. The supporting information highlights that Newnham College would occupy approximately 70 of these rooms. The site would be located approximately 1km from the Newnham College site.

- 11.11 St John's College have provided a letter indicating that there is currently a demand for Fellow's accommodation which they are unable to provide. Officers recognise that fellows can be a mix of students and staff.
- 11.12 The St John's letter details that there are currently increasing post graduate numbers and a need to refurbish their existing accommodation stock. It goes on to indicate that the site is an ideal location (located approx. 500m from the college site) and provides the accommodation for students with partners and children. The proposal would provide 10 of the 408 rooms to St Johns. Provided any subsequent occupation is for Fellow students, it would meet the description of development and occupational ties required of the S106 and adopted policy.

Overall

- 11.13 To ensure that the accommodation is for students, a restriction will be sought within a S106 agreement to ensure the permitted rooms are occupied only by students attending full-time courses of one academic year or more at a Cambridge University College or Institution within academic term times. The rooms would be tied to those parties above that have demonstrated a need.
- 11.14 Considering the submitted information, there is a proven need for the student accommodation, and the proposal would provide a variety of room types which are in demand. Subject to a suitably worded S106 obligation, the proposal accords with policy 46 of the Local Plan and is acceptable in principle.
- b. *the development not resulting in the loss of existing market housing and affordable housing*
- 11.15 The proposal does not seek to remove any existing market and affordable housing and solely seeks to redevelop existing accommodation on site. The proposal would result in the demolition of an existing outbuilding associated with No.15 Madingley Road. The use of No.15 Madingley Road is that of a Large HMO used by the college as student hostel accommodation. The loss of this outbuilding is not considered to impact on any market housing or affordable housing provision. The proposal would therefore comply with these criteria.
- c. *it being in an appropriate location for the institution served;*

The application site is located amongst other student accommodation blocks with the Mathematics Institute immediately to the west and Lucy

Cavendish to the Northeast. St Johns College is also located to the east beyond St Johns College School and St Johns Playing Fields. As highlighted within criterion a and c, the colleges seeking to occupy the site are all within approx. 1km and as such are within walking and cycling distance from their respective sites. It is therefore considered the proposal would therefore comply with this criterion.

d. *the location being well served by sustainable transport modes;*

11.16 The application site is located within the city of Cambridge but outside of the city centre itself. The site is in walking and cycling distance to a variety of services. There are also other sustainable transport modes available in proximity to the site. As highlighted within criterion a and c, the colleges seeking to occupy the site are all within approx. 1km. The proposal complies with this criterion.

e. *having appropriate management arrangements in place to discourage students from keeping cars in Cambridge*

11.17 The application is supported by a student management plan which indicates that students will not be permitted to keep a car on site except in the case of a student with a disability and this will be controlled through the student room licence. This can be secured through a S106 agreement, restricting students from the keeping of a car in Cambridge more generally, allowing for exceptional circumstances such as relating to disability or specific student need e.g. veterinary student requirements.

11.18 There are already 52 car parking spaces on the site of which 10 serve the nursery building to the northwest which shares the parking and access. The proposal would result in a total of 20 car parking spaces (8 of them accessible). As the proposal is seeking to reduce the number of car park spaces on site and there are measures in place to ensure students are discouraged from keeping cars in Cambridge, the proposal is considered to comply with this criterion.

f. *rooms and facilities being of an appropriate size for living and studying; and*

11.19 There are no space standards for rooms to be provided for student accommodation. The rooms sizes provided for students are of a generous and appropriate size and design. All rooms will have an en-suite and there will be a good-sized kitchen on each floor for shared use. The proposal would provide 19 accessible rooms with all rooms accessible via level access. The proposal complies with this criterion.

- g. *minimising any potential for antisocial behaviour and, if appropriate, being warden controlled.*
- 11.20 The site is currently used by students and there are no known issues with anti-social behaviour. Several objections have been raised citing concerns over antisocial behaviour and the requirement for a gated access on both Clarkson Road and Madingley Road.
- 11.21 The proposed development would benefit from a dedicated porters lodge on the southern portion of the site within Building A which fronts Clarkson Road. The submitted management plan indicates that the porters lodge will be managed 24/7. It also highlights that contact details of the porter's lodge will be provided to residents. In addition to this, there will be an intercom on the Madingley Road entrance which is connected to the porter's lodge.
- 11.22 The management plan also indicates that there is CCTV located at key points throughout the site which is managed by the porters. Moreover, each student must enter into an Occupancy Agreement which covers aspects of the college accommodation relationship including student behaviour and actions the college will take in the event of a breach of college rules.
- 11.23 It is therefore considered that there are measures which would be in place which would adequately minimise antisocial behaviour on the site. The proposal would comply with this criterion.

Out of term use

- 11.24 Concerns have been raised regarding out of term use, specifically that the units would be occupied for holiday use or for conference delegates. The postgraduate students would be accommodated on site on a year-round basis with some rooms (for non-postgrads) being available to conference delegates outside of term time. As the scope of out of term time use has not been precisely defined, a S106 is proposed by officers to contain a clause to ensure any such uses are subject to separate management arrangements to ensure compatibility with the site's location and its neighbours.

Conclusion

- 11.25 The need for the accommodation has been demonstrated. To ensure occupiers of the site are students studying full-time at the University of

Cambridge or its Colleges / Institutions, it is recommended a s106 Agreement is required and that such occupation controls term time use. Out of term time, the S106 will require management measures to be approved to ensure conference delegation compatibility in terms of size, context and location. No existing market housing or affordable housing would be lost through the proposal. The accommodation would be of high quality and represent a substantial improvement on that existing. The location is appropriate to those Cambridge University institution(s) / colleges who have demonstrated a need. Appropriate management arrangements will be secured relating to car ownership and student behaviour through a S106 and / or planning condition(s).

- 11.26 Subject to these requirements, the proposal accords with Policy 46 of the Local Plan 2018.

12. Design, layout, scale and landscaping

- 12.1 Policies 55, 56, 57 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 12.2 Policy 60 ensures that buildings which are taller than the surrounding built form do not impact on the landscape, townscape or historic environment.

Site Context and Surroundings

- 12.3 The application site is located within the West Cambridge Conservation Area. There is a Grade II Listed Building known as 3 Clarkson Road located to the south and a Grade II Listed building known as Saxmeadham (71 Grange Road) to the east of the site.
- 12.4 The site at present comprises a campus style college development in the form of several courtyards with common buildings at the south of the site fronting Clarkson Road with student accommodation buildings on both sides of the site. There is a library building to the north and is located centrally within the site. On the northwest corner is a two-storey nursery building which is not being sought to be altered as part of this proposal.
- 12.5 The development known as Wolfson Court ranges in height from 3 storeys on both eastern and western wings to lower-level single storey aspects located more centrally in the site. There are various roof forms on the site with most of the original building benefiting from mono pitched roofs. The additions in the 1990's benefitted from dual pitched roofs. There are areas

of car parking and bin stores located at the front of the site as well as the western boundary. Within each small courtyard are areas of landscaping. Due to the design and layout of the site, the existing site appears institutional.

- 12.6 The West Cambridge Conservation Area Appraisal states that the immediate areas surrounding the site are residential but notes that key characteristics of Grange Road include an interruption of domestic scale properties comprising four larger complexes of modern University buildings, including Wolfson Court, the Centre for Mathematical Sciences and Cripps Court. In addition to this, there is evidence of a ridge and furrow which can still be seen within the site.
- 12.7 The site fronts Clarkson Road and is surrounded by Isaac Newton Institute for Mathematical Sciences to the west and St John's College School to the east; the three sites form a more institutional cluster of buildings amongst the finer-grain residential context of 2 – 2 ½ storey dwellings along Clarkson Road.
- 12.8 At the front of the site is a large tree with a row of protected trees which run along the eastern boundary of the site. The site also includes the garage building and western portion of No. 15 Madingley Road, which is typical of the residential vernacular which fronts Madingley Road to the north of the site.
- 12.9 The Conservation area appraisal also indicates that most of front boundaries are either brick or are made up of trees and hedging.

Scale, Design and Landscaping

- 12.10 The proposal seeks to demolish the existing student accommodation and erect 5 new buildings in its place. These buildings are arranged in two types, 4 larger buildings (known as Buildings A-D) and a singular block of 4 x 3 storey townhouses known as Building E). The buildings would range from 3 storeys to 4 storeys in height. Whilst it is acknowledged that the buildings are significantly taller in height than the residential dwellings opposite, it is a modest increase in height relative to the existing built form on the site and that of the adjacent Mathematical Institute. Policy 60 is not engaged.
- 12.11 Buildings A-D are L shaped and have an arts and craft inspired villa style design. They are located on the edges of the site with a central

landscaped core as well as a landscaped area to the east adjacent to St John's College School.

- 12.12 Several objections have been made regarding the proposal's excessive scale and massing and harmful impact on the immediate setting of the site as well as the wider character and appearance of the Conservation Area. The proposals impact on the conservation area is assessed in more detail within the Heritage Impacts section of this report (Section 13).
- 12.13 The Urban Design Officer has been consulted on the scheme and has raised no objection to the proposal noting that the concept for massing followed the domestic proportions of the Arts and Crafts typologies in the surrounding context, helping to mediate between the institutional and residential scales in the local area.
- 12.14 It is acknowledged that the built form on the site is increasing, particularly with Building E fronting Clarkson Road and Building C to the north of the site, however, this is designed in an edge-responsive way. The Urban Design officer also noted that the proposal seeks to consolidate the taller elements of the scheme within the site and away from the southern street frontage to respond positively to the domestic vernacular proportions of Clarkson Road.
- 12.15 At present, the massing of the 3 storey blocks on the east and west of the site are void of any architectural merit and appear as large unbroken form of development, particularly on the eastern and western edges.
- 12.16 The proposal would increase the height of these edges, however, through their design would be broken up through a landscaped pathway between buildings D and B and through indentations in the built form to break up this massing. On the western edge of the development, the reduction in car parking spaces and implementation of cycle storage and soft landscaping, this 'harsh' and institutional edge is reduced and enables the built form to appear more integral to the overall streetscene.
- 12.17 In addition to this, the removal of the existing single storey buildings which abut the adopted public highway on Clarkson Road on the southern portion of the development are to be demolished, also reducing the proposal's immediate impact on Clarkson Road and results in a more set back nature of development, more akin to properties on Clarkson Road.
- 12.18 The proposal would also result in the creation of a new building referenced as Building E which also fronts Clarkson Road but is situated behind a large tree which exists at the southeastern portion of the site.

This building would be approx. 3 stories in height and would introduce a west to east orientated footprint closer to the front of the site. Unlike the other buildings, it does not benefit from an L shape design.

- 12.19 It is acknowledged that Building E is the most impactful on the streetscene due to its orientation and design, but it would be well set back and would be partially screened by existing vegetation. As noted, there is existing 3 storey built form on the eastern edge, however, this is orientated north to south and therefore has less obvious massing from Clarkson Road. Nonetheless, as a result of the demolished buildings which would open up the frontage of the site and the high-quality design of the proposal, it would be an improvement on the existing built form in this location and would not result in any harm to the immediate setting of the site. The additional proposed landscaping would also reduce the proposal's impact on the streetscene to the front.
- 12.20 Building C would be located directly behind Building E and as such it would be partially visible from the front of the site and public realm. Similarly to buildings B and D, its design allows for the massing to be broken up and less bulky.
- 12.21 Building A is located furthest north within the site and there would be only limited views from the south on Clarkson Road. The building is a similar massing scale and design to buildings B, C and D. Due to the distance between Building A and public realm views to the north on Madingley Road, this building would also only be partially visible from this public viewpoint and its impact on the streetscene would be limited.
- 12.22 The proposal would create a new footpath from Madingley Road at the north of the site to the development. The immediate character on Madingley Road is established with large, detached dwellings set back from the public highway and with mature boundary treatments and parking to the front.
- 12.23 The proposal would create a new path linking the site, it would be similar to the public footpath located almost directly adjacent to the west of the site which links Madingley Road and Clarkson Road. It would cut through the side of No.15 Madingley Road with high hedges on both sides. Whilst it would create a new access and alter the current appearance of No.15, due to its slim nature and soft landscaping, it would not appear dissimilar to the established footpath as referenced. As a result of the design. As a result, the overall established character of Madingley Road would be maintained and there would not be any harm to the immediate setting of the site or wider character and appearance of the area.

- 12.24 The site benefits from significant soft and hard landscaping. The trees which bound the site and provide significant amenity to the conservation area are to be retained with the submitted landscape strategy indicating that there are further tree planting and soft landscaping which enhances the suburban nature of the site. Hedging is proposed on the frontage to Clarkson Road which provides a softer and more green entrance way, assimilating with the existing character of the area.
- 12.25 During the Design Review Panel Meeting (appendix A) many comments from the panel members related to the proposed landscape scheme, requesting more 'breathing space', ensuring the landscape is more naturalistic and that the landscape spaces are more coherent.
- 12.26 Following these comments, further landscape design alterations would be made with a stronger narrative to the naturalistic landscape approach, buildings D and E were moved to create more breathing space, and the flow of the landscape has been rationalised with different planting strategies and material choices made.
- 12.27 The landscape officer has been consulted on the scheme and has no objection to the scheme noting that the proposal benefits from integrated swale alongside the central route and storage and attenuation basins within the lawns and courtyard spaces. Planting design has been closely coordinated with the ecology and BNG strategy to create a variety of new habitats and enhance the site.
- 12.28 The proposed landscape scheme is an enhancement to the more abrupt built form which exists abutting the public highway and current entranceway on Clarkson Road.
- 12.29 The landscape officer concludes by stating that overall, the landscape design has been successfully integrated with the architecture, engineering and ecology.
- 12.30 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 55,56,57,58,59 of the Local Plan and the NPPF.

13. Trees

- 13.1 The application site benefits from several trees throughout the site many which benefit from blanket protection as a result of the sites location within the West Cambridge Conservation Area. There is also a line of trees which benefit from a Tree Preservation Order along the eastern boundary of the site adjacent to St Johns College school.
- 13.2 The Conservation Officer notes that West Cambridge Conservation Area's many trees and sylvan character are very important to the significance of the conservation area, and here Madingley Road is characterised by large, detached villas in gardens with mature trees and densely planted boundaries.
- 13.3 Several comments have been made in objection to the proposed impact on the trees on site in particular those adjacent to the proposed temporary access road to the north of the site.
- 13.4 The application is accompanied by an Arboricultural Impact Assessment with further information regarding the impact on the trees on the temporary construction access.
- 13.5 The proposal would result in the loss of some individual trees, a group of 3 Birch trees which are category B (G001) and a group of category C mixed species (A001). The individual trees to be removed include 1 Category B, 12 Category C, 4 Category U trees throughout the site.
- 13.6 Many of these trees are located in and amongst the existing courtyards and are required to be removed to facilitate the development, many of these trees are of poor quality and are category C or U trees. The group of category B trees to be removed are located on the western boundary and have limited visibility from public viewpoints within the conservation area. The other category B tree is located within an existing courtyard and is not visible from public views.
- 13.7 Other trees to be removed include a group of trees within the rear garden of No.15 Madingley Road. These are required to facilitate the footpath/cycleway on to Madingley Road and the temporary construction access. These trees also are partially visible from public viewpoints and are of poor quality (category C or U).
- 13.8 The application is supported by details which indicate how trees on the northern portion of the site which will be impacted by the temporary construction access. It outlines that while some tree pruning is required to facilitate the height of vehicles, the main impact will be to the roots of the trees within this tree belt.

- 13.9 The details indicate that there would be multiple layers of surfacing including geogrid and geotextile layers which would protect the tree roots from the proposed construction traffic. The details indicate the largest vehicle would be approx. 3.75m in height. These measures allow for the trees adjacent to the temporary access to be retained throughout the lifetime of the development.
- 13.10 The Council's Tree Officer previously provided comments requesting further information of the proposed construction access and how the trees would be impacted, they raised no other objections to the other proposed works to trees or their removal. As indicated, subsequent information has been submitted to overcome these concerns. The Council's Tree Officer has been consulted on these and has raised no objection to the proposed details.
- 13.11 As the proposal would retain the majority of the existing high-quality trees within the site which contribute significantly to the character of the West Cambridge Conservation Area and the proposed landscape enhancements as a result of the proposal, the proposal is not considered to result in any arboricultural impacts.
- 13.12 It is therefore considered that subject to conditions regarding an Arboricultural Impact Assessment and Tree Protection Plan, the proposal would accord with policies 59 and 71 of the Local Plan and the NPPF.

14. Heritage assets

- 14.1 Section 66 of the Planning (LBCA) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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 possesses.
- 14.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides 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. Any harm to, or loss

of, the significant of a heritage asset should require clear and convincing justification (Para 213)

- 14.4 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 including, where appropriate, securing its optimum viable use.
- 14.5 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area.
- 14.6 The application falls with the West Cambridge Conservation Area. There is a Grade II Listed Building known as 3 Clarkson Road located to the south and a Grade II Listed building known as Saxmeadham (71 Grange Road) to the east of the site.
- 14.7 The West Cambridge Conservation Area appraisal makes a small reference to the site which states that the site provides ‘...some interruption of what is essentially a domestic scale on the western side...’. The Conservation Officer has identified that the site has low architectural merit.
- 14.8 The Council’s Conservation Officer has been consulted on the proposal and has indicated that the demolition of the existing buildings would not cause harm to the character and appearance of the Conservation Area. They have also concluded that the proposed design is high quality and is responsive to the local context of the conservation area.
- 14.9 They also assert that the demolition of the garage building at 15 Madingley Road is not a positive building and its demolition would not harm the Conservation Area.
- 14.10 Concerns were previously raised by the Conservation Officer on the impact of the temporary access road and the potential loss of trees which add to the character of the Conservation Area. This has been assessed in more detail within Section 12 (Trees) of this officer report.
- 14.11 The additional details submitted ensure the trees along the access road are retained and as such would not impact on the character of the Conservation Area.

- 14.12 The proposal is located some 30m from the Grade II listed, 3 Clarkson Road and the proposal would be within its setting. No.3 is set back significantly from the adopted public highway with a mature belt of trees which partially screens the listed building from public views and the application site. Due to the proposed design, works and the set back nature of the proposal, it is not considered to result in any harm to the setting of this Listed Building.
- 14.13 Saxmeadham house (No.71 Grange Road) is located approx. 79m from the site. The site is separated through existing buildings which are part of the St Johns College School. The proposal is increasing its built form to the east of the site, it is further located off the eastern boundary and therefore its impact is reduced. Therefore, the proposal is not considered to impact on the setting of this Grade II Listed Building.
- 14.14 In line with paragraphs 212 and 215 of the NPPF, the proposal is not considered to result in harm to any designated heritage asset which in this case is the impact on the Grade II Listed Buildings (3 Clarkson Road and Saxmeadham) or the West Cambridge Conservation Area.
- 14.15 It is therefore not necessary to require justification for the harm or demolition of buildings in the asset or weigh the public benefits in association with this harm. Nonetheless, the public benefits would include: a significant amount of student accommodation which releases pressure on the private housing market; an enhancement to the site within the Conservation area; a highly sustainable form of accommodation; biodiversity net gain; landscape improvements and; Economic benefits due to the construction related activities and employment opportunities required to manage the site when complete.
- 14.16 Paragraph 219 of the NPPF states that, Local planning authorities should look for opportunities for new development within Conservation Areas 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.
- 14.17 Therefore, for the reasons outlined above, the proposal is not considered to result in any harm to any of the identified designated heritage assets.
- 14.18 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the

Conservation Area or the setting of listed buildings. The Council's Conservation Officer and Historic England have not objected to the proposal.

- 14.19 The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990 (sections 66 and 72), the NPPF and policy 61 of the Local Plan.

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 pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 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 seeks to demolish the existing student accommodation buildings on site and erect new purpose-built accommodation in their place.
- 15.5 A number of detailed objections have raised concern with the justification of the demolition of the existing buildings and how the proposal should meet Net Zero Carbon 2050 (NZC2050)
- 15.6 The application is supported by a design and access statement detailing the assessment of the existing buildings; and an energy and sustainability statement.

Justification for demolition

- 15.7 Concerns have been raised regarding the robustness of the justification regarding the proposed demolition of the existing buildings and that more

justification is required in order to establish that the proposed buildings could be re-used rather than demolished.

- 15.8 Throughout the Planning Performance Agreement Process and varying pre application process, the Local Planning Authority has raised questions regarding the ability for the existing buildings to be re-used or extended, rather than the complete demolition.
- 15.9 It is acknowledged that at the Design Review Panel on 25th May 2025, questions were asked by the panel regarding the options available to the application regarding re-use or demolition. It must be noted that the Design Review Panel are given a limited level of detail and their advice is informative rather than a formal response to any proposal.
- 15.10 Following the comments at design review panel, the applicant has provided justification within their design and access statement which highlights the options assessment regarding re-use, extensions and then complete demolition. This assessment outlines that the demolition would provide the best sustainability impact.
- 15.11 Following a site visit, it was noted that the existing rooms and layout of the buildings do not provide a good level of accommodation for occupiers. In addition to this, it has been evidenced that extensions to the existing buildings would provide a greater quality of accommodation, but this would be at the expense of high-quality design and would not provide the required number of rooms to help reduce the reliance on the private rental market. The retention of the library would result in significant layout complications which would also result in poor quality design and a poor number of rooms.
- 15.12 As part of the proposal's overall sustainability goals, it is seeking to achieve a minimum of BREEAM excellent across the scheme.
- 15.13 The Council's Sustainability Officer has commented on the proposal and has raised no concerns with the demolition and erection of new buildings. They have concluded that the proposal would result in the re-use of up to 47 tonnes of roof timbers and that other materials can be re-used on site. This would also result in less building materials to be brought on to site.
- 15.14 As a result of the new build nature of the proposal, it would also achieve the maximum number of water credits for water efficiency and that the use of water efficient sanitaryware and rainwater harvesting could offset approx. 1350m³ of water over a year. The site would also benefit from

solar panels, and each building has been assessed to ensure the risk of overheating is reduced.

- 15.15 It is therefore subject to a condition which would secure the sustainability approved, it is considered that the proposal has adequately justified that the proposed demolition of the buildings is acceptable in terms of its sustainability impact and would comply with Policies 28 and 29 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020 in this regard.

Emerging Local Plan

- 15.16 The objections also raise concern that the proposal would not meet the Net Zero Carbon 2050 targets and that this is a requirement within the emerging Local Plan. The emerging local plan is currently under consultation (Reg19) and therefore can only be afforded limited weight in the planning balance. Due to this, any application is considered in accordance with the most up to date local plan which is the Cambridge City Local Plan 2018. There is no requirement for any proposal to meet the NZC2050 target within Policy 28 or 29 of the Local Plan 2018 and therefore this is unreasonable of the Local Planning Authority to require any application to meet this requirement.

16. Biodiversity

- 16.1 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70.
- 16.2 Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 16.3 Objections have been received noting that the proposal will negatively impact upon the ecology of the site as well as the impact on the adjacent Adams Road Bird Sanctuary.

- 16.4 The application is accompanied by a preliminary ecological appraisal Biodiversity Net Gain Assessment which sets out that (set out estimated net gain) of 13.41%.
- 16.5 The submitted Ecological Appraisal indicates that due to the distance between the site and the majority of designated wildlife sites, they would not be adversely impacted as a result of the site clearance and construction phase of the works. In addition to this, it concludes that due to the nature and use of the site, when in operation, it would not be anticipated to impact on the designated sites and any effect is negligible.
- 16.6 The appraisal also concludes that the proposal would not impact upon any priority/protected habitats or species. Mitigation measures are required to ensure harm to birds and bats are limited. A European Protected Species Licence will be required due to the loss of bat roosts on the site. An appropriately worded condition is required to secure replacement bird and bat roosts within the site. This can be secured through an appropriately worded condition.
- 16.7 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions particularly relating to ecological enhancement measures and lighting to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 16.8 The comments regarding the impact on the Adams Road Bird Sanctuary are noted. The site is located approximately 90m from the Adams Road Bird Sanctuary which is a County Wildlife site. Between the proposed development is a main road and a row of properties and their associated gardens.
- 16.9 Given the distance from the proposed development to the bird sanctuary as well as the intervening residential properties and street furniture (street lamps), and the impacts from the existing built form, the proposal is not considered to result in any temporary construction impacts or operational impacts on the bird sanctuary.
- 16.10 Therefore, subject to conditions, it is considered that the proposed development complies with policy 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

17. Water management and flood risk

- 17.1 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.
- 17.2 The site is located within an area at low risk of fluvial flooding (Flood Zone 1) and there are some areas of high to low surface water risk on the eastern boundary and garden of No.15 Madingley Road. Larger portions of the site are at low risk of surface water flooding.
- 17.3 The applicants have submitted a Flood Risk Assessment.
- 17.4 The Local Lead Flood Authority has advised that the scheme is acceptable subject to the imposition of several conditions relating to details of surface water run-off. These conditions are considered necessary and appropriate and will be added to any permission given.
- 17.5 The applicant has also provided a detailed maintenance strategy outlining maintenance practices, frequency and adoption details of all surface water drainage features and the water quality has been adequately assessed.
- 17.6 On this basis, subject to a detailed surface water drainage scheme and measures to avoid additional surface water run-off from the site during construction, the proposal is in accordance with policies 31 and 32 of the Local Plan 2018 and the NPPF 2024.

Foul water flood risk

- 17.7 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.
- 17.8 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.

- 17.9 The application site is located within the Cambridge Water Recycling Centre (WRC) catchment area. Anglian Water comments state that Cambridge WRC currently lacks the capacity to treat the additional flows generated by the proposed development. Anglian Water's consultation correspondence goes on to state that following the recent announcement from the Ministry of Housing, Communities and Local Government (MHCLG) that the Housing Infrastructure Fund (HIF) will no longer be available to support the delivery of a new Water Recycling Centre for Greater Cambridge, holding objections will be submitted to all future planning applications. Anglian Water has advised that this position will continue until alternative plans to increase capacity at the existing Cambridge WRC to deal with wastewater from growth are confirmed. A comprehensive feasibility review of all available options is currently being undertaken by Anglian Water to determine how future growth can be supported at the existing facility. The assessment is not expected to conclude until June 2026.
- 17.10 Until such time as the feasibility review is concluded, Anglian Water raise a 'holding objection' to the proposed development. This is on the grounds that any connection into the foul network will contribute to pollution and deterioration of the watercourse via the WRC as it is unable to accommodate additional flows.
- 17.11 Wastewater infrastructure capacity has become a strategic issue for many local planning authorities across the south-east of England over the last year. At a local level, the MHCLG decision in August 2025 not to support the delivery of the Cambridge WRC has resulted in objections being raised by Anglian Water to planning applications within the Cambridge WRC catchment.
- 17.12 Whilst Anglian Water's consultation response is described as a 'holding objection' with regard to wastewater treatment, officers note that Anglian Water does not have the statutory power to issue a 'holding direction' or directly prevent the local planning authority from determining the planning application. Officers consider that the availability of treatment capacity at Cambridge WRC, and any environmental or amenity harm caused by increased discharges from storm overflows associated with the application proposals is a material planning consideration in the assessment of this planning application. The weight to be attached to this matter is for the decision maker.
- 17.13 Officers do not consider it reasonable to withhold the consideration of this planning application until the conclusion of Anglian Water's feasibility

review to determine how future growth can be supported at the Cambridge WRC. Developers retain a right to appeal against non-determination if there is an unnecessarily delay in determination.

17.14 Objections have been raised regarding the foul water drainage scheme and the information provided by the applicant on this matter.

17.15 The applicant has submitted a response to the Anglian Water holding objection relating to Wastewater impacts.

17.16 Capacity of Cambridge WRC

17.17 Anglian Water has advised that using the latest 2024 Q90 dry weather flow (DWF) headroom figures, as verified by the Environment Agency, the WRC consent permit is for 37,330 m³ per day (37,330,000 litres per day), however as of 2024 Q90 data, the WRC was operating at 39,354 m³ per day (39,354,000 litres per day).

17.18 Assessment of harm

17.19 It is necessary to assess the impact of proposed harm; this can be calculated through the assessment of existing foul water flows in comparison to that of the proposal and a comparison to the overall impact on the existing capacity of the WRC.

17.20 The applicant has submitted a response to the Anglian Water objection noting that the site at present has a value of 175l/ per person/per day. Due to the water efficiency features, the proposed development would use approximately 110l/per person/per day.

17.21 The proposed development will result in a net increase in wastewater rates of over 19,208 litres/day equating to approx. 0.04% of the daily existing dry weather water processing at Cambridge WRC (approximately 39 million litres per day).

17.22 Anglian Water has not provided any specific evidence to demonstrate the harm to the environment that the additional foul flows arising from this development would cause to the receiving watercourse. As a proportion of the existing overall processing at CWRC, which is accepted as above the current permit licence, officers consider that the net increase of foul flow rates from the application site would be negligible and that it would not be possible to attribute any meaningful or significant harm arising from this scheme to the water environment beyond that already occurring.

Notwithstanding that there would be a cumulative effect with other development, the scheme before members is not EIA development and there is no requirement for such an assessment to be undertaken by the applicants.

17.23 The risk of harm is capable of being mitigated significantly by investment in and implementation of a suitable scheme to upgrade the capacity of the catchment wastewater treatment works, Cambridge WRC. Anglian Water have committed to make that investment in their October 2025 statement.

17.24 As such, in light of the statutory obligations imposed on Anglian Water, the lack of evidence concerning attributable harm arising from this development and its nominal contribution to the daily dry weather WRC processing, mean that a planning condition to restrict occupation until net capacity is improved is not necessary. The proportionate impact of 0.04% renders any harm negligible. Whilst the proposal before members would result in degree of conflict with the development plan and the NPPF, such conflict is miniscule and should not bear any significant material weight in favour of a condition being considered necessary to limit occupation until Cambridge WRC capacity is improved.

17.25 Conclusion

17.26 Foul water is a material planning consideration in the assessment of the application proposals.

17.27 The development would increase foul water flows to a receiving WRC which is already operating over capacity. The net increase has the potential to cause cumulative environmental harm to receiving watercourses, but any increase in this case would be negligible and incapable of meaningful attribution in terms of harm.

17.28 The application is acceptable with reference to its likely impacts notwithstanding policy 32 of the Local Plan 2018, in light of NPPF advice and Government signalling.

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 The existing site benefits from a vehicular access from Clarkson Road to the south of the site. The proposal also seeks to create a permanent footpath from Madingley Road at the north of the site to the proposal. There would also be a temporary construction access which would take the same route as the proposed footway.
- 18.4 The application is supported by a Transport Statement, Travel Plan Statement, vehicle tracking details and technical notes. The Outline Demolition and Construction Environmental Management Plan (DCEMP) provides greater detail of the temporary construction access from Madingley Road.
- 18.5 Objections from third party residents and CamCycle have raised concerns with the impact of construction vehicles on the adopted public highway on Madingley Road and Clarkson Road. There is also concern with the traffic impacts as a result of the operation of the development.

Impact from Construction

- 18.6 The concerns regarding construction traffic are more specific in their impact on the adjacent school and for cyclists and pedestrians.
- 18.7 The submitted DCEMP highlights that parking will not be permitted on site and that contractors are expected to access the site from the nearby Madingley Park and Ride. The document also indicates that construction traffic will be permitted one way through the site, entering from the proposed temporary access on Madingley Road travelling through the site and then exiting on Clarkson Road. The DCEMP states that egress will be between 0930 and 1500.
- 18.8 The document also states that on Madingley Road a minimum of 2 marshals shall be used to alert pavement users/neighbours of inbound deliveries. On the Clarkson Road exit, there will be a Marshall at the exit and vehicles would only be allowed to turn left out of the site. Vehicles would then access Grange Road and then back on to Madingley Road to leave the site. There would be a 5mph speed limit through the site.

- 18.9 It is noted that Clarkson Road is used by a number of cyclists and pedestrians, the road is also 20mph and has parking restrictions on it.
- 18.10 The access on to Clarkson Road is an existing access and therefore construction vehicles of any weight can currently use this access without restriction.
- 18.11 The Local Highway Authority and County Council Transport Assessment Team have been consulted on the proposal and have raised no objections to the proposal subject to a Condition which would require the submission of a Construction Traffic Management Plan *(CTMP) as well as a restriction on when demolition and construction vehicles can use the site. The condition would restrict those to be outside of busy traffic times and school pick up times (09.15 and 14.55 Monday to Friday).
- 18.12 It is also noted that third party representations request the proposed construction access to be for two-way traffic on to Madingley Road is the only construction access. Due to the restrictions on the width of this access, the Local Highway Authority have raised a concern for two-way traffic and have requested a condition to ensure this access is only one way to motor vehicle traffic. It also requests information that the access is acceptable for emergency vehicles.
- 18.13 It is acknowledged that there would be an intensification of the existing access on to Clarkson Road from construction vehicles, this could be mitigated against through the use of time restrictions as recommended by the highways officer and through more detailed mitigation such as marshals and other restrictions on vehicles which can be secured through a CTMP. This is also the case for the access on Madingley Road.
- 18.14 The constructions impacts are also temporary and would not impact on the adopted public highway for the lifetime of the development.

Impact from Operation

- 18.15 Objections have been raised regarding the impact on the adopted public highways as a result of the operation of the site, particularly on cyclists, from delivery vehicles and from students being dropped off at the beginning and end of term.
- 18.16 The submitted management plan provides details on the management of students occupying the site at the start and end of term. This states that students are given a date to move in and these are spread out over a number of weeks to reduce significant numbers of vehicles at any one

time. Students also leave the accommodation at different times due to different course requirements and different types of students using the site.

- 18.17 The application provides a reduction in car parking spaces with the submitted transport assessment indicating that the majority of students would cycle, walk or use public transport due to the highly sustainable nature of the site with very limited use of personal vehicles. This is secured through the management plan and accommodation agreements.
- 18.18 The site management plan also indicates that student deliveries will be through a main delivery point in the Porters Lodge off Clarkson Road and is managed at all hours.
- 18.19 Whilst there may be an increase in the number of delivery vehicles accessing the site because of the increase in students, no concerns have been raised by the local highway authority in respect of traffic movements from this source. Furthermore, popular online retailers are likely to group deliveries together to the same location for their own reasons of efficiency which may serve to limit the number of movements to and from the site.
- 18.20 The Transport Assessment Team have raised no objections to the development citing that the submitted information is sufficient and would not result in any undue impacts on the highway subject to a planning obligation of £60,000 for improvements to the Madingley Road Pedestrian and Cycle Way.
- 18.21 Objections have also been raised regarding the pedestrian focused footway which connects the site to Madingley Road and that as many occupiers would use this access for cycling, it would cause conflict with pedestrians undermining the transport strategy. These comments are noted.
- 18.22 The occupiers of the site would be from the nearby colleges of Lucy Cavendish, St Johns College, The Institute of Mathematics and Newnham college, many of which are within walking distance of the site and therefore occupiers are more likely to walk to these sites. It is also considered that many day-to-day requirements would be by foot and therefore this needs to be considered as a primary access/travel mode to the site. Furthermore, the southern access onto Clarkson Road does not restrict cyclists and offers occupiers the additional opportunity to use this access.

- 18.23 Requests for improvements to the adjacent shared path adjacent to the site is outside of the remit of this application and cannot be considered. The supporting documents and consultation response by the Transport Assessment Team indicate that there are proposed improvements to this path as part of the Greater Cambridge Partnership (GCP).
- 18.24 Therefore, for the reasons outlined above subject to the necessary conditions and S106 mitigation, the proposal is not considered to result in any undue highways safety concerns and would comply with Policy 80 of the Local Plan and is compliant with NPPF advice.

19. Car and cycle provision

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

Cycle parking

- 19.2 The application site is near to a number of colleges and academic institutions as well as the city centre. There are regular bus services accessible within the vicinity. The proposal would provide many secure cycle parking within the application site which is specifically dedicated to occupiers of the site.
- 19.3 The cycle parking is split into 3 specific cycle store areas, 2 smaller storage points on the western boundary and a larger building to the north of the site. The proposal would provide a total of 360 spaces, 274 for occupiers and 144 Sheffield stands. 86 spaces would be provided for visitors.
- 19.4 The Design Review Panel queried the need for larger cycle storage areas rather than dispersing them to each building. During pre-application discussions, this was explored, however, the addition of more spread-out cycle parking would result in greater numbers of bikes being taken through the site and would interrupt the landscape layout creating additional layout issues.
- 19.5 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. This requires 2 spaces per 3 bedspaces, 1 space for every 3 members of staff and 1 visitor space for 5 bedspaces.

- 19.6 The proposal would comply with the cycle parking standards as set out.

Car parking

- 19.7 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 the car-free status can be realistically enforced by planning obligations and/or on-street controls.

- 19.8 The proposal would reduce the number of onsite car parking spaces from 52 to 20, with 8 of the spaces being accessible. 10 of the proposed parking spaces are for the nursery use at the north end of the site.

- 19.9 The proposal would therefore retain a very limited provision. The Transport Assessment Team are satisfied with the quantum and the reduction in car modal share.

- 19.10 On this basis, the proposed car parking arrangement is compliant with policies 81 and 82 of the Local Plan 2018.

20. Amenity

- 20.1 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 2024.

- 20.2 The principal properties to be impacted by the development are No's 15 and 17 Madingley Road to the north, and No.6 Clarkson Road to the southeast.

- 20.3 Objections have been raised from neighbouring properties regarding the proposed impact on the proposal to the amenity of adjacent properties as

a result of excessive noise and disturbance and anti-social behaviour. Objections have also been raised regarding the construction impacts of the proposal on the amenity and living conditions on a wide range of neighbouring occupiers. A site visit has been undertaken.

Neighbouring properties

Impact on No. 6 Clarkson Road.

- 20.4 No. 6 Clarkson Road is situated some 21m from the existing built form of Wolfson Court. This aspect is three storeys in height with the existing boundary treatment consisting of wall and mature trees/vegetation.
- 20.5 Due to alterations in the overall layout of built form on the site, the mass of built form on the east boundary, known as building E, is reduced particularly the aspect running parallel to No.6. It is noted that the built form would be some 1m closer to this adjacent property and there would be an increase in height of the closest aspect (building E) by approx. 2m.
- 20.6 Nonetheless, as the orientation of Building E would be perpendicular to No.6 Clarkson Road, the overall impact, particularly loss of light, overbearing impact and outlook, on this adjacent neighbouring property in comparison to existing built form would be limited.
- 20.7 There are several windows above ground floor level which would face No.6 Clarkson Road, all which serve kitchens and circulation spaces. At present, there are windows that directly face No.6 and as such it is considered the proposal would not result in any loss of privacy over the existing built form. Overall, the proposal is not considered to result in any undue harm to the amenity or living conditions of this neighbouring property.

No.15 Madingley Road

- 20.8 No.15 Madingley Road is located approximately 65m from the closest aspect of built form (Building A). This property is owned by St John's College and is used as a HMO for student accommodation.
- 20.9 Given the separation distance between the proposal and this adjacent neighbouring property, the proposal is not considered to result in any loss of light, outlook or appear overbearing to this property.
- 20.10 The proposal does seek to create a new footpath that runs alongside No.15. This would be a main thoroughfare would allow occupiers of the

site to access it from Madingley Road. The submitted plans indicate that there would be a 3m gap between the proposed footpath and No.15 Madingley Road.

- 20.11 The western elevation of Madingley Road consist of a ground floor window serving a living room and windows above ground floors serving bedrooms.
- 20.12 There would be a proposed boundary treatment consisting of an evergreen hedge which would act as a screen/buffer between the footpath and the habitable windows of No.15. Whilst it is anticipated there is the potential of noise and disturbance from occupiers using the footpath, this can be mitigated against through the installation of acoustic fencing. In addition to this, due to the narrow nature of the path, it is unlikely that occupiers would congregate in this area and therefore, the likelihood of excessive levels of noise and disturbance to No.15 is limited.
- 20.13 Furthermore, this area would also be covered by CCTV, where in the event students did congregate in this location, the porters on site can manage any situation should it arise.
- 20.14 Overall, the proposal is not considered to result in any undue harm to the amenity or living conditions of this neighbouring property.

No.17 Madingley Road

- 20.15 No.17 Madingley would be located approximately 52m from the proposed development. Similarly to No.15 Madingley Road, due to the separation distance between the proposal and this adjacent neighbouring property, the proposal is not considered to result in any loss of light, outlook or appear overbearing to this property.
- 20.16 The proposed new footpath from Madingley Road serving the site would be approximately 13m from the property (No.17) itself. The boundary treatment which exists between No.15 Madingley Road and No.17 is a mature belt of trees which acts as a successful screen between the two properties.
- 20.17 The proposal indicates there would be an improved proposed boundary treatment consisting of the existing tree belt, an evergreen hedge and acoustic fencing which cumulatively would act as an effective screen/buffer between the footpath and this neighbouring property.

- 20.18 Given the distance between the proposed footpath as well as the erection the boundary treatment which would mitigate against any noise which may occur as a result of the use of the footpath, the proposal is not considered to result in any undue harm to the amenity or living conditions of this neighbouring property.

Construction and Environmental Impacts

- 20.19 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance.
- 20.20 A number of concerns have been submitted referencing the noise and disturbance from the construction impacts of the proposal, the intensification of the use of the site which would result in excessive noise and disturbance as well as anti-social behaviour.

Impacts from Construction

- 20.21 The proposed development would result in the demolition of the existing buildings and the erection of new buildings on the site. A new temporary construction access is also proposed.
- 20.22 Concerns have been raised regarding the impact of construction noise, disturbance, air pollution and through the construction phase of the development. Objections specifically note that due to the ground conditions on the site, this makes surrounding properties more susceptible to construction impacts.
- 20.23 As referenced, the application is supported by an outline Demolition and Construction Environmental Management Plan (DCEMP) which sets out how the construction on site will be managed and any mitigation measure that will be put in place to reduce any impact on neighbouring occupiers.
- 20.24 The Environmental Health Officer has been consulted on the proposal and notes the detail contained within the outline DCEMP.
- 20.25 It is noted that the document is an outline intended to provide initial information on how the construction process will be carried out. The environmental health officer has raised no objections to the submitted documentation or its principles. It is anticipated that a full Demolition and Construction Environmental Management Plan (DCEMP) would be secured through an appropriately worded planning condition. This would ensure that sufficient detail is provided to enable the proposal's impacts particularly on the amenity and living conditions of neighbouring properties during the construction period to be adequately mitigated. Furthermore, it is recognised that the construction phase represents a temporary period within the overall development.

20.26 No concerns from consultees have been raised regarding the contents of the document subject to recommended conditions relating to plant noise insulation, unexpected contamination, a material management plan, a full DCEMP, external lighting, glazing, and an alternative ventilation scheme. These conditions are considered necessary and reasonable to protect against the amenity and living conditions of future occupiers and will be added to any permission given.

Impacts from Operation

20.27 How the proposal would manage the relationship between the site and neighbouring residential occupiers has been considered within section 10.18 – 10.21 of this report.

20.28 The proposal would increase the number of students on site from 147 to 408, which would result in an intensification of the use of the site. The site has been designed to ensure the rooms are spacious and there are numerous common rooms and social spaces integrated within the buildings. This is to ensure that students are not excessively using the external amenity areas located close to neighbouring properties. There are areas within the central area of the site which contain external social spaces and are surrounded by built form, and these areas will be well used. Due to their location and separation from neighbouring properties, it is not considered that this would unduly impact on the amenity of these adjacent properties as a result of excessive noise or disturbance.

20.29 In addition to this, there are large areas within the site of open space which itself would disperse students and would allow them not to congregate in specific areas causing excessive noise and disturbance.

20.30 Moreover, the site would be managed by porters on site 24/7 with most student facilities located off the site at their affiliated college campuses. This too would reduce the likelihood of excessive noise and disturbance within the site to neighbouring occupiers.

20.31 Concerns have also been raised regarding light spill of the development to adjacent residential properties with comments that the site should be assessed as an E2 environmental Zone (rural) rather than an E3 Environmental Zone (suburban).

20.32 The Environmental Health Officer has been consulted on the proposal and accepts that the application site should be considered as an E2 (rural) zone. Nonetheless, details of any artificial lighting which could result in light spill to any additional properties can be secured by an appropriately

worded condition and the Environmental Health Officer has no objections to this subject to this condition.

- 20.33 Overall, the proposal is not considered to result in any undue harm to the amenity or living conditions of neighbouring occupiers through the construction phase of development or the operation of the proposal. The proposal is compliant with policies 35, 36, 53 and 58 of the Local Plan (subject to condition(s) as appropriate)

Future occupants

- 20.34 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).
- 20.35 As the proposal is for student accommodation, there is no requirement for the proposal to comply with residential space standards and as such Policy 50 and The Nationally Described Space Standards do not apply.
- 20.36 The existing buildings at present provide a poor standard of living accommodation with small rooms and some with low levels of daylight. The current property, particularly the common rooms suffer from overheating. The proposed development would provide a high quality of student accommodation with each room benefitting from en-suites and being of an appropriate size. As new buildings have been created, these have also been positioned so that each room receives an acceptable level of daylight. The proposal is considered acceptable in this regard

Accessibility

- 20.37 Policy 51 requires all housing development to be of a size configuration and internal layout to enable Building Regulations requirement M4(2). As the proposal is for student accommodation, the proposal is not required to comply with this Policy. However, Policies 56 requires that proposals meet the principles of inclusive design and in particular meet the needs of disabled people, the elderly and those with young children. Policy 57 requires new buildings to be convenient, safe and accessible for all users.
- 20.38 The proposal would mainly provide single occupancy rooms, with some 1-bedroom apartments located within Block E. Each building would benefit from lifts allowing every room to be accessible. The proposal would provide 19 fully accessible rooms.

- 20.39 The proposal would therefore allow for future occupiers and any guests that they may have irrespective of any accessibility needs to visit them at any time.
- 20.40 Overall, the proposal is accessible for all users and would meet the needs of people with accessibility needs.

Open Space

- 20.41 An objection has been raised regarding a lack of open space for future occupiers.
- 20.42 The proposal would provide two formal areas of open space centrally located within the site, however it would also provide numerous other forms of informal open space on the western edge of the site labelled as the woodland study gardens, to the south of the site labelled as social and arrival courts as well as an area to the north, known as the arrival/transitional garden.
- 20.43 Following a formal consultation with the Council's Landscape Officer, it is considered that the proposed development would provide sufficient external formal and informal open space provision for 408 students and is in accordance with Policy 68 of the Local Plan 2018.
- 20.44 These amenity spaces would benefit the College community as a whole and would form an attractive landscape.
- 20.45 Taking all this into account, it is considered that the proposed development would provide a high-quality living environment and an appropriate standard of amenity for future student occupiers in accordance with Policies 46 and 68 of the Local Plan 2018.

Summary

- 20.46 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policies 55, 56, 57, and 59 of the Local Plan. The associated construction and environmental impacts would be acceptable in accordance with policies 33, 34, 35 and 36 of the Local Plan.

21. Third party representations

21.1 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
Damage to properties	Damage to properties is not a material planning consideration and cannot be considered as part of this planning application. This is a civil matter.
Public Consultation	Comments have been raised regarding a public consultation event. This was not held by the Local Planning Authority (LPA) and was held by the applicant. The LPA have no control over the timings or information provided at such an event. The Council has carried out its necessary public consultation in line with the Development Management Procedure Order (DMPO).
Misleading Information	The onus is on the applicant to ensure all information provided is accurate and representative. The LPA assesses this information to be considered to be true unless information is provided otherwise.

Table 3 Officer response to third party representations

22. Planning obligations (S106)

22.1 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.

22.2 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.

- 22.3 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.
- 22.4 Following the initial formal consultation with the Developer Contributions Monitoring Officer, given that the accommodation would be for Newnham College, St John's College, Lucy Cavendish College and the Mathematics Institute students or affiliate students, there is a limited requirement for S106 obligations. Officers will set out any further requirements to those listed below on the amendment sheet.

Heads of terms

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

Obligation	Contribution / Term	Trigger
Transport	£60,000 for enhancements to Madingley Road footpath and cycleway.	Prior to occupation
Monitoring	£750 per obligation	N/A
Use	Occupation by full time students only with academic term time. No keeping of cars in Cambridge except in defined circumstances. Out of term time use management plan for conference delegates utilising non post-grad accommodation	Compliance and prior to uses commencing

Table 4 Heads of terms for S106 agreement

Obligation header

- 22.6 As referenced above, the obligations are to ensure that the occupiers of the site are for students at the university colleges and their affiliates and to ensure the units are not used for any other use such as holiday/short term accommodation.

- 22.7 The Transport Assessment Team has requested £60,000 for improvements to the Madingley Road shared cycle and footway given the increase in occupiers.
- 22.8 The planning obligations 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.

23. Other matters

Bins

- 23.1 Policy 57 Local Plan 2018 requires refuse and recycling to be successfully integrated into proposals. The proposed bin storage would be integrated into the proposed buildings with a dedicated bin store to the south of the site. The capacity and design approach is considered to meet the RECAP Waste Management Design Guide SPD.
- 23.2 Waste from communal areas would be collected by staff and waste from study bedrooms collected by students themselves and transported to the refuse area. Refuse would be collected from the site entrance via a dedicated bin storage area to the south of the site on to Clarkson Road.

Archaeology

- 23.3 Following a formal consultation with the County Council's Archaeological Officer, taking into account the submitted desk-based assessment and archaeological features on the site, the application site is considered to be located in an area of archaeological potential and therefore a pre-commencement condition will be attached to require a written scheme of investigation in accordance with Policy 61 of the Local Plan 2018 and the NPPF 2024.

Crime Prevention

- 23.4 Following a formal consultation with the Crime Prevention Design Officer, it is considered that the area is of low vulnerability to the risk of crime at present. It is considered that the proposed layout is acceptable with good levels of permeability and natural surveillance within the application site.
- 23.5 Suggestions have been made concerning enhanced design for cycle storage and Sheffield stands, CCTV locations, refuse store security doors,

access control on flats, and lift/stair cores. Whilst these suggestions are acknowledged, the application site would be controlled through wardens and security at the porter's lodge and therefore the security of the site could be managed effectively without the need for planning related measures.

24. Planning balance

- 24.1 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).

Summary of benefits

- 24.2 The proposed development would result in economic benefits through the construction of new buildings; social benefits through the expansion of the student community and the enhancement of welfare and educational facilities. The environmental benefits through the new buildings' thermal performance, demonstrate that the scheme accords with sustainable development principles.
- 24.3 The proposal would provide much needed student accommodation. The application site is a sustainable location for the proposed associated colleges. In addition, the development would result in an enhancement to the site's welfare and study spaces.
- 24.4 The proposal would respond positively to character and appearance of the Conservation Area and preserve the character of the site with a landscape led scheme. The new accommodation blocks would achieve high sustainability standards.
- 24.5 The proposal would result in Biodiversity Net Gain benefits and can demonstrate that it can provide an acceptable drainage strategy that would not result in any current or future flooding impacts.

Summary of harm

- 24.6 The proposal would result in some short-term inconvenience to neighbouring occupiers and users of the surrounding roads through the construction process. However, these impacts would be managed by an appointed contractor and mitigated by a detailed construction and environmental management plan which would be a requirement of the permission. This plan would need to be approved by the LPA prior to

development commencing. The permission would also include restrictions on operating hours. Occupational impacts have been mainly designed out in the landscaping and layout of the scheme. There is no reason to suggest that an increase in intensity of use on the site from the uplift on student numbers could not be well managed.

Overall

- 24.7 Having considered the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of sections 66 and 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.

25. Recommendation

- 25.1 **Approve** subject to:

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

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

26. Planning conditions

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

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

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

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

3. Prior to commencement of development, a Phasing Strategy shall be prepared and submitted to the local planning authority setting out the

phases and sub phases of development, and a mechanism for its update as required. It shall be agreed in writing and implemented in accordance with the agreed details.

Reason: To ensure appropriate timing for the discharge of other conditions. (Cambridge Local Plan 2018 policies 35, 36, 55, 57, 59, 61, 69, 70, 71 and 81)

4. The development hereby approved shall not be occupied until the approved sustainability strategy, including energy, carbon, materials reuse and water efficiency, as set out in the Energy and Sustainability Statement, Skelly & Couch, 05/12/2025, Revision 3.0 has been implemented in full. 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 policy 28 and Greater Cambridge Sustainable Design and Construction SPD 2020).

5. Prior to the occupation of the proposed development, or as soon as reasonably practicable after occupation, evidence in the form of the BREEAM Wat01 water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority. Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits.

The development shall be carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.

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

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

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

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

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (2024).

8. 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).

- 9. No development 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)

- 10. 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).

11. Prior to the occupation of the development, the ecological mitigation shall be carried out in full in accordance with the details contained in . The ecological measures shall thereafter be retained for the lifetime of the development.

Reason: To conserve and enhance ecological interests. (South Cambridgeshire Local Plan 2018, policies HQ/1 and NH/4).

12. 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. (South Cambridgeshire Local Plan 2018, policies HQ/1 and NH/4).

13. 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 H/4 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

14. Prior to the installation of any artificial lighting in any phase, an ecologically sensitive artificial lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:

a) include details (including luminaires, fittings and any shrouds) of any artificial lighting on the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries;

b) unless otherwise agreed, not exceed 0.4 lux level (against an agreed baseline) on the vertical plane at agreed locations;

d) detail all building design measures to minimise light spillage;

d) set out a monitoring and reporting regime for the lighting scheme.

The approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

Reason: To fully conserve and enhance ecological interests (South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4).

15. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk and Drainage Strategy Report, SmithandWallwork Engineers, Ref: 0347, Rev: P02, Dated: 12th August 2025 has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity (Policy 32 of the Cambridge Local Plan 2018).

16. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority.

The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

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

17. Prior to commencement of development, including demolition, 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 and agreed in writing by the local planning authority before any tree works are carried out and before any 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 (allowing for tree root growth and accounting for heave and subsidence), storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

The development shall be carried out fully in accordance with the approved AMS and TPP.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

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

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity. (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

19. 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 require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interests of visual amenity (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

20. No development shall commence until detailed plans and an associated report for the foundation design of the development have

been submitted to and approved in writing by the Local Planning Authority. The plans and report shall demonstrate that the foundation design accounts for tree variety and age, soil type, root growth (including root barriers) and ground movement. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure the tree roots are suitably protected from development and that the design of the foundations are appropriate (Cambridge Local Plan 2018, policy 71)

21. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09:15hrs - 14:55hrs, Monday to Friday, and shall specifically prohibit deliveries to and from the site during nearby school drop-off and pickup periods

Reason: in the interests of highway safety (Policy 55 and 56 of the Cambridge Local Plan)

22. No demolition or construction works shall commence on site until a construction traffic management plan (CTMP) has been agreed in writing with the Planning Authority. Once approved, the proposal shall be carried out in accordance with the approved details for the duration of the construction period.

Reason: in the interests of highway safety

23. The temporary construction access shall not be used for two-way motor vehicular traffic. Details of operational arrangement, including appropriate signage and management measures, shall be submitted to and approved by the Local Planning Authority prior to its use and retained for the duration of the construction period.

Reason: in the interests of highway safety

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

- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 60 mm thick.

b) Provide suitable access for maintenance.

c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the building(s) 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.

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

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

26. 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 joints and interfaces of all materials; external features such as brick, stone, tile cladding, roof tiles, metalwork, doors, windows, rainwater goods, ASHP enclosures and chimney cowl.

The details shall consist of a materials schedule and a design detail document, including detailed elevations and sections (scaled 1:5, 1:10, 1:20) and samples as appropriate to the scale and nature of the development in question and shall demonstrate consistency with the approved elevations. Any documentation/plans provided must be accompanied with a study on the materials selection setting out the

justification for the materials selected. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 56 and 57)

27. No brickwork above ground level shall be laid until a sample panel at least 1.5m wide and 1.5m high has been prepared on site detailing the choice of brick, bond, coursing, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

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

28. The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store.

A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

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

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).

30. 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).

31. 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).

32. 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.

Reason: 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.

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

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

(ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the 'Institute of Lighting Professionals - Guidance Notices for the Reduction of Obtrusive Light - GN01/21 (or as superseded)'.

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

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

34. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic / noise insulation performance specification of the glazing shall be submitted to and approved in writing by the local planning authority.

The scheme shall have regard to the internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".]

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

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

35. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms to all residential facades to negate / replace the need to open windows, in order to protect future occupiers from external noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the rear of the development. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system. The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

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

Informatives

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

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

2. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season, and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.
3. The Highway Authority requests that the CTMP be a stand-alone document separate from any Construction Environment Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with any internal site arrangements. The principal areas of concern that should be addressed are:
 - i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
 - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
 - iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.
4. 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
5. 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-andconstruction-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

Biodiversity Net Gain Condition (Statutory Condition)

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).

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 habitat's 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 \(greatercambridgeplanning.org\)](http://greatercambridgeplanning.org)

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 City Local Plan 2018
- Cambridge City and Greater Cambridge SPDs

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The Greater Cambridge Design Review Panel

Pre-application ref: PPA/24/0035

Wolfson Court, Clarkson Road, Cambridge,

Thursday 22 May 2025, 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:

Simon Carne (Chair) – Architect and Urban Designer, Director at Simon Carne Architect

Fiona Heron - Founder at Fiona Heron Limited

Anna Pamphilon - Architect, Pamphilon Architects

Nicholas Anderson - Chartered Civil Engineer and retired South East development Planning Lead at Aecom

Sarah Morrison - Conservation Architect

Applicant & Design Team:

Stuart Cade, MICA (architect)

James Roach MICA (architect)

Jeremy Rye, Terra Firma (landscape architect)

Suzie Wood, St John's College (landowner)

Keir Dixon, Ridge (project manager)

Dave Jones, MICA (architect)

Jessie Turnbull, MICA (architect)

Jacob Spence, MICA (architect)

Robert Shrimplin, Shrimplin Planning & Development (planning consultant)

Mark Skelly/David Hawkins, Skelly and Couch (energy/sustainability)

LPA Officers:

Brooke Moore – DRP/Business Support Officer

Tom Davies – DRP Manager

Tom Chenery – Case Officer

Egle Packauskaite - Urban design officer

Observer(s):

Grace Cherrington – Planner, GCSP

Finn Horsefield – work experience student

Declarations of Interest

None

Previous Panel Reviews

None

Design Review methodology

The panel follows the assessment method devised by Nick Falk of Urbed for Cambridge Futures and now used by the Cambridge Quality Panel and the Cambridge Joint Panel. The method seeks a holistic response to design under the four headings of Community, Connectivity, Climate and Character. Individual members of the panel focus their response under one of these headings although inevitably there is always a high degree of overlap and focus. The order in which each is taken varies depending on the nature of the proposal.

Background

The brief seeks undergraduate student accommodation on the site of the existing Wolfson Court buildings. The site was purchased by St John's College in 2018 and the College is seeking approval for modern high-quality, sustainable and energy efficient accommodation for students. The aim is to increase the numbers of students that can be accommodated significantly. Demand for student accommodation is high and there are expressions of interest in taking the accommodation being considered.

Developing a masterplan

The design team have developed an outline site masterplan which draws on existing site conditions, site features, access and the accommodation required to be delivered.

Climate

The 1990s blocks are still in use and whilst not to the standard set in the brief, they appear in good condition. Could they be retained, reconfigured and repurposed? The embodied carbon studies apply the same intensive retrofit standard as the new build brief, which somewhat skews the comparison. A more flexible approach, for

example prioritising fabric upgrades and addressing overheating, while easing certain brief constraints might have tipped the balance in favour of retention. The design team have carried out a rigorous assessment of options but the brief limits opportunities for meaningful reuse. But the panel acknowledge that balancing the social, environmental and economic impacts is for the local planning authority to debate.

Turning to the proposals presented, the new buildings have a sensible form factor and glazing ratio, and the panel welcome that early PHPP modelling has been undertaken. To further reduce embodied carbon the scheme could benefit from stronger circularity measures. Much of the brickwork and structural and decorative timber on the existing buildings appear to be in excellent condition. Could more be done to reuse these materials on site? Will low-carbon structural options such as engineered timber be pursued? No basements are included but these should be avoided should the design evolve. Early cost planning is essential to ensure these ambitions can be delivered. Brick and tile are currently proposed as the primary external finishes both carrying high embodied carbon. Lower-carbon alternatives within bricks themselves could have a meaningful cumulative impact. Shading also needs to be considered from the outset, especially on south and west façades. If it isn't feasible to install now, ensure designs allow for future retrofit and that building services like MVHR don't obstruct later integration.

The inclusion and detailed consideration of ASHPs and PVs in the roof design has been carefully considered. The panel encourage setting stretch targets to maximise on-site renewable energy generation. Assuming the current scheme doesn't cover 100% of electricity needs, the panel wonder whether there is scope to increase PV coverage on visible roof areas.

The proposed landscaping is also encouraging, though there's a clear opportunity to introduce more large canopy trees — particularly along the southern boundary and within communal courtyards — to enhance shading, biodiversity, and long-term resilience.

The panel recommend adopting ambitious, project-specific sustainability goals alongside NZCBS 2026 aspirations, including targeting Passivhaus certification for new buildings, prioritising low-carbon and natural materials, significantly limiting concrete use through careful structural design, incorporating rainwater harvesting for all non-potable demands, and committing to a measurable biodiversity net gain that exceeds pre-development baselines.

Connectivity

Motor vehicle access is limited to Clarkson Road and leads along the west boundary with car parking accessing the Nursery located at the north west corner of the site. Refuse vehicles use the same route to collection points along the way. Space for fire tender access is provided along the central pedestrian route, this would be clearly perceived as a 'street' that would also accommodate cyclists. The route is straight and direct. The panel wondered whether introducing changes of direction and creating a route which ran through new spaces created along its length would add to the character of the landscape design as well as discouraging cycling.

A narrow, shared cycle / pedestrian footpath runs along the west side outside the site boundary. This seemed to be well used from the experience of the site visit. It offers a route for cycles to exit the site, close to the Maddingly Road. Its width is limited with poor sight lines on exiting leading to the potential for conflict between pedestrian and cyclist.

Cycling access generally is limited to three points of entry and the design team are hopeful that advice or instruction to dismount will be successful. This may prove difficult to achieve with increasing numbers of students resident on site.

The third point of access is through the front and rear garden and parking area of 15 Maddingly Road. Whilst this is also owned by St John's College, it is not part of the project. The panel expressed some concern at the exclusion of 15 Maddingly Road as this will be a key point of access and the new footpath will run through the west side of the garden, passing close to the attractive bow window on the west elevation.

This route discharges onto the southern footway of Maddingly Road, which is not a cycleway. The nearest cycle path is on the opposite north side of Maddingly Road, and cycles will need to be wheeled to the signalised crossing to the west to access this. The site visit revealed that cyclists are already using the southern footway of Maddingly Road, coming into conflict with pedestrians. The panel believe these issues may be of concern to the highway authority.

Cycle parking is in two large, covered cycle parking buildings with double decked parking racks. The numbers and precise details were not discussed but the panel commented that combining cycle parking in just two locations would not normally be considered the best solution to cycle parking provision. Dispersing parking provision, closer to entrances would be more appropriate and make cycling a more convenient option. The cycle parking buildings are in discrete single storey buildings which did not appear to have been integrated into the master plan for the site.

Character

The panel welcomed the opportunity to walk and experience the existing buildings with their mix of different architectural approaches and spatial qualities of enclosure. Walking around the immediate area confirmed the area's green character with large houses behind hedges. Neighbouring institutional buildings are set back and generally out of sight. The front elevation of Wolfson Court on Clarkson Road is distinctive with its large tree and set back. Visible houses are of mixed character and quality. The more significant houses are away from the immediate site as described below. 15 Madingley Road is one exception.

The panel were curious to understand more of the rationale behind the master plan. It seemed to jump from a rudimentary analysis to a layout of L shaped blocks developed into floor plans of efficient space planning within two typologies. The Town House for up to 9 students located at the ends of blocks with lengths of flatted studio rooms with en suite facilities and shared common rooms and kitchens. All floors are fully accessible with lifts.

As the panel delved deeper into the design it seemed that the 'Arts and Crafts' identity which the architects have cited as a reference was not integral to the design narrative. Arts and Crafts buildings shared many principles with 'Garden cities' such as at Letchworth. Key factors being local vernacular and materials as can be found garden suburbs. If the architects are to reference Arts and Crafts it would be appropriate to look more closely at the features that distinguish these buildings. For example, M.H.Baillie-Scott, a prolific and renowned Arts and Crafts architect was hugely influential and designed several houses nearby on Storeys Way, characteristic features such as large gables, timber framing, downward sweeping eaves and open plan living areas with meticulous attention to details and gardens as extension of the house might be relevant. The garden of 48 Storey's Way, laid out in 1913 to the designs of M. H. Baillie Scott, is included on the Register of Parks and Gardens of Special Historic Interest at Grade II. The design of the garden is carefully integrated with that of the house to create an open and dynamic relationship between the inside and outside space. The garden forms part of an exceptional suburban development in West Cambridge which encompasses the work of some of the most notable architects of the day. The garden has considerable group value with the house which is listed at Grade II* and is part of an important cluster of five listed Baillie Scott houses in Storey's Way. The proposals can also learn from a greater depth of study of local houses and the community aspects of the way of life, craft, work and collaboration inherent in the Arts and Crafts movement.

Whilst this might develop into an appropriate response, the panel wondered whether it had been sufficiently argued and was coming through in the detail. The panel also mentioned the potential for referencing arts and crafts mansion blocks as a

precedent. Given the significance of the development and its location, the design team should justify the arts and crafts proposition as part of their design rationale.

Spaces around buildings have been considered in broad terms and yet the detail for spill out spaces for communal activities, the relationship between entrance, semi-private spaces outside ground floor study rooms and the 'street' require a coherent approach. The potential for other activities at ground level within the buildings, including cycle stores, might be appropriate. There may be more opportunities to include more intimate character areas associated with active community spaces for each block and explore how the formal and informal and more natural landscape spaces interact or overlap.

The panel welcomes the aim to place meaningful buildings in a naturalistic landscape. The intention is strongly supported but the evidence is not yet clear. The approach to retaining large tree species and the inclusion of new larger specimens with appropriate space was also welcomed and encouraged. Landscape, communal activity, movement and climate mitigation are all being considered but the integration is required.

Internal site movement and disposition of access and entry points to each building is extensive but there may be an excess of options. The heart of the site and the subsidiary arrival spaces and transitional gardens appear in the analysis diagrams but are not interrogated. The spaces are insufficiently defined and not linked by features that the arts and crafts approach might include.

The proposals are well illustrated and attractive, but the panel are concerned that they may disguise what exactly is happening. The walk through was valuable and could be slowed down and stopped at times to make the point. Passing the bike store offered an unplanned reveal which needs further consideration. The main south entrance should be considered in full, it deserves more breathing space from the road. It will be the most important entrance and how it is separate from the vehicular entrance should be investigated and the hierarchy expressed. Some concerns were raised regarding the massing of the building on Clarkson Road, particularly the eastern edge.

The Madingley Road entrance is less important and more constrained for space, its relationship to the house needs further work. A close design working arrangement with that project will be necessary.

Repeating a thoroughly worked plan has obvious advantages of economy but it also needs to flex to the differing conditions on the site. The west and east boundaries are completely different in character with different demands and yet are both described as woodland edges. It was felt there were opportunities to consider the

character of the main western route more fully as a gateway to the nursery and its key links to the east was raised.

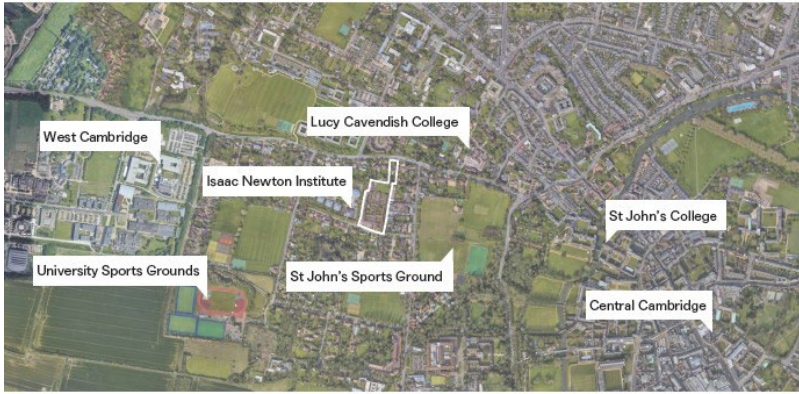
Community

The community aspirations of the project were identified in the introductory statements and brief from the client. As a high-quality property development there will be a financial imperative. It is responding to the demand for high quality student accommodation and will accommodate undergraduate students who will benefit from security, cleaning, maintenance and management. The gardens and landscaping will require maintaining to a high standard. The brief demands modern facilities with a checklist of long-term aspirations.

Aspirations are expressed in words but not a design. The panel hopes that that these will develop and enrich the proposals. St John's should ensure that the aims are delivered through an ongoing post occupancy evaluation.

The panel is strongly supportive of much of the direction taken by the proposal. The design team have worked up an exemplary presentation for the panel. The illustrations, walk through and large model were very valuable in assessing the scheme.

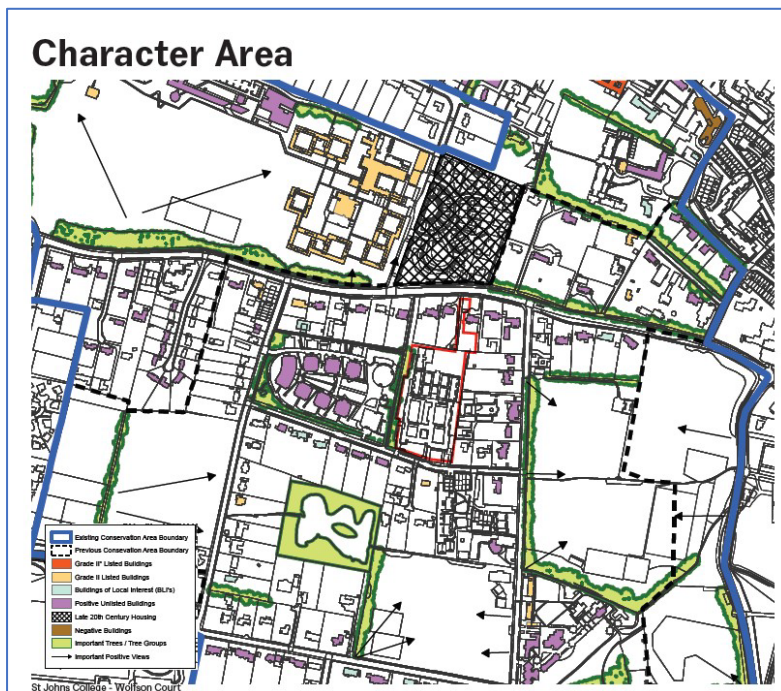
The climate and character comments are the most critical and will require fleshing out to answer concerns raised. The site offers many challenges, and the approach so far has been rigorous. There is a sense that there is far more potential and the chance to raise the design from good to exceptional.

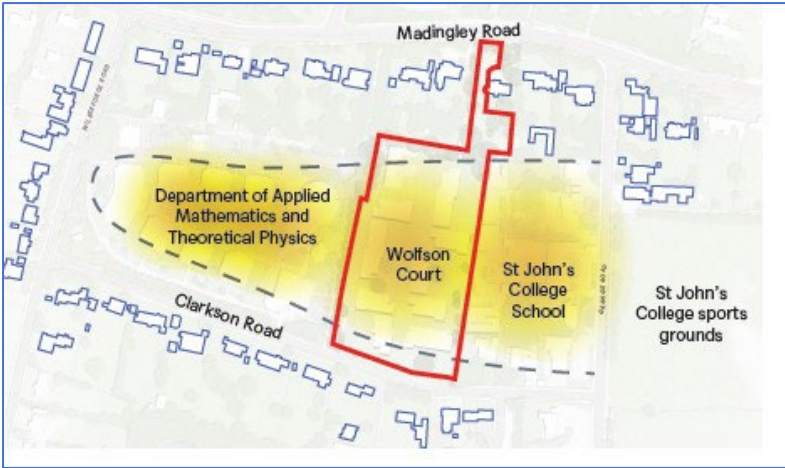


Site location plans – extracted from the applicant's DRP presentation document (May 2025)



Site location plans – extracted from the applicant's DRP presentation document (May 2025)





Character area assessment – extracted from the applicant's DRP presentation document (May 2025)



Site photos – extracted from the applicant's DRP presentation document (May 2025)



Site plan – extracted from the applicant's DRP presentation document (May 2025)



Proposed views – extracted from the applicant’s DRP presentation document (May 2025)



Proposed views – extracted from the applicant’s DRP presentation document (May 2025)

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.



25/04442/S73 – Cambridge Rugby Union Club, Newnham, Cambridge

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Newnham

Proposal: S73 to vary condition 4 of ref: 25/00607/FUL (Erection of an aluminium framed building as an extension to the existing rugby clubhouse to accommodate a fitness gym) to read 'The use hereby permitted shall only operate within the hours of 6am and 9pm Monday to Sunday only and not outside of these times.'

Applicant: Mr Tim Hague, Cambridge Rugby Union Football Club

Presenting officer: Tom Gray

Reason presented to committee: Referred by Delegation Panel

Member site visit date: n/a

Key issues: 1. Residential amenity impacts (noise)

2. Highway safety, transport impacts and parking provision

Recommendation: Refuse

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	Residential amenity
12	Highway safety, transport impacts and parking provision
13	Other matters
14	Planning balance
15	Recommendation

Table 1 Contents of report

1. Executive summary

- 1.1 This application seeks to vary planning condition 4 of planning consent 24/00607/FUL to allow the retrospective public use of an approved gym at Cambridge Rugby Union Club.
- 1.2 Whilst the principle of the development remains acceptable and consultees raise no objections in relation to highways, ecology, drainage, or trees, in consultation with the Environmental Health Officer, the submitted Noise Management Plan is considered to be insufficient and ineffective at adequately controlling noise whilst there is poor management of access, parking and user activity to prevent unacceptable noise and disturbance to nearby residential occupiers particularly during early morning periods.
- 1.3 Highway and transport impacts are considered acceptable due to modest trip generation subject to condition, and parking provision is considered to be sufficient.
- 1.4 Whilst there are limited economic and social benefits arising from the development, overall, officers conclude that the absence of a robust and

deliverable noise management and mitigation strategy would result in unacceptable harm to residential amenity. This harm outweighs the limited benefits identified and the application is recommended for refusal.

Consultee	Object / No objection / No comment / Other	Paragraph Reference
County Highways Development Management	No Objection	6.1
Drainage Officer	No Objection	6.3
Ecology Officer	No Objection	6.4
Environment Agency	No comment	6.5
Environmental Health	Objection	6.6
South Newnham Neighbourhood Forum (SNNF)	Objection	6.10
Sport England	No Objection	6.12
Sustainability Officer	No Objection	6.13
Tree Officer	No Objection	6.14
Third Party Representations (16)	Objection	7
Member Representations (2)	Objection	8
Local Groups / Petition (0)	N/A	9

Table 2 Consultee summary

2. Site description and context

- 2.1 The application relates to Cambridge Rugby Union Club, which lies off Grantchester Road in Newnham. The proposed site lies to the southern end of the existing rugby club clubhouse.
- 2.2 The site is located within the Cambridge Green Belt, and the site forms part of a designated area of Protected Open Space. The site lies within Flood Zones 3 (high risk) and Flood Zone 2 (medium risk). Trees within/adjacent to the site are statutorily protected (TPOs).

3. The proposal

- 3.1 The application seeks an amendment to planning permission reference 25/00607/FUL, granted on the 17th July 2025 for the erection of an aluminium framed building as an extension to the existing rugby clubhouse to accommodate a fitness gym. The application was considered as a delegated decision.
- 3.2 The application seeks retrospective planning consent to vary condition 4 which states the following:

'The use of the fitness gym, hereby permitted, shall be restricted to Cambridge Rugby Union Club players only and shall at no times be used by any other persons. The use, hereby permitted, shall be within the hours of 6am-9pm Monday to Sunday only and not outside of these times.'

Reason: To safeguard residential amenities from noise and disturbance and to ensure the existing pedestrian accessibility provision is adequate for the amount of traffic generated in accordance with Policies 35 and 81 of the Cambridge Local Plan 2018.'

- 3.3 During the determination process, amended supporting documents have been submitted in regards to the Noise Management Plan.

4. Relevant site history

Reference	Description	Outcome
25/04801/FUL	Construction of floodlit padel tennis facility with club hut and landscaping	Refused, Pending Appeal Decision
25/04163/FUL	Erection of 4 no. Electric Vehicle	Refused

	(EV) car chargers on existing car park area together with DC master unit. Chargers to be connected via underground cables to main clubhouse building alongside a transformer and a photovoltaic inverter box.	
25/02147/FUL	Construction of 5no floodlit padel tennis courts with canopy, club hut and landscaping	Refused, Pending Appeal Decision
25/00607/FUL	Erection of an aluminium framed building as an extension to the existing rugby clubhouse to accommodate a fitness gym	Permitted
24/04800/FUL	Construction of 5 padel tennis courts and a clubhouse hut within a weather-protection canopy, along with associated improvements to parking facilities and the private access road	Withdrawn
22/03926/FUL	Engineering works to provide a grid system in order to strengthen the ground in areas of existing car parking (part retrospective)	Permitted
21/02356/FUL	Extension to the existing rugby club building to create a new children's nursery, together associated infrastructure and landscaping	Permitted
19/0669/FUL	Installation of 15.0m floodlights (10 no.) to replace existing floodlights (10 no.), situated in different locations, serving training pitches nos. 2 and 4 (6 floodlights on pitch 2 and 4 floodlights on pitch 4)	Permitted

Table 3: Relevant site history

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2019

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

Circular 11/95 (Conditions, Annex A)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 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 will proceed 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 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

5.3 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 4: The Cambridge Green Belt
Policy 35: Protection of human health from noise and vibration
Policy 70: Protection of priority species and habitats
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.4 Neighbourhood Plan

South Newnham Neighbourhood Plan – Adopted February 2025

SNNP6 – Improving and Enhancing Neighbourhood Community Assets
SNNP12 – Protecting Residential Amenity in South Newnham

5.5 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 County Highways Development Management – No Objection

6.2 Proposals are likely to result in an increase in pedestrian and cycle movements to the site and therefore a rise in active travel demand.

6.3 Drainage Officer – No Objection

6.4 Ecology Officer – No Objection

6.5 Environment Agency – No comments received (out of time)

6.6 Environmental Health – Objection

6.7 Noise complaints have been made which alleged loud amplified music from the gym. Whilst the complaint was not substantiated and there does not appear to be any complaint about the gym since, it has highlighted the importance of good noise management and control, notwithstanding the separation distance between the gym and the nearest residents. As such, with good noise management and control (to be fully implemented), the public use of the gym can be made low risk in terms of noise impacts.

6.8 The submitted Noise Management Plan (NMP) lacks the required detail and commitments including details of what limiter will be used and its management/use and investigations of complaint handling etc.

6.9 Trip generation of 24 movements (12 arriving, 12 leaving) per hour. Low frequency of occurrence before 7am and given the distance between nearby residential facades and the car parking area, transport movements would have a low impact.

6.10 South Newnham Neighbourhood Forum - Objection

6.11 The South Newnham Neighbourhood Forum has formally objected to Cambridge Rugby Club's application to vary Condition 4 of a previously approved planning permission (ref 25/00607/FUL). This condition was originally imposed to protect nearby residents from noise and disturbance and to ensure that pedestrian access arrangements were appropriate for the level of traffic generated. The Forum argues that the reasons for imposing this restriction in July 2025 remain equally valid as of December 2025 and should not be relaxed.

6.12 As a statutory consultee, the Forum bases its position on national and local planning policies, including the Cambridge Local Plan (2018) and the South Newnham Neighbourhood Plan (2024). While it supports the Rugby Club's mission as a community-focused organisation, it highlights that the gym facility—approved as an extension to support player fitness—was explicitly restricted to use by club players only. Contrary to this agreement, the gym is reportedly being operated commercially by an external provider, Outtrain, including sessions involving loud music that have caused disturbance to nearby residents.

6.13 The Forum stresses that the breach of the original condition has already resulted in noise complaints and harm to residential amenity, undermining the purpose of Condition 4. It maintains that allowing wider public or

commercial use of the gym would exacerbate these issues and increase traffic beyond what the site's infrastructure can safely accommodate. On this basis, the Forum urges the planning authority to refuse the requested variation and uphold the original condition in line with established planning policies.

6.14 Sport England – No Objection

6.15 Sustainability Officer – No comments

6.16 Trees Officer – No Objection

7. Third party representations

7.1 Sixteen representations have been received in objection.

7.2 Those in objection have raised the following issues:

- Change in the nature of the application from use by players and staff only to one open to the public. Contradicts the basis of the original approval. Club has already been using the gym for the wider public in violation of the conditions of the planning consent.
- Not suitable in Green Belt location.
- Noise and disturbance impacts – loud music particularly when doors are open. Due to the lack of a soundproofed structure, loud music is still audible. No noise impact assessment nor noise mitigation plan to deal with increase in motor traffic on site. Hours of operation are not acceptable. No confidence in compliance with the submitted noise management plan. Prevailing wind carries the low frequency music. Use of amplified music and instruction should not be permitted in the gym at any time especially at 6am. The noise constitutes a statutory nuisance before 7am. Volume limiter should be set at a lower level earlier in the morning. Arrival and departure requests are difficult to enforce and parking is situated adjacent to residential gardens. No club personnel available outside club opening hours to monitor the situation. No designated person to deal with complaints. Noise is significantly audible at the tennis club.
- Noise impacts upon wildlife.
- Increase in traffic congestion and speeding along Grantchester Road. Danger to cyclists.
- Lack of consultation with residents/tennis club by the Rugby Union Club.
- Several non-permitted structures within the wider site.

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. Member Representations

8.1 Cllr Jean Glasberg has made a representation objecting to the application on the following grounds:

- Principle of development: Material change of use from the application which was approved.
- Noise impacts: Previous intention for use by players of the club. Soon after construction, it was opened to members of the public and Outtrain appointed to run classes with DJ sessions and loud music.
- Highway safety impacts: Speeding and traffic implications. Improvements required to pedestrian and cycling access.
- Unauthorised structures and lack of consultation by the Rugby Club with residents.

8.2 Cllr Hugh Clough has made a representation objecting to the application on the following grounds:

- Noise impacts: No noise impact assessment has been submitted. Wind effect upon noise issues. Lightweight structure does not have the strength to retain amplified music. High volumes experienced by the tennis club, residential gardens on the southern side of Fulbrooke Road and walkers along the footpath.
- Hours of use: The hours of operation for the new usage are unreasonable.
- Transport impacts: Insufficient information provided regarding generation of significant vehicle and pedestrian traffic for other events, rush-hour speeding and complex junctions.
- Unauthorised structures: Long marquee structure, two portacabins, large scaffolding tower, display screen and container.

8.3 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.

9. Local Groups / Petition

9.1 None received

10. Assessment

- 10.1 Planning Practice Guidance states that new issues may arise after planning permission has been granted, which require modification of the approved proposals. [Paragraph: 001 Reference ID: 17a-001-20140306].
- 10.2 The applicant has sought to amend the conditions attached to the planning permission by seeking to make a minor material amendment. Paragraph 13 of Planning Practice Guidance advises that there is no statutory limit on the degree of change permissible to conditions under S73, but the change must only relate to conditions and not to the operative part of the permission [Paragraph: 013 Reference ID: 17a-013-20140306] Case law has established the test which governs section 73 cases is to be found in R v Coventry City Council, ex p. Arrowcroft Group plc [2001] PLCR 7, in which Sullivan J held that, under that section, a local planning authority: "is able to impose different conditions upon a new planning permission, but only if they are conditions which the council could lawfully have imposed on the original planning permission in the sense that they do not amount to a fundamental alteration of the proposal put forward in the original application." (para. 33).
- 10.3 Where an application under section 73 is granted, the effect is the issue of new planning permission, sitting alongside the original permission, which remains intact and unamended [Paragraph: 015 Reference ID: 17a-015-20140306].
- 10.4 The application seeks to vary condition 4 which states the following:
- The use of the fitness gym, hereby permitted, shall be restricted to Cambridge Rugby Union Club players only and shall at no times be used by any other persons. The use, hereby permitted, shall be within the hours of 6am-9pm Monday to Sunday only and not outside of these times.*
- Reason: To safeguard residential amenities from noise and disturbance and to ensure the existing pedestrian accessibility provision is adequate for the amount of traffic generated in accordance with Policies 35 and 81 of the Cambridge Local Plan 2018.*
- 10.5 The proposal seeks to regularise the existing planning permission to expand the scope of the users from existing players to the wider public.
- 10.6 Third party and local member comments regarding the nature of the application within the Green Belt and the scope of access to the facility are noted and although the gymnasium use would be expanded and

operated commercially, the gym would remain available and used for training existing rugby players. On this basis, the principle as already established by planning consent 25/00607/FUL and is acceptable in green belt terms.

- 10.7 Notwithstanding this, the key considerations of this planning assessment (as referenced within condition 4 of planning consent 25/00607/FUL) are the following:
- The impact upon noise and disturbance upon residential amenities;
 - Highway safety, transport impacts and parking provision.
- 10.8 The above matters will now be discussed within the subsequent sections of this report.

11. Residential amenity

- 11.1 Policy 35 of the Cambridge Local Plan 2018 states that development will be permitted where it is demonstrated that (b) adverse noise effects/impacts can be minimised by appropriate reduction and/or mitigation measures secured through the use of conditions or planning obligations, as appropriate (prevention through high quality acoustic design is preferable to mitigation).
- 11.2 Cambridge Rugby Club is identified as a Community Asset within the South Newnham Neighbourhood Plan (SNNP) 2025. Policy SNNP6 of this plan states that development proposals that improve and/or enhance a Neighbourhood Community Asset will be supported where they safeguard the residential amenity of nearby properties in accordance with Policy SNNP12 of this plan.
- 11.3 Policy SNNP12 of the SNNP states that development proposals should (b) ensure that existing and future occupiers are not exposed to unacceptable levels of pollution that may arise from the development during construction or subsequent occupation; and (c) ensure that existing and future occupiers are not exposed to unacceptable levels of disturbance arising from the development through traffic movements to, from and within the site once it is occupied.
- 11.4 The gymnasium is approximately 158 metres from the shared boundary with the closest residential dwellings, situated along Fulbrooke Road. Several third party, local member and SNNF objections have been raised concerning the sufficiency of the submitted Noise Management Plan (NMP) and specifically raised comments regarding the noise generated

from the existing facility and associated transport movements citing that due to the use of amplified music and instruction, the absence of volume limits, lack of a soundproofed structure, doors being opened to prevent overheating and the location of car parking, the gym use is audible in residential properties/gardens particularly before 7am in the morning.

- 11.5 Third party comments regarding a noise complaint being made in October 2025 is noted and although this wasn't substantiated, good management and control when the gym is in use is important in ensuring the public use of the gym can be made low risk in terms of noise impacts.
- 11.6 Whilst third party and local member comments concerning the lack of submitted Noise Impact Assessment (NIA) are acknowledged, in consultation with the Environmental Health Officer, given the considerable distance to residential amenities, noise impacts are unlikely to be detrimental to residential amenities provided noise management and controls are appropriate and fully implemented.
- 11.7 The submitted Noise Management Plan (NMP) has been reviewed by officers including the Environmental Health Officer and whilst there are considerable separation distances between the gym and residential gardens to provides some noise attenuation, as third parties state, due to the lack of soundproofed structure, open doors and the use of amplified music/voices, noise is audible at residential properties, particularly early in the mornings including at weekends when the gym is currently in use.
- 11.8 The NMP states that all external doors will be kept closed whilst the gym is in use, however, on warmer days, this commitment is not considered to be a practicable solution.
- 11.9 The NMP states that internal noise levels would be no greater than 70-75 dB and mentions the use of a volume limiter, however, no further detail of what and how the limiter will be used and set has been provided to prevent misuse, nor confirmation that all amplified music would be played through this device. On this basis, given the limited soundproofing structure, without robust and effective control of volume limits, the detail submitted in the NMP is insufficient to ensure that noise impacts upon residential amenities are appropriately mitigated and controlled.
- 11.10 Third party comments concerning disturbance through transport movements and associated slamming of doors etc. are noted. Following consultation with the Environmental Health Officer, based upon the submitted transport statement, class sizes of 10-12 people would generate approximately 12 arriving and 12 leaving occurring before 7am

which is considered low risk. However, the transport statement states that the maximum physical capacity of the gym is around 25 users based upon its layout and equipment which has the potential to generate double the amount of transport movements if class sizes in the future were expanded.

- 11.11 The hours of operation approved under 25/00607/FUL are between 6am to 9pm Monday to Sunday. Third party and local member comments regarding the unacceptability of these operational hours due to the expanded scope of use beyond existing players are noted. Officers consider that, notwithstanding the implementation of robust noise mitigation measures, a start time earlier than 7am would give rise to unacceptable disturbance from associated traffic movements due to the wider public/commercial use. The approved hours are therefore no longer appropriate to safeguard residential amenity, particularly given the proximity of neighbouring dwellings.
- 11.12 Notwithstanding this, the submitted information fails to identify designated car parking areas for gym users, with the closest parking bays located immediately adjacent to residential gardens. The lack of designated parking away from residential properties is considered by officers to contribute to noise and disturbance to residential dwellings particularly at more sensitive times of day.
- 11.13 Moreover, as third parties note, the requirement for users to arrive and leave quietly is difficult to control and no detail within the NMP beyond reminders to users has been provided. Furthermore, upon visiting the site, signage indicating the entrance was positioned outside the fire egress door located on the northern elevation (facing residential properties) rather than showing users through the rugby club itself. On this basis, therefore, the current access arrangements to reduce the occurrence of opening doors unnecessarily to mitigate noise impacts upon residential amenities are unacceptable.
- 11.14 Third party comments regarding the lack of designated complaints person and the lack of rugby club personnel to monitor noise levels are noted. The monitoring section of the NMP has been reviewed by the Environmental Health Officer who considers that there is a lack of detail on the method of monitoring, the frequency, responsibilities and revisions; and concerning complaints, the commitment to investigate the alleged problem within 48 hours is insufficient to resolve the issue occurring at the time, whilst there is no detail regarding who is responsible to investigate, what steps will be taken if the complaint is substantiated, timescales for rectifying non-compliance, review of the NMP following a complaint,

response time to inform the complainant/Local Authority and complaint log. On this basis, the monitoring and complaints procedures contained within the submitted NMP are insufficient to ensure that noise is effectively controlled, monitored and any substantiated breaches rectified promptly.

11.15 Taking all this into account, on the basis of the submission and without appropriate and robust noise mitigation measures that can be fully implementable, the development would cause harm to residential amenities, contrary to Policy 35 of the Local Plan 2018, the Sustainable Design and Construction SPD 2020 and policies SNNP6 and SNNP12 of the South Newnham Neighbourhood Plan 2025.

11.16 Whilst third party and local member comments concerning the prevailing wind carrying low frequency noise are noted, in consultation with the Environmental Health Officer, it is not considered that this factor falls within the noise guidance.

11.17 Whilst third party and local member comments regarding noise impacts upon the tennis club and walkers along the adjacent footpath are acknowledged, given the transient and leisure uses, these are not considered by officers to be noise sensitive receptors in noise terms and therefore the resultant noise impacts would be acceptable.

12. Highway safety, transport impacts and parking provision

12.1 Whilst third party and local member comments concerning the development's impact upon traffic congestion, speeding and dangers to cyclists/pedestrians are noted, the submitted transport statement envisages a maximum of 12 vehicles per class (24 two-way trips) with organised classes scheduled of between 10-12 people.

12.2 Given the anticipated class sizes and the gym's existing capacity, and following consultation with the Local Highways Authority, whilst third party comments are noted, given the modest class sizes and people attending the site per hour, it is not considered that impacts upon the highway network would be unacceptable, in accordance with Paragraph 116 of the NPPF 2024.

12.3 However, to ensure safe and suitable access for all users and give priority to pedestrian movements, in accordance with Paragraphs 115 and 117 of the NPPF 2024, a condition to require the extension of the footway along Grantchester would be attached should planning consent be granted.

- 12.4 With regards to parking provision, given that the gym use is unlikely to be scheduled at the same time as rugby matches, it is considered that car parking is sufficient, whilst existing cycle parking provision through the form of Sheffield stands outside of the gym is considered to be suitable for short-term use and could be conditioned on any approval for its retention. On this basis, the development is in accordance with Policy 82 of the Local Plan 2018.

13. Other matters

- 13.1 There are no objections from the Council's Drainage, Sustainability and Trees Officers, nor have the Environment Agency or Sport England raised objections on this application.
- 13.2 Whilst third party comments regarding noise impacts upon wildlife are acknowledged, no objections have been raised by the Ecology Officer and given the nature of the development, it is not considered that the noise generated would have adverse impacts upon wildlife in accordance with Policy 70 of the Local Plan 2018.
- 13.3 Whilst third party and local member comments concerning unauthorised structures are noted, this is a separate matter for the Council's compliance team and not material to the assessment of this section 73 application.
- 13.4 Third party and local member comments regarding the lack of engagement with the community are acknowledged and whilst officers consider this to be regrettable, the development has been assessed on the basis of the submitted information and policy considerations.

14. Planning balance

- 14.1 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).
- 14.2 Summary of harm
- 14.3 The development would cause unacceptable noise disturbance to residential amenities due to the inappropriate operating hours for the intensified use, inadequate sound control, poorly defined mitigation measures, and insufficient management of gym activities, access, and

parking, resulting in noise and disturbance, with insufficient systems in place to effectively monitor or resolve impacts and complaints.

- 14.4 Summary of benefits
- 14.5 The development provides limited employment benefits through the creation of jobs and limited social benefits to the wider public through the expansion of a gymnasium offer.
- 14.6 Overall conclusion
- 14.7 Whilst officers acknowledge the limited benefits, due to the inappropriate operating hours, and absence of appropriate and robust noise mitigation measures that can be fully implementable, the development would cause harm to residential amenities, contrary to Policy 35 of the Local Plan 2018, the Sustainable Design and Construction SPD 2020 and policies SNNP6 and SNNP12 of the South Newnham Neighbourhood Plan 2025.
- 14.8 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for refusal.

15. Recommendation

- 15.1 **Refuse** for the following reason:

The proposed expansion of the gym to a wider public/commercial use would result in intensified activity at the site. The previously approved hours of 6am-9pm are not appropriate for this use and would give rise to unacceptable noise and disturbance associated with vehicle movements, harming the amenities of nearby residential occupiers.

Furthermore, by virtue of insufficient and ineffective noise mitigation measures, including inadequate sound control and poor management of access, parking and user activity, the development would result in unacceptable noise and disturbance to nearby residential occupiers. The submitted Noise Management Plan fails to demonstrate that impacts can be effectively mitigated, controlled and monitored, contrary to Policy 35 of the Local Plan 2018, the Sustainable Design and Construction SPD 2020 and policies SNNP6 and SNNP12 of the South Newnham Neighbourhood Plan 2025.

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



26/00797/FUL – 1 Barton Close, Cambridge

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Newnham

Proposal: Change of use for existing 6-bedroom house in multiple occupation (Use Class C4) into a 8 bed, 8 person large HMO (sui generis use) and minor external amendments - part retrospective.

Applicant: Wolfson College

Presenting officer: John McAteer

Reason presented to committee: Called in by Delegation Panel.

Member site visit date: N/A

Key issues: 1. Principle of Development

2. Residential Amenity

3. Highway Matters

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
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8	Local groups / petition
9	Assessment
10	Need and Context of Application
11	Principle of development
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13	Heritage assets
14	Highway Safety
15	Car and Cycle Provision
16	Amenity
17	Planning Balance
18	Recommendation
19	Planning conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks the change of use of an existing 6-bedroom house in multiple occupation under Class C4 use into an 8-bed large person House in Multiple Occupation (HMO) under sui generis use. Minor external changes are also sought which are partly retrospective. Wolfson College has provided a detailed planning statement and needs statement outlining that the College is seeking an expansion of its student accommodation in proximity to the College. Prior efforts to convert College owned, residential properties into student accommodation have been either refused or withdrawn, as seen in planning reference 25/02681/FUL.
- 1.2 Multiple objections have been received, including from the South Newnham Neighbourhood Forum with the over concentration of HMOs in the area and the resulting amenity impacts the main issue raised.

- 1.3 The proposal is not considered to result in any significant residential amenity harm or significant harm to the character and appearance of the West Cambridge Conservation Area.
- 1.4 The proposed large HMO would provide eight bedrooms all in excess of residential space standards, with adequate communal amenity space provided. The external changes to the building would be minor and are not considered to have a negative impact upon the Conservation Area.
- 1.5 Officers recommend that the Planning Committee approve the application subject to conditions.

Table 2 Consultee summary

Consultee	Object / No objection / No comment
Conservation Officer	No objection
County Highways Development Management	No objection
Environmental Health	No objection
Drainage	No objection
Third Party Representations (5 unique objectors)	Objection
South Newnham Neighbourhood Forum	Objection

2. Site description and context

- 2.1 The property is 1 Barton Close, a two-storey residential dwelling currently used as a 6-person HMO located in the West Cambridge Conservation Area.
- 2.2 Residential dwellings and their associated gardens lie to the North, South and East of the site. The car park and educational facilities of Wolfson College lie to the West.

- 2.3 The site lies within the West Cambridge Conservation Area, and falls within Flood Zone 1.

3. The proposal

- 3.1 Change of use for existing 6-bedroom house in multiple occupation (Use Class C4) into a 8 bed, 8 person large HMO (sui generis use) and minor external amendments - part retrospective.

4. Relevant site history

Reference	Description	Outcome
26/00641/FUL	Change of use for an existing 6-bedroom house in multiple occupation (Use Class C4) into a 7 bed, 7 person large HMO (sui generis use)	PCO
25/02681/FUL	Change of use from residential dwellings (Class C3) to student accommodating (sui generis).	WDN
04/1278/FUL	Erection of a PVCu conservatory to existing dwellinghouse.	PERM

Table 2 Relevant site history

- 4.1 An application was submitted last year under application reference 25/02681/FUL to change the use of the existing dwelling from residential Class C3 into dedicated student accommodation under sui generis use. The application was withdrawn.
- 4.2 Application reference 26/00641/FUL at 40 Barton Road seeks planning permission for a similar change of use to a large HMO. This application will likely be determined after the present application.

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)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

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 3: Spatial strategy for the location of residential development
Policy 9: Review of the Local Plan
Policy 35: Protection of human health from noise and vibration
Policy 48: Housing in multiple occupation
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 58: Altering and extending existing buildings
Policy 61: Conservation and enhancement of Cambridge's historic environment
Policy 62: Local heritage assets
Policy 80: Supporting sustainable access to development
Policy 82: Parking management

5.4 Neighbourhood plan

South Newnham Neighbourhood Plan (made 24 February 2025)

Policy SNNP8 – Conserving Additionally Identified Local Heritage Assets

Policy SNNP11 - Protecting and Enhancing Local Character Through Design-led Development

Policy SNNP12 - Protecting Residential Amenity in South Newnham

Policy SNNP13 - Converting Existing Houses into More than One Separate Housing Unit

5.5 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Development affecting Conservation Areas SPD – Adopted 2009

5.6 Other guidance

Conservation Area Appraisal West Cambridge

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

Cycle Parking Guide for New Residential Developments (2010)

Area Guidelines

West Cambridge Conservation Area Appraisal (2011)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y – Site lies within the Conservation Area

Conservation Officer- No Objection

6.1 No objection received, no conditions recommended.

County Highways Development Management - No Objection

6.2 No objection received, parking informative recommended.

Environmental Health- No Objection

6.3 No objection received, Management of HMO and Licensing Conditions recommended.

Waste – No Objection

6.4 Additional bin storage requested, to be secured by condition.

7. Third party representations

7.1 10 representations have been received from adjacent neighbours, all in objection to the proposal.

7.2 Those in objection have raised the following issues:

- Principle of development
- Overconcentration of HMOs
- Loss of Housing Stock
- Sandwiching of residential development
- Harm to community cohesion
- Setting undesirable precedent

- Neighbour Amenity Impact

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. Local Groups / Petition

- The South Newnham Neighbourhood Forum has made a formal objection to the proposal stating that:

As Statutory Consultees, the South Newnham Neighbourhood Forum is objecting to the Wolfson College application for change of use for existing 6-bedroom house in multiple occupation (Use Class C4) into a 8 bed, 8 person large HMO (sui generis use) and minor external amendments part retrospective as the application is incompatible with Policy 48 of the Cambridge Local Plan (2018), which states that a proposal to use a property as an HMO should not create "an over concentration of such a use in the local area, or cause harm to residential amenity.

There are six properties adjoining 40 Barton Road, which were all originally family homes and are now used as small HMOs for students from Wolfson College, with only one remaining as a family home. These small HMOs are not included on the licencing register on the Council's website but they are being used as HMOs.

Converting no. 40 into a large HMO is adding to the existing over-concentration in a residential area. The five HMOs being used by Wolfson College (namely 1, 2, 3 Barton Close; 40, 42 Barton Road) form a cluster as they are adjoining properties which abut each other either to the side or rear. Number 38 Barton Road is a family home which is sandwiched between two HMOs (1 Barton Close and 40 Barton Road)

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

9. Assessment

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

- Need and context
- Principle of development
- Housing provision
- HMO Concentration
- Neighbour Amenity Impacts

10. Need and Context of Application

- 10.1 The planning statement submitted on behalf of the College outlines the need and context of the application.
- 10.2 Wolfson College provides education for older undergraduates and post graduate students, with a student population in excess of one thousand. Despite this, the college has only four hundred and fifteen dedicated student housing units, supplemented by five residential family homes located along Barton Close: 1, 2 and 3, Barton Close, and 40 and 41 Barton Road. These properties are located in close proximity to the college.
- 10.3 As the above numbers suggest, the college has demonstrated a shortfall in student accommodation for at least the last four years, with 241 students without accommodation in the 2022/23 academic year, 231 in 23/34, and 179 in 24/25. At least 200 hundred full-time students will not be housed by the college in the 2025/26 academic year.
- 10.4 It is argued that these figures demonstrate a sustained shortage of student accommodation which should be addressed in order to meet ongoing student demand and reduce pressure on the private rental market.
- 10.5 As a result of the shortfall, the College has been forced to make reductions from previous eligibility criteria, where postgraduate students had access to housing for a greater portion of their study period. Under the current accommodation policy, postgraduate students now have fewer accommodation spaces guaranteed but often reside in Cambridge all year round. The shortage of accommodation therefore particularly affects postgraduate students, with around 25% unable to secure College housing.
- 10.6 Where students cannot be accommodated within the Wolfson College faculty, they are referred to the waiting list of other Colleges, though even this measure is a fallback position which does not guarantee a place

within college owned housing, leaving private renting as a last resort for many students.

- 10.7 Wolfson College estimates that around 100-200 of its students annually use private rental properties as a necessity because they are unable to secure College owned accommodation. Whilst the city's rental market can currently meet this need, Wolfson College argues that suitable accommodation remains difficult to find for their students for a number of factors. Firstly, disabled students face significant barriers in securing accommodation that meets their individual requirements in the private sector, especially within close proximity to the college campus. Secondly, international students and those from lower income backgrounds are disproportionately susceptible to predatory rental practises, which the College's existing bursary scheme cannot wholly mitigate. Thirdly, the safety of students within private rented accommodation falls outside of the college's control and has become a repeated issue, leading to some students living in unsafe conditions and ultimately resulting in departures and financial loss. Finally, Wolfson college cites occasions where otherwise acceptable candidates have not pursued their education due to difficulties in finding suitable private rented accommodation.
- 10.8 As Wolfson College has an intake of significantly more international students than UK residents, such students are especially susceptible to the above factors, as well as predatory contracts, excessive rent payments, social isolation, and loneliness, a significant cause of mental health issues in students living away from home. Wolfson College argues that these impacts serve as justification for an expansion of Wolfson College's student housing provisions, preferably in close proximity to the campus where health and safety issues can be addressed.
- 10.9 Wolfson College has development a long-term master plan to address the accommodation shortfall with the provision of at least 70 new student rooms with the expansion of current buildings and addition of new ones within the existing campus footprint. However, funding for this scheme is ongoing, and when complete the works will require the benefit of planning permission prior to construction, representing a substantial investment in time before the student accommodation can be delivered.
- 10.10 In the medium-term the College has created a multifaceted plan to acquire accommodation for students in close proximity to the College. Efforts to purchase non-private properties to create student accommodation in close proximity to the College were unsuccessful; such buildings proved too expensive for the College to afford. Attempts to house Wolfson College Students in other faculties with accommodation surpluses were

unsuccessful for the academic year 2025/2026. In addition, commercially owned shared student accommodation facilities were considered for Wolfson College Students, but this initiative was ultimately dropped due to distance and practicality. Wolfson College argues that the current plan of seeking to buy and convert residential homes into student accommodation, which this application forms a part of, is one of last resort for the College.

- 10.11 The College argues that the proposal site at 1 Barton Close is of suitable size and floorplan to serve as student accommodation. In addition, its close proximity to the College itself will provide safety and ease the integration of the property into the College's campus with consistent, high-quality management of the property through daily cleaning, waste removal, maintenance and pastoral care. It is also argued that students that live within the immediate setting of the campus have a better experience, quality of study and have a greater connection with the College. Those students that live further away in Cambridge have a diminished experience. The college-owned accommodation provides greater accommodation security and stability compared to the private rental market, where students may face eviction if a landlord decides to sell the property and often have no control for who else resides in a shared property. The students that are within College-owned accommodation have reduced stress and an increased sense of belonging, which contributes positively to the students' mental and emotional well-being. This is especially so for the international students who account for 70% of the student intake.

The College also argues that the permitted development rights associated with 6 bed HMOs are already in use within the five identified properties in the area. This application would add just two additional spaces within the existing HMO use, and also institute a management plan secured by condition, presenting the college with greater control over the use and management of the property and demonstrating more effective use of the land.

11. Principle of Development

- 11.1 The application seeks permission for a change of use for an existing 6-bedroom house in multiple occupation (Use Class C4) into a 8 bed, 8 person large HMO (sui generis use) and minor external amendments - part retrospective.
- 11.2 Policy 48 of the Local Plan supports the development of HMOs where the proposal:

- a. *does not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area;*
- b. *the building or site (including any outbuildings) is suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas; and*
- c. *will be accessible to sustainable modes of transport, shops and other local services.*

- 11.3 With regard to part (a) officers have reviewed the licensing record and planning history, and it appears that five properties in the nearby area are in current use as small HMOs of 6 beds or less. These are 1, 2, and 3 Barton Close, and 40 and 42 Barton Road, which do not appear on the licensing register, and therefore are in HMO use under permitted development rights, outside of the LPA's controls.
- 11.4 The five existing smaller HMOs in the area represent a maximum of thirty possible occupants, whilst the current application would add two more, and the concurrent application at 40 Barton Road (app ref 26/00641/FUL) would add one more, for a maximum possible total of thirty-three occupants. It is considered by officers that thirty-three occupants would not create a significantly greater harm to neighbouring amenity than the thirty currently allowed under permitted development rights.
- 11.5 The existing property the subject of this application is already in HMO use. Its use as a larger HMO would not increase the no. of properties in HMO use in the immediate locality. It is therefore not reasonable to make a case that criteria a) of policy 48 is failed in terms of over concentration of HMO use on a property-by-property basis.
- 11.6 In terms of intensity of use and no. of occupants, given that the proposal would only result in 2 additional persons residing in it, that it is detached and in relatively spacious surrounding, it also difficult to demonstrate any significant additional harm in terms of overconcentration from the uplift. On the same basis, and again in light of the spacious layout and detached nature of the property, additional harm to residential amenity arising from the increase in 2 occupants could not be reasonably defended as a refusal reason.
- 11.7 It is appreciated that representations raised in objection voice concerns about an intensification of the site, however the permitted development fall-back is a strong consideration, notwithstanding the clustering of HMO's already in the area.

- 11.8 Part (b) of Policy 48 requires consideration of the suitability of the building for the proposed use. The existing building is considered large enough to support eight occupants, as each room will have in excess of the 7.5 square metres of space required under residential space standards defined in Policy 50. In addition, the proposed HMO would have 38.9 square metres of communal residential amenity space, and 690 square metres of residential garden space, all in excess of space standards. Given these dimensions and the existing use of the building as a six person HMO, officers consider that the building is suitable for the proposed larger HMO use.
- 11.9 Part (c) of Policy 48 requires consideration of the sustainability of the site with access to modes of transport, shops, and other local services. Barton Close lies within a central location of Cambridge, with nearby access to ample shops, services, and bus routes. In addition, the main body of Wolfson College lies just 100 metres away. This proximity would provide safety for students occupying the property, a greater connection with the facility by proximity, and ease the management of the HMO for the College. Given these factors, officers consider that the site location is sustainable.
- 11.10 The principle of the development is therefore acceptable and in accordance with policy 48 of the Local Plan.

12. Design, layout, scale and landscaping

- 12.1 Minor external changes to the property are proposed, including the removal of existing doors within the North, West, and South elevations and replacement with windows, the removal of a door from the conservatory, the replacement of the existing conservatory roof with a thermally insulated alternative, and the addition of solar panels to the South facing roof elevation.
- 12.2 It is considered that the proposed changes to the external appearance of the dwelling would be acceptable. The replacement of doors with windows is not considered to be contentious or harmful to the visual amenity of the dwelling, the existing conservatory roof is polycarbonate and has no particular architectural value, and the proposed solar panels would improve the energy efficiency of the building and would likely fall under a fallback position guaranteed by permitted development rights. Taken together, the minor nature of the external changes and low visual impact that would result would protect the character of South Newham.

- 12.3 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, and 58 of the Local Plan, NPPF, and Policy SNNP11 of the South Newnham Neighbourhood Plan.

13. Heritage assets

- 13.1 The application falls with the West Cambridge Conservation Area.

- 13.2 The Conservation officer has reviewed the proposal and not objected to the works. Given that the removal of the existing doors and addition of a new conservatory roof and solar panels will be sited to the side or rear of the existing dwelling, with no changes proposed to the East facing front elevation, the impact of the proposal to the wider Conservation area is considered to be very minor. The external changes will be non-contentious, small scale relative to the size of 1 Barton Close, and of limited harm to the visual amenity of the property, with no changes to the built form or general appearance of the building.

- 13.3 The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF, policy 61 (62) of the Local Plan, and Policy SNNP8 of the South Newnham Neighbourhood Plan.

14. Highway safety and transport impacts

- 14.1 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal.

- 14.2 The proposal accords with the objectives of Policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

15. Car and cycle provision

Cycle parking

- 15.1 A cycle parking shelter is located to the rear of the dwelling and is already in use by occupants of 1 Barton Close.
- 15.2 The proposed cycle parking is compliant with policy 81 of the Local Plan.

Car parking

- 15.3 The proposed car parking arrangement is compliant with policy 81 of the Local Plan.
- 15.4 Subject to conditions, the proposal is considered to accord with policies 36 and 81 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

16. Amenity

Neighbouring properties

- 16.1 The external changes to the property will be very minor, with no increase to the mass or footprint of the dwelling, and no subsequent loss of light, massing, or overbearing impacts identified upon neighbouring properties.
- 16.2 Eight neighbour objections to the proposed change of use have been received in addition to objections from the representatives of the South Newnham Neighbourhood Forum. Principle concerns raised in objection are the impacts of HMO residents upon traditional residential occupiers, sandwiching, the damage to community cohesion, the setting of precedent harmful to neighbour amenity, and the loss of housing stock.
- 16.3 Officers acknowledge that the creation of student accommodation within a residential area can create amenity impacts for neighbours such as sandwiching of residents amongst student lodgers, and the resulting loss of community cohesion due to regular turnover of occupants in an HMO, contrary to the requirements of Policy SNNP12 of the South Newnham Neighbourhood Plan. However, the existing arrangement of five smaller HMO buildings along Barton Road lies outside of the LPA's jurisdiction, as these are implemented under permitted development rights. Given the existing fallback position, it is not considered that the addition of two more HMO residents would have a material impact upon nearby neighbours, either in terms of additional noise, loss of community cohesion, parking allocation, or anti-social behaviour, beyond what has already been established under permitted development. The existing building is large enough, and the site sustainable enough, to support the level of occupation proposed.
- 16.4 The loss of housing stock has also been raised as an issue from objecting 3rd parties. However, large HMOs are still part of the City of Cambridge's mixture of housing stock, and 1 Barton Close would remain a residential building. There is therefore no identified loss of housing stock.

- 16.5 Residents have also argued that the approval of an HMO in this location would set a dangerous precedent for other residential properties to be converted elsewhere, further harming the community cohesion of the area. However, as argued by Wolfson College, the creation of student accommodation at Barton Close and Barton Road is an exceptional circumstance due to identified student housing needs of the College and the proximity of the College itself. Wolfson College has considered and rejected other possible student housing solutions by virtue of distance from the College; in contrast the College lies only a hundred metres away from the proposal site, offering a way of creating safe student accommodation so close to the College itself. Officers argue that this proximity, in addition to the fallback position guaranteed by permitted development rights for at least six occupants at 1 Barton Close, addresses this concern regarding possible precedents being set.
- 16.6 The proposal is compliant with policy 58 of the Local Plan of the Local Plan and Policy SNNP12 of the South Newnham Neighbourhood Plan.

Future occupants

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

Unit	Number of bed spaces (persons)	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	1	7.5	10.72	3.22
2	1	7.5	9.32	1.88
3	1	7.5	10.62	3.12
4	1	7.5	7.94	0.44
5	1	7.5	12.48	4.98
6	1	7.5	9.7	2.2
7	1	7.5	15	7.5
8	1	7.5	9.7	2.2

Table 3 Table showing size of residential units in comparison with the policy requirement

Garden size and Internal Residential Space

- 16.8 The internal residential amenity space provided with 1 Barton Close would be 38.9 square metres split between the kitchen and existing conservatory, which is considered sufficient for eight people.

- 16.9 The external residential garden space would be in excess of 690 square metres, which is considered to be well in excess of policy standards.
- 16.10 It is therefore considered that the property would benefit from a private garden area and communal amenity space which would meet or exceed the recommendations of the Council's District Design Guide.

Construction and environmental health impacts

- 16.11 The Environmental Health Officer has been consulted on the proposal and does not raise any objections.
- 16.12 The proposed use of the garden by up to eight persons is not considered likely to give rise to an unacceptable level of noise and disturbance. The property is located within a residential area, where the use of private gardens for domestic leisure and social activities is common. The level of activity associated with large HMO of this size would be comparable to that of a family dwelling. Therefore, Officers consider that the use of the garden by up to eight persons would not introduce a degree of noise or intensity of use that would be out of character with the surrounding residential area or cause undue harm to the residential amenity of neighbouring occupiers.
- 16.13 The level of occupation is not considered to be excessive for this building or location, and as such, the proposal is not considered to lead to substantial harm to surrounding occupiers.

17. Planning balance

- 17.1 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).
- 17.2 The applicants have set out a needs case for purchasing the accommodation and applying for permission for a larger HMO to operate from it, housing their students in a location that is near to the College and can easily fall within their management and which would result in students living in the property feeling part of a collegiate environment. Whilst members of the local community and the SNN Forum have raised concerns, the proposal benefits from a strong fall-back position and adopted policy for the protection of over concentration of HMO uses in the

context of the application has no 'teeth' given the permitted development fall-back and existing use.

- 17.3 Each proposed bedroom is in excess of residential space standards. Adequate internal communal amenity space has been provided. Garden amenity space is generous. There is no reason to suggest the property would not be well-managed by the College but a management plan condition is recommended to be imposed to help control the management of the property in the interests of residential amenity. The marginal increase in the number of occupants residing in the property would not give rise to any significant amenity impact over and above the existing situation.
- 17.4 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 38 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.

18. Recommendation

- 18.1 **Approve** subject to:

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

19. 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 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).

4. The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development. (Cambridge Local Plan 2018 policy 57).

5. The large HMO situated at 1 Barton Close hereby approved shall have no more than 10 occupants residing at any one time.

Reason: A more intensive use would need to be reassessed in the interest of residential amenity of the occupiers. (Cambridge Local Plan 2018 policies 56 and 48).

6. The internal communal areas as shown on the approved drawings shall be provided prior to occupation of the building for the proposed use and retained for communal uses and used for no other purpose.

Reason: To ensure adequate internal communal space is provided for future occupants (Cambridge Local Plan 2018 policies 48 and 50).

Informatives:

1. The Local Highways Authority wish to notify the applicant that the new development will not qualify for residents parking permission.
2. 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>
3. 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/guide-for-landlords>
4. 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>

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25/05027/S73– Mayflower House, Manhattan Drive, Cambridge

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: West Chesterton

Proposal: S73 to vary condition 2 (Approved plans) of planning permission 23/02127/FUL (Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays) to allow an increase in the overall height of the approved eighth-floor extension by approximately 599mm, with all other aspects of the development remaining unchanged.

Applicant: Mayflower Manhattan Ltd

Presenting officer: Phoebe Carter

Reason presented to committee: Referred by Delegation Panel

Member site visit date: N/A

Key issues: 1. Neighbourhood Amenity Impact

2. Design/Visual Impact

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/Conservation Area Impact
13	Residential Amenity
14	Fire Safety
15	Third Party Representations
16	Other matters
17	Planning Balance
18	Recommendation
19	Planning Conditions and Informatives

Table 1 Contents of report

1. Executive summary

- 1.1 The site benefits from an extant planning permission to build a roof extension on top of Mayflower House to accommodate 8no. flats (23/02127/FUL). The applicant is in the process of discharging some of the conditions associated with this planning permission.

- 1.2 The application has previously been presented to the Planning Committee twice in 2024. It was originally deferred by Planning Committee members at the meeting held on 11th June 2024, as members requested further information in regard to the loss of the existing telecommunications apparatus on top of Mayflower House; overheating; and impact upon residents. The applicant responded to this and submitted further information for the review of members. The application was subsequently presented again to the Planning Committee on 4th September 2024, which

resulted in members approving the application. Both of these reports are referred to in this report below and are attached as appendices 1 and 2 for reference.

- 1.3 This current Section 73 application proposes to increase the height of the roof extension to Mayflower House by 599mm for maintenance and construction purposes. The applicant has submitted information setting out the need to increase the height within the submitted Planning and Construction Statement dated 19th May 2026. The main reasons respond to maintenance and servicing needs; drainage and service distribution and; structural engineering. Whilst these matters largely lie outside of the remits of Planning, these do require the height of the approved roof extension to slightly increase by 599mm in height.
- 1.4 This application is being presented to the Planning Committee due to the number of objections received from neighbouring properties. At the time of writing this report, there have been a total of 14no. objections received from the neighbouring properties, the majority of which have been received from the properties along Humberstone Road, which lie to the north of the site. The vast majority of these objections refer to impacts upon their amenities by virtue of the proposed increase in height of the approved development.
- 1.5 During the course of the application, the applicant has submitted additional information by the way of a Planning and Construction Statement; Shadow Maps and a Revised Daylight and Sunlight Impact Assessment (DSA) (15th May 2026), which the LPA has undertaken a reconsultation for 14 days. This is due to expire on 12th June, and an update will be provided to inform members of any additional neighbour representations received ahead of the Planning Committee meeting.
- 1.6 The applicant has submitted a Daylight/Sunlight Impact Assessment (DSA) which demonstrates the proposal would comply with BRE guidance in relation to overshadowing impact. As for overlooking impact, the balconies serving the flats on the northern elevation are to be fitted with obscure glazing, as directed by Condition 21 of the extant permission. This condition is also recommended by Officers under this current proposal (Condition 14 below).
- 1.7 Officers consider the proposed increase in height to be relatively minor and would not significantly change the visual prominence of the approved development within townscape views, nor result in visual impact upon the settings of nearby Conservation Areas.

- 1.8 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
Cambridge City Airport	No Objection	6.1
Conservation Officer	No objections	6.2
County Highways Development Management	No objections subject to the previous conditions reimposed	6.3 and 6.4
Drainage Officer	No objections	6.5
Environmental Health	No Objection	6.6
Fire Authority	No comments received	6.7
Building Safety Regulator	No objections	6.8
Sustainability Officer	No Objection	6.9
Third Party Representations (14no. at the current time)	Objections	7.1

2. Site Description and Context

- 1.1** The application site lies within Midsummer Meadows, which comprises a cluster of buildings which are occupied by residential units. Midsummer Court and Bridgacre are located closest to Mayflower House, situated to the east and west, respectively. Mayflower House is the tallest building within this location, which is occupied by residential flats and comprises seven storeys in height (including ground floor level).
- 1.2** Lovers Walk is set directly to the north of the site and marks the boundary of the De Freville Conservation Area. The site is accessed via Manhattan Drive, further to the south west of Mayflower House. The south eastern boundary of the Chesterton Conservation Area lies on the far side

of Elizabeth Way to the east, and the Riverside and Stourbridge Common Conservation Area boundary lies to the south, alongside the River Cam and including the open space of Midsummer Common. The site itself is not designated and lies outside these Conservation Area boundaries.

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

3. The proposal

- 3.1** The applicant has submitted a S73 application to vary Conditions 2 (Approved Plans) pursuant to planning permission 23/02127/FUL to increase the height of the roof extension by 599mm. The increase in height is proposed to accommodate construction and maintenance purposes, including ventilation between the existing fabric of the building and the new roof extension.

4. Relevant site history

Reference	Description	Outcome
23/02127/FUL	Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays	Not EIA development
23/02127/CONDA	Submission of details required by condition 25 (construction environmental management plan) of planning permission 23/02127/FUL	Discharged
23/02127/CONDB	Submission of details required by condition 12 (bin and bike stores and	Discharged

	green roof) of planning permission 23/02127/FUL	
23/02127/CONDC	Submission of details required by conditions 3 (Site Traffic Management Plan), 4(Contractor Parking Plan), 7(Surface Water), 8(Additional Surface Water run-off) and 17(Ecological)	Discharged
23/02127/NMA2	Non material amendment on application 23/02127/FUL to marginally extend footprint on the eight floor by repositioning the window on the western elevation to sit flush with the extension, enlarge the louvres to west elevation, and increase in height by approximately 599 mm	Withdrawn
23/02127/NMA1	Non material amendment on application 23/02127/FUL to vary the approved plans under Condition 2 to insert four windows, replace the hinged doors with sliding doors leading to all balconies and marginally enlarge the extension to square off the extension on all four corners as well as to correct the error in the decision notice so the plant plan matches the roof plan [to include the additional rooflights added during the application	Approved
APP/Q0505/W/25/3361641	Appeal against Conditions 6 and 25 of the extant permission 23/02127/FUL	Allowed

Table 3: Relevant site 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)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

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 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: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood Risk
Policy 34: Light Pollution
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 50: Residential Space Standards - internal Residential Space Standards
Policy 51: Accessible Homes
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 58: Altering and Extending Existing buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall Buildings and Skyline in Cambridge
Policy 61: Conservation and Enhancement of Cambridge's Historic Environment
Policy 62: Local Heritage Assets
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 84: Telecommunications

Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 **Area Guidelines**

De Freville Conservation Area Appraisal – Adopted 2009

Chesterton Conservation Area Appraisal – Adopted 2009

Riverside and Stourbridge Common Area Appraisal – Adopted 2009

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y (Setting of Conservation Areas)

6.1 **Cambridge City Airport – No objection**

6.2 **Conservation Officer – No objections**

6.3 **County Highways Development Management – No objections**

6.4 Conditions imposed under the extant permission should be reimposed upon any consent granted

6.5 **Drainage Officer – No objections**

6.6 **Environmental Health – No objection**

6.7 **Fire Authority – No comments received (out of time)**

6.8 **Building Safety Regulator (BSR) – No objections**

6.9 **Sustainability Officer – No Objection**

7. Third party representations

7.1 Currently, 14no. representations have been received, objecting to the application on the following grounds:

- No submitted Daylight/Sunlight Impact which assesses the impact of the additional 599mm increase in height
- Impact upon No. 62 Humberstone Road solar panels not addressed – high court case is provided to ensure the applicant demonstrates this
- The application is in breach of Policy 60 of the Local Plan – particular reference is drawn to criterion (d)
- The proposal would make the building disproportionate to the surrounding area
- Overshadowing impact upon neighbouring properties

- Financial implications due to loss of light to solar panels on neighbouring properties
- Impact upon physical and mental well being due to impact upon garden area in terms of sunlight
- Description of Development of the application is incorrect regarding the heights/layout described for Mayflower House
- Noise/disturbance for existing residents of Mayflower House
- Existing building should be upgraded before additional flats are built
- Waste Management implications – existing car park bay being used for refuse storage
- Unacceptable cycle storage
- Depreciation of existing flat values in Mayflower House
- Overdevelopment and intensification of the site
- This proposal does not constitute a minor amendment to the approved application
- Overlooking impact upon gardens and bedroom windows

7.2 The above representations are a summary of the comments that have been received since the application was received, including any subsequent consultations on additional information received. Full details of the representations are available on the Council's website.

8. Member Representations

8.1 No member representations have been received

9. Local Groups / Petition

9.1 No Local Groups/Petitions have been received

10. Assessment

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

10.2 The applicant has sought to amend the condition attached to the planning permission by seeking to make a minor material amendment. Paragraph 13 of Planning Practice Guidance advises that there is no statutory limit on the degree of change permissible to conditions under S73, but the change must only relate to conditions and not to the operative part of the permission [Paragraph: 013 Reference ID: 17a-013-20140306] Case law has established the test which governs section 73 cases is to be found in

R v Coventry City Council, ex p. Arrowcroft Group plc [2001] PLCR 7, in which Sullivan J held that, under that section, a local planning authority: "is able to impose different conditions upon a new planning permission, but only if they are conditions which the council could lawfully have imposed on the original planning permission in the sense that they do not amount to a fundamental alteration of the proposal put forward in the original application." (para. 33).

10.3 Where an application under section 73 is granted, the effect is the issue of new planning permission, sitting alongside the original permission, which remains intact and unamended [Paragraph: 015 Reference ID: 17a-015-20140306].

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

- Design/Visual Impact
- Residential Amenity

11. Principle of Development

11.1 The site already benefits from extant planning permission (23/02127/FUL) for the following:

'Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays'

11.2 As such, the principle of development is established and is acceptable.

12. Design and Visual Impact/Conservation Area Impact

12.1 This S73 application proposes to increase the height of the extant permission by 599mm in height. This would result in raising the already approved height from approx. 21.9m to approx. 22.5m. This increase in height is considered to be minor and would not significantly increase the height of the development to result in visual harm upon the character and appearance of the local area, nor the settings of adjacent and nearby Conservation Areas.

- 12.2 The applicant has not provided any further visual/townscape analyses regarding Policy 60 and Appendix F of the Local Plan, however, given the minor increase in height proposed, Officers consider that no further townscape analysis is required in this instance, and it would be unreasonable to request this level of information given the minor increase in height proposed.
- 12.3 Conditions requesting the details for the external materials and junction details, are again recommended below (Conditions no. 7 and no. 12 respectively).
- 12.4 As such, the proposal is in accordance with policies 55, 56, 58, 59, 60, 61 and 62 of the Local Plan; the NPPF and Section 72 of the LBCA 1990.

13. Residential Amenity

- 13.1 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 2024.
- 13.2 The majority of objections received have originated from the neighbouring properties along Humberstone Road, which lie to the north of the site. These comments raise concerns in respect to overshadowing, overlooking and overbearing impacts.
- 13.3 *Daylight, sunlight and overshadowing*
- 13.4 Firstly, it should be noted that these concerns have already been addressed within the Committee Report dated 11th June 2024, under paras. 8.96-8.110 (Appendix 1).
- 13.5 Notwithstanding the above, the applicant has submitted an updated DSA, 15th May 2026, which provides a similar assessment to the original DSA for the additional increase in height proposed. The DSA demonstrates that there would be minimal changes to the results found within the original DSA in respect to overshadowing of garden areas and neighbouring windows.

- 13.6 The applicant has also submitted updated Shadow Maps which illustrate the minimal amount of additional overshadowing caused by the height increase, throughout the year. The extent of overshadowing during Spring and Autumn would only marginally encroach into the rear end of the rear gardens serving the properties along Humberstone Road. The amount of overshadowing during the Summer does not extend beyond the rear (north) boundary of the site. During the Winter months, the existing Mayflower House building already overshadows the properties along Humberstone Road and therefore the amount of additional overshadowing would not be significant. As such, the additional height proposed would not result in any significant additional overshadowing impact upon the properties on Humberstone Road, nor significantly impact the use of solar panels present on any of these neighbouring properties.
- 13.7 As such, the proposal accords with the guidance set out within the BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice, Third Edition, 2022 (BRE 209) and would not result in significant overshadowing nor loss of light impact.
- 13.8 Officers therefore consider the proposal would not result in significant harmful overshadowing impact upon neighbouring properties, and the development is in accordance with 55, 56, 57, 58 and Policy 60(d) of the Local Plan as before.

Overbearing and overlooking impacts

- 13.9 As for overlooking and overbearing impacts upon the properties along Humberstone Road, these have been considered under paras. 8.101-8.103 of the Committee Report dated 11th June. The proposed increase in height would not change the level of overbearing or overlooking impact upon the properties along Humberstone Road. Condition 21 of the extant permission is recommended again here, to ensure the balconies serving the flats on the north elevation are obscure glazed, in order to mitigate overlooking impact (Condition no. 14 below).
- 13.10 On this basis, the proposed development would result in an acceptable overbearing and overlooking impacts in accordance with policies 55, 56, 57 and 60(d) of the Local Plan 2018.

Construction and Environmental Health Impacts

- 13.11 Policy 35 safeguards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance.

- 13.12 Moreover, concerns have been raised from an existing resident within Mayflower House, in respect to noise and disturbance associated with the construction of the development. Similar concerns were raised under the original application, which the applicant responded to by submitting a statement on behalf of Midsummer Estates Ltd, dated 4th July 2024, which sets out how the proposed development would not have any significantly harmful impact upon the living conditions of existing residents. This is set out within paras. 6.20-6.26 of the Planning Committee Report dated 4th September 2024 (Appendix 2). As part of the permission, conditions 5 and 6 were imposed to mitigate noise and disturbance upon existing residents by requesting noise and vibration reports, as well as how the applicant will engage with residents regarding managing complaints and communicating with residents, respectively.
- 13.13 Condition 25 was also imposed by members of Planning Committee meeting on 4th September 2024, which requested a Construction Environmental Management Plan (CEMP) to be submitted, which included details of access arrangements; storage of materials; scaffolding arrangements; and contact details of contactors.
- 13.14 It is noted that the applicant appealed to remove the imposition of conditions 6 and 25 of the decision notice, as they essentially requested similar details for mitigating noise and disturbance upon existing residents (Appeal reference APP/Q0505/W/25/3361641). The only difference was that condition 6 requested technical noise and vibrations reports, however these reports are requested via condition 5.
- 13.15 During the time of the appeal submission, the LPA discharged the CEMP imposed by Condition 25 under reference 23/02127/CONDA. The inspector allowed for the variation of the permission with both conditions 6 and 25 being omitted from the decision notice and replaced with a new compliance condition to ensure the development accorded with the already discharged CEMP. This compliance condition is recommended below (Condition no. 17).
- 13.16 Overall, Officers consider that noise and disturbance implications as a result of the development approved, have already been thoroughly addressed and assessed by the LPA and in part, by an inspector. Condition 5 of the extant permission is recommended to ensure the applicant demonstrates the development would not affect existing residents in terms of noise and vibration, through the submission of relevant reports (Condition no. 3 below).

13.17 As such, subject to conditions, the proposal would not result in significant noise and disturbance upon existing residents, in accordance with Policy 35 of the Local Plan.

Summary

13.18 The proposal adequately respects the amenity of its neighbours. Subject to conditions 3 and 14 recommended below, the proposal is compliant with policies 55, 56, 57, 58, 59 and 60(d) of the Local Plan 2018. The associated construction and environmental impacts would be acceptable in accordance with policies 33, 34, 35 and 36 of the Local Plan 2018, subject to condition no. 17 recommended below, as previously imposed under the extant permission, as well as at appeal.

14. Fire Safety

14.1 In accordance with the guidelines as set out under the Building Safety Regulator (BSR), the LPA have formally consulted BSR for 21 days regarding the assessment of fire safety for the development. BSR have raised no objections to the proposed development as it promotes an appropriate design in terms of fire safety for future occupiers and it will be the responsibility of the applicant to demonstrate compliance with these measures at later regulatory stages. As such, Officers are satisfied that the development is acceptable in regard to fire safety and the application is acceptable.

14.2 The LPA has consulted the Cambridgeshire Fire and Rescue Services on the application however no comments have been received. Condition 18 of the extant permission secured the provision of fire hydrants prior to occupation of the development. This condition is recommended below (Condition no. 11). Subject to this condition, the development is in accordance with para. 117 of the NPPF.

15. Third Party Representations

15.1 The majority of the third party representations have been addressed in the relevant sections of the report above. The remaining comments have been addressed in the table below:

Third party comment	Officer response
The proposal would affect residential property values in the area	This is not a material planning consideration and therefore the LPA cannot take this into account in the assessment of the application.

The description of development is incorrect in regard to the description of the building	The description of the development has included the ground floor level of Mayflower House, which reflects the description of the extant permission (23/02127/FUL). As such, the LPA does not consider the description of the S73 application to be incorrect.
Unacceptable cycle/refuse storage	Cycle parking and refuse storage have already been addressed in the Committee Report dated 11 th June 2024 at paras. 8.83 – 8.88 and 8.123, respectively. Condition 12 was imposed which secured the details for the cycle store and refuse store and has subsequently been discharged under reference 23/02127/CONDB. A compliance condition is recommended to ensure the development is carried out in accordance with these details (Condition no. 18 below).
Financial Implications due to impact upon solar panels	The impact upon solar panels has been addressed in the above sections of this report. The financial implications is not a material planning consideration and therefore will not be taken into account during the assessment of this application.

Table 1: LPA response to remaining third party comments

16. Other matters

16.1 *Consultee Comments and Conditions*

16.2 No objections have been raised by statutory consultees as listed above. Notwithstanding this, all previous conditions which were imposed upon the extant permission are recommended below for consistency. Some of these conditions have already been discharged and therefore compliance conditions are recommended to ensure the development is carried out in accordance with the approved details.

17. Planning Balance

17.1 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).

- 17.2 The proposal would resemble a minor increase in height of the already approved roof extension of the development and would not significantly change the visual impact of the development upon the surrounding townscape and local area, nor the settings of the nearby Conservation Areas.
- 17.3 Moreover, the applicant has provided a revised Daylight and Sunlight Impact Assessment which fully demonstrates that the increase in height of the development would not result in any additional significantly harmful overshadowing impacts upon the neighbouring properties and is in accordance with the BRE Guidance.
- 17.4 The minor increase in height would not result in any significant additional overbearing and overlooking impacts when compared to the extant permission. A condition to obscure glaze the balconies is again recommended below (Condition 14), in order to protect neighbour privacy.
- 17.5 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

18. Recommendation

- 18.1 **Approve** subject to:
- the planning conditions and informatives as set out in Section 18 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.

19. Planning Conditions and Informatives

1. The development hereby permitted shall be begun before the expiration of three years from the date of the extant permission (23/02127/FUL), dated 6th September 2024.

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 and below:
 - 4D 1845 PL 113 PROPOSED ROOF PLAN (Revision REV F) 05.02.2025
 - 4D 1845 PL115 PROPOSED SOUTH ELEVATION (Revision REV F) 24.12.2025
 - 4D 1845 PL 112 PROPOSED PLANT ROOM PLAN (Revision REV E) 05.02.2025
 - 4D 1845 PL116 PROPOSED WEST ELEVATION (Revision REV I) 24.12.2025
 - 4D 1845 PL114 PROPOSED NORTH ELEVATION (Revision REV E) 24.12.2025
 - 4D 1845 PL110 PROPOSED FLOOR PLAN (Revision REV B) 05.02.2025
 - 4D 1845 PL120 PROPOSED SECTION C-C (Revision Rev B) 24.12.2025
 - 4D 1845 PL111 PROPOSED SINGLE STOREY EXTENSION PLAN (Revision REV L) 05.02.2025
 - 4D 1845 PL117 PROPOSED EAST ELEVATION (Revision REV E) 24.12.2025
 - 4D 1845 PL118 PROPOSED SECTION A-A (Revision REV D) 24.12.2025
 - 4D 1845 PL109 PROPOSED GROUND FLOOR PLAN (Revision REV B) 05.02.2025
 - 4D 1845 PL 002 BLOCK PLAN (Revision Rev B) 2.6.2023
 - 4D 1845 PL 001 Rev C LOCATION PLAN (Revision Rev C) 2.6.2023

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

3. No development (including demolition, enabling works or piling shall commence until a demolition/construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The

assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

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

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

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

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

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

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

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable

pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and Greater Cambridge Sustainable Design and Construction SPD 2020).

5. No construction work or shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority

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

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

Reason: To prevent any harm upon the amenities of the neighbouring properties (Cambridge Local Plan 2018 Policy 35).

7. No development shall take place above slab level, other than removal of the existing apparatus, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 56, 57, 58 (for extensions)) and 60.

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

Reason: To ensure that the development promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and

the Greater Cambridge Sustainable Design and Construction SPD 2020).

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

Reason: To ensure 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).

10. All hard and soft landscaping details shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

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

11. Prior to the occupation of the development hereby approved, a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the safety of future occupiers against fire risk (Cambridge Local Plan policies 55, 56, 57 and 58).

12. No non walling systems, cladding panels or other external screens shall be erected until details including structural members, infill panels,

edge, junction and coping details, colours surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

13. Notwithstanding the provisions of the regulations set out within Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no plant, antennae, railings, enclosures, flues, vents, or other equipment or constructions shall be fitted to the exterior surfaces of the extension without the specific granting of planning permission by the local planning authority.

Reason: To ensure the development is retained in accordance with the approved details under this permission, in order to reduce any visual harm upon the character and appearance of the local area and settings of the Conservation Areas (Cambridge Local Plan 2018 policies 55, 56, 58, 60, 61), LBCA Act 1990 and the NPPF.

14. All proposed balconies hereby approved shall be fitted with obscurity level 3 or greater and shall be retained as such for the lifetime of the development.

Reason: To prevent significant overlooking upon neighbouring properties (Cambridge Local Plan 2018 policies 55 and 58)

15. Prior to the installation of the glazing for the new apartments, the type and specification of the solar glazing to be installed on units 5-8, together with an overheating assessment for the apartments, shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to avoid overheating and demonstrate compliance with policy 28 of the Cambridge Local Plan 2018.

16. Notwithstanding the approved plans, the development hereby approved shall be constructed to meet the requirements of Part M4(2)

'accessible and adaptable dwellings' of the Buildings Regulations 2010 (as amended 2016).

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

17. The development shall be carried out in accordance with the details approved under discharge of condition application 23/02127/CONDA (CEMP), unless otherwise agreed in writing by the local planning authority.

Reason: To ensure construction phase of the development protects the neighbouring properties from noise and disturbance (Cambridge Local Plan 2018 policy 35).

18. The development hereby approved, shall be carried out in accordance with the details approved under the following discharged on condition application reference 23/02127/CONDB (refuse and cycle store details), unless otherwise agreed in writing by the local planning authority.

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

19. The development hereby approved, shall be carried out in accordance with the details approved under discharge of condition application reference 23/02127/CONDC (Traffic Management Plan; Contractor Parking Plan; Surface Water Drainage; Additional Surface Water Run Off), unless otherwise agreed in writing by the local planning authority.

Reason: To ensure development safeguards the safe and effective operation of the highway and reduces the risk of flooding within the site and adjacent areas (para. 116 of the NPPF and Cambridge Local Plan 2018 policies 32, 81 and 82).

Informatives:

- 1) In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any changes to the design of the

proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.

- 2) To satisfy and discharge Environmental Health recommended conditions (including those related to construction / demolition, operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, should be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (2020). Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.
- 3) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
- 4) Before the existing apparatus is removed, the applicant should contact the Council's Building Control Department to establish the way in which the equipment will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.
- 5) The applicant will need to ensure that the works do not interfere with any assets nearby, which are under the ownership of Cadent Gas Ltd. The applicant should therefore engage with Cadent Gas Ltd prior to the works commencing.

Background papers:

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

- Cambridge Local Plan 2018
- Cambridge Local Development Framework SPDs

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

1.0 Executive Summary

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

2.0 Site Description and Context

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

*X indicates relevance

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

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

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

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

3.0 The Proposal

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

4.0 Relevant Site History

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

5.0 Policy

5.1 National

National Planning Policy Framework

National Planning Practice Guidance

National Design Guide 2021

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

Environment Act 2021

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

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 34: Light Pollution

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 50: Residential Space Standards - internal Residential Space Standards

Policy 51: Accessible Homes

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and Extending Existing buildings

Policy 59: Designing landscape and the public realm

Policy 60: Tall Buildings and Skyline in Cambridge

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

Policy 62: Local Heritage Assets

Policy 70: Protection of priority species and habitats

Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 84: Telecommunications

5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Cycle Parking for New Residential Developments SPD – Adopted 2010
De Freville Conservation Area Appraisal – Adopted 2009
Chesterton Conservation Area Appraisal – Adopted 2009
Riverside and Stourbridge Common Area Appraisal – Adopted 2009

6.0 **Consultations**

6.1 **County Highways Development Management**

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

6.3 **Environmental Health**

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

6.5 **Sustainability Officer**

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

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

6.8 **Drainage Officer**

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

6.10 **Conservation Officer**

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

6.12 **Cambridgeshire Fire and Rescue Officer**

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

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

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

6.16 **Cadent Gas**

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

7.0 Third Party Representations

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

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

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

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

8.0 Assessment

8.1 Principle of Development

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

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

8.4 Loss of Telecommunications

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

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

8.6 Skyline of Cambridge

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Criterion d) of Policy 60: Amenity and Microclimate

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

Criterion e) of Policy 60: Public Realm

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

Conclusion

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

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

8.44 **Design, Context and External Spaces**

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

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

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

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

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

Landscaping

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

Conclusion

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

8.53 Impact Upon the Setting of the Conservation Area

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

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

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

8.57 Impact Upon the Setting of Listed Buildings

- 8.58 There are a number of boathouses along the River Cam further to the south west of the site, which are Grade II listed. A photomontage within the Appendix 1 of the HS has been included and shows the proposed roof extension from this viewpoint with the boathouses in the foreground. Given the roof extension is of an appropriate scale and design and would not result in a significant intrusion within the existing skyline as addressed above, and would remain relatively discrete, the proposal is not considered to result in significant visual impact upon the setting of these listed boathouses, and the proposal is therefore in accordance with Policy 61 of the Cambridge Local Plan 2018, Section 66 of the LBCA Act 1990 and the NPPF.
- 8.59 **Carbon Reduction and Sustainable Design**
- 8.60 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 8.61 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions.
- 8.62 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 8.63 The Sustainability Officer has been consulted on the application and has raised no objections, subject to conditions securing carbon reduction statement and water efficiency. A combination of passive solar design, energy efficiency measures and the installation of air source heat pumps would reduce the dwellings' regulated CO2 emissions and ensure compliance with Building Regulations Part L 2021 and Policy 28 of the Cambridge Local Plan 2018. The roof will also be an upgrade to the existing roof which is not considered to have good insulation.
- 8.64 There is a concern raised by the Sustainability Officer in respect of the units facing southwards (Flats 5-8). These units could overheat but it is accepted that the roof overhang by virtue of the proposed butterfly style design and overhang, would limit the impact of overheating.
- 8.65 In order to mitigate overheating impact, the applicant has confirmed that the windows for these units would be fitted with solar control glass which would limit the solar rays absorbed and reduce the impact of overheating. It is intended to use high quality Pilkington Suncool (or glass of similar

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

- 8.66 In addition, an informative is recommended to ensure the development complies with parts O and F of Building Regulations, to ensure the building adopts a design to minimise overheating.
- 8.67 Subject to the above conditions, the issue of sustainability and renewable energy and the proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 8.68 **Biodiversity**
- 8.69 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 8.70 Given the existing nature of the building and apparatus on top of the roof, the proposed roof extension is not considered to result in any significant harm upon local bats or birds, and therefore the absence of any ecological assessment being undertaken is not significant in this instance. The site does not form part of any designated ecological site.
- 8.71 Given the application proposes a roof extension to the existing building, as no habitat is affected, there is no BNG requirement. In addition, given the height at which the extension would be located and the fact that the roof is slightly pitched, it would be impractical and there is no policy requirement for any form of green roof. Notwithstanding this, a condition requesting details for securing ecological enhancements is considered reasonable and necessary and is recommended.
- 8.72 Subject to the above condition, Officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species, and would taking the above into account, the proposal is compliant with policies 57 and 70 of the Cambridge Local Plan (2018), and the Biodiversity SPD.

8.73 Water Management and Flood Risk

- 8.74 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.75 The site is partly located within Flood Zones 2 and 3 (Moderate to High Flood Risk). The Drainage Officer has been consulted on the application and has raised no objections, given the location of the proposed extension being on top of the roof. Conditions regarding surface water and foul water drainage are recommended.
- 8.76 Subject to the above conditions addressing the issues of water management and flood risk, the proposal is in accordance with Cambridge Local Plan 2018 policies 31 and 32 and the NPPF advice.

8.77 Highway Safety and Transport Impacts

- 8.78 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.79 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.80 The Local Highway Authority has been consulted on the application and have raised no objections, subject to conditions requesting a traffic management plan and a contractor's parking plan. Given the close proximity of neighbouring properties in and around the site, these conditions are reasonable and necessary and are recommended.
- 8.81 The proposed increase in the number of car movements in and out of Midsummer Meadows will be de minimis and materially below the design intent of the estate. The Highway Authority have raised no objections to the proposal and therefore the proposal is not considered to result in any detrimental impact upon the safe and effective operation of the adopted highway.
- 8.82 Subject to the above conditions, the proposal accords with the objectives of Policy 80 and 81 of the Cambridge Local Plan 2018 and is compliant with NPPF advice.

8.83 Cycle and Car Parking Provision

Cycle Parking

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

Car Parking

- 8.89 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. The site is within a designated Controlled Parking Zone. Policy 82 also states that Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

- 8.90 No additional car parking is proposed to serve the residential units and given the amount of cycle ownership of existing residents, as well as the drive to deliver more car free schemes within sustainable locations, the level of car parking is acceptable in this instance. Car ownership of existing residents is low. The over provision of cycle parking, as mentioned above, will outweigh the lack of car parking in this instance.
- 8.91 An informative is recommend that future occupiers will not benefit from a Resident Parking Permit.
- 8.92 Therefore, the proposal is considered to accord with Policy 82 of the Local Plan and the standards set out under Appendix L.
- 8.93 **Amenity of Neighbouring Properties**
- 8.94 Policy 35, 55, 57 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces. Criterion d) of Policy 60 is also of relevance to this section, as it refers to respecting the amenities of neighbouring properties.
- 8.95 The site is surrounded by neighbouring properties, both within and to the north and western, and southern boundaries.

Midsummer Meadows

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

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

Humberstone Road

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

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

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

Conclusion

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

Amenity of Future Occupiers

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

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

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

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

Accessible Homes

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

Noise Impact

- 8.115 Policy 35 of the Cambridge Local Plan 2018 safeguards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 8.116 The Council's Environmental Health Team has been consulted and has raised no objections subject to conditions relating to the following:
- Construction hours
 - Construction Noise/Vibration Impact
 - Plant machinery/equipment
- 8.117 All of these conditions are recommended by Officers to safeguard the amenities of neighbouring properties and future occupiers. There is sufficient separation space between the residential units and the proposed ASHPs, this can be mitigated through condition.
- 8.118 An informative is also recommended to ensure the applicant is aware of their responsibilities to safely remove any associated asbestos when undertaking the construction of the development, as well as an informative to ensure the applicant is aware of the installation of ASHPs.
- 8.119 Overall, it is considered that for the above reasons, and subject to the above conditions, the proposed development would not result in any significant noise impact or disturbance upon the amenities of the

neighbouring properties. As such, the proposal is in accordance with Policy 35 of the Cambridge Local Plan 2018.

Fire Safety

8.120 In accordance with the guidelines as set out under the Health and Safety Executive (HSE), the LPA have formally consulted HSE for 21 days regarding the assessment of fire safety for the development. HSE have raised no objections to the proposed development as it promotes an appropriate design in terms of fire safety for future occupiers and it will be the responsibility of the applicant to demonstrate compliance with these measures at later regulatory stages. As such, Officers are satisfied that the development is acceptable in regard to fire safety and the application is acceptable.

8.121 Third Party Representations

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

Third Party Comment	Officer Response
The additional stress upon existing services – the laundrette and the existing lift	This issue is not considered to be a material planning consideration and will need to be addressed by the Management Company of the building who will be able to provide more services if needed.
The neighbouring properties should be eligible for compensation to offset the impacts of the development	This is considered to be an unreasonable request for the LPA to engage with. The LPA has assessed the impacts of the proposed development upon the amenities of the neighbouring properties and concludes that the proposal is acceptable, subject to the conditions recommended below.
Covenants	A planning permission would not override covenants and private rights. These are civil matters between different landowners and not a material planning consideration.
Site Location Plan	The site location plan submitted with the application shows the land under the ownership of the applicant. Certificate A has been submitted to declare this and the LPA has no right to declare otherwise.
Neighbour Consultation time inadequate	The LPA have formally consulted a range of neighbouring properties within and around the site, for a statutory period of 21 days.

Other Matters

8.123 The Site Plan shows refuse storage will be located further to the south of the site. A condition is recommended to secure the details of the refuse store to ensure that it is well screened and has sufficient capacity to serve Mayflower House. As such, the proposal is in accordance with Policy 57 of the Cambridge Local Plan 2018.

8.124 **Planning Balance**

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

8.126 The application proposes to erect a roof extension on top of an existing building, which would provide 8 new flats. This would necessitate the removal of existing telecommunications apparatus which appears very unlikely to ever be relocated back onto the roof due to its structural integrity. Given the amount of telecommunication apparatus loss, whilst there is no policy basis to protect existing equipment (NPPF paras. 118 - 122), this is nonetheless a material consideration for members to consider because any loss of an operational site will impact on the network operators' cell coverage and would be likely to result in off-site proposals to mitigate this.

8.127 The proposal would result in the physical replacement of the existing apparatus on Mayflower House with a form of development which will enhance the character and appearance of the area, as well as preserve the character of the surrounding Conservation Areas. The proposed design, scale and architectural merit would facilitate in providing a sympathetic addition to the existing skyline of Cambridge and would provide more residential units within a sustainable location, whilst respecting the amenities of neighbouring properties.

8.128 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval, subject to the conditions set out below.

9.0 **Recommendation**

9.1 **Approve** subject to:

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

10.0 **Planning Conditions**

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990.

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

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

3) No development (including the removal of the existing apparatus) shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

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

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

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

4) No construction works shall commence until a Contractors Parking Plan has been submitted to and been agreed in writing by the local planning authority. The aim will need to demonstrate how the developer will control and regulate on street motor vehicle parking for the contractors and sub-contractors taking the works on both the public highway and private street areas.

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

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

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

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

- 6) Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall include full details of monitoring, public communication, complaint handling and mitigation measures to be taken to protect local residents from noise and / or vibration. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory measures are in place to prevent noise disturbance upon existing and future residents (Cambridge Local Plan 2018 Policy 35).

- 7) No development shall commence until a scheme for the disposal of surface water and foul water shall be provided to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

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

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood

risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts (Cambridge Local Plan 2018 Policies 31 and 32).

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

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

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

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

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

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

- 10) No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

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

- 11) No operational plant, machinery or equipment shall be installed until a noise insulation/mitigation scheme as required to mitigate and reduce to a minimum potential adverse impact has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

Reason: To prevent any harm upon the amenities of the neighbouring properties (Cambridge Local Plan 2018 Policy 35).

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

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

- 13) No development shall take place above slab level, other than removal of the existing apparatus, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 56, 57, 58 (for extensions) and 60.

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

- 15) No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved

in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

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

- 16) All hard and soft landscaping details shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

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

- 17) No development above slab level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out in accordance with the approved details.

Reason: To conserve and enhance ecological interest (Cambridge Local Plan 2018 Policy 57 and 70).

- 18) Prior to the occupation of the development hereby approved, a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the safety of future occupiers against fire risk (Cambridge Local Plan policies 55, 56, 57 and 58).

- 19) No non-masonry walling systems, cladding panels or other external screens shall be erected until details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- 20) Notwithstanding the provisions of the regulations set out within Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no plant, antennae, railings, enclosures, flues, vents, or other equipment or constructions shall be fitted to the exterior surfaces of the extension without the specific granting of planning permission by the local planning authority.

Reason: To ensure the development is retained in accordance with the approved details under this permission, in order to reduce any visual harm upon the character and appearance of the local area and settings of the Conservation Areas (Cambridge Local Plan 2018 policies 55, 56, 58, 60, 61), LBCA Act 1990 and the NPPF.

- 21) All proposed balconies hereby approved shall be fitted with obscure glazing to Pilkington obscurity level 3 or greater and shall be retained as such for the lifetime of the development.

Reason: To prevent significant overlooking upon neighbouring properties (Cambridge Local Plan 2018 policies 55 and 58)

- 22) Prior to the installation of any glazing for the new apartments, the type and specification of the solar glazing to be installed on units 5-8, together with an overheating assessment for the apartments, shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to avoid overheating and demonstrate compliance with policy 28 of the Cambridge Local Plan 2018.

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

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

11.0 Informatives

- 1) In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any

changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.

- 2) To satisfy and discharge Environmental Health recommended conditions (including those related to construction / demolition, operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, should be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (2020). Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.
- 3) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
- 4) Before the existing apparatus is removed, the applicant should contact the Council's Building Control Department to establish the way in which the equipment will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.
- 5) The applicant will need to ensure that the works do not interfere with any assets nearby, which are under the ownership of Cadent Gas Ltd. The applicant should therefore engage with Cadent Gas Ltd prior to the works commencing.

Background Papers:

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

- Cambridge Local Plan 2018
- Cambridge Local Plan SPD



Planning Committee Date	4 th September 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/02127/FUL
Site	Mayflower House, Manhattan Drive, Cambridge, CB4 1JT
Ward / Parish	West Chesterton
Proposal	Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays.
Applicant Presenting Officer	Mr John Muir Dean Scrivener
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	The application was deferred at Planning Committee on 11 th June for the following reasons: <ol style="list-style-type: none">1. Loss of Telecommunications2. Overheating of single aspect units3. Impact upon existing residents within Mayflower House
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

1.1 The application is for full planning permission for a roof extension on top of Mayflower House, which will provide no. 8 flats. This will entail the removal of the existing telecommunications which currently sits on top of the building. The application also proposes a bin and bike store, to serve the future occupants residing in the development.

1.2 This application was deferred by members at Planning Committee on 11th June for the following reasons:

- Loss of telecommunications within the area and potential impact upon local residents
- Concerns with single aspect units regarding the amount of light and overheating impact
- Impact upon existing residents within Mayflower House

1.3 The applicant has submitted further information to address the issues raised by members. This comprises the following:

- Effect on existing amenities – Note by the Management Company (Midsummer Estates Ltd, 4th July 2024)
- Thermal Comfort Analysis – (Approved Document Part O, Revision 01 June 24, Zenko Consulting)
- Amended Roof Plan – Drawing No. 4D_1845_PL_113_Rev E
- Sustainable Design/Ventilation Letter dated 18th July
- Loss of Telecommunications Statement – dated 3rd July 2024 (see appendix 2)

1.4 This report is an addendum report to the original Committee report appended at appendix 1. It is considered by Officers that the additional information submitted addresses the reasons for deferral as set out above. As such, it is recommended that the Planning Committee approve the application, subject to the recommended conditions.

2.0 The Proposal

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

3.0 Relevant Site History

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

4.0 Policy

4.1 National

National Planning Policy Framework

National Planning Practice Guidance

National Design Guide 2021

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

Environment Act 2021

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

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

4.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development
Policy 3: Spatial strategy for the location of residential development
Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 34: Light Pollution
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 50: Residential Space Standards - internal Residential Space Standards
Policy 51: Accessible Homes
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 58: Altering and Extending Existing buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall Buildings and Skyline in Cambridge
Policy 61: Conservation and Enhancement of Cambridge's Historic Environment
Policy 62: Local Heritage Assets
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 84: Telecommunications

4.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Cycle Parking for New Residential Developments SPD – Adopted 2010
De Freville Conservation Area Appraisal – Adopted 2009
Chesterton Conservation Area Appraisal – Adopted 2009
Riverside and Stourbridge Common Area Appraisal – Adopted 2009

5.0 Consultations following the last Committee meeting 11th June

5.1 Sustainability Officer

5.2 No objections, subject to a condition regarding water efficiency and carbon reduction and an informative to encourage the applicant to achieve water use of no more than 100 litres/person/day.

5.3 The above is a summary of the comments that have been received. All of the original comments and representations received are listed within the existing Committee report and are available on the Council's website.

6.0 Assessment

6.1 Principle of Development

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

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

6.4 Loss of Telecommunications

6.5 Policy 84 of the Cambridge Local Plan (2018) does not provide for any protection against the loss of existing telecommunications equipment, neither does the NPPF. The application was previously deferred by members due to concerns over the retention of telecommunications within the area, and how this would affect the daily lives of nearby residents.

6.6 The applicant has submitted a statement dated 3rd July 2024, which outlines the current situation regarding the relocation of the existing telecommunications and the national legislation which directs Mobile Network Operators (MNOs) in retaining coverage and the necessary contractual agreements which are required to prevent a total loss of coverage.

6.7 Firstly, the statement sets out that there are a number of mobile installations within the area which can send and receive signals over many kilometres. A map showing the number of the mobile installations is presented under paragraph 16, in relation to Mayflower House. Given the sheer number of other mobile installations nearby, it is considered that the reduction of indoor coverage for residents would not be significant, should the telecommunications be lost on top of Mayflower House. Even if some reduction of indoor coverage does arise, this would not result in any real loss of service for mobile devices because most mobile users within buildings, whether commercial or domestic, will connect via Wi-Fi supplied by fixed broadband. The OFCOM broadband checker confirms that ultra fast broadband is available in the wider area with download speeds up to 1,000 Mbps and upload speeds of 100 Mbps, which is significantly faster than current mobile speeds.

Electronic Communications Code

- 6.8 As aforementioned, Policy 84 of the Local Plan and the NPPF do not protect against the loss of telecommunications. Instead, it is the duty of Electronic Communications Code under Schedule 3A of the Communications Act 2003, which controls the operations MNOs and the delivery of telecommunications. The main objective of the Electronic Communications Code (the Code), is to help facilitate the deployment of digital services, including those provided by the MNOs and the continuation of such services in the public interest. The Code specifically controls against the potential loss of services without restricting or prohibiting the redevelopment of a site or building, which would otherwise place a burden on landowners. Nonetheless, it does include mechanisms under which an MNO can remain on a building for a temporary period of up to 18 months in the absence of any consensual agreement and these can come into play if necessary and considered justified by the Court to ensure the continuation of services.
- 6.9 In the case of Mayflower House, different MNOs occupy space on the roof under different contractual arrangements. In accordance with the Code, Mayflower has been having ongoing discussions with the MNOs regarding the relocation of their services. If an agreement cannot be reached, then the MNOs can seek an agreement under the Code to remain for a temporary period, however, if an agreement is not reached within that temporary period, Mayflower would be legally obliged to remove the telecommunications, as instructed by the Code. Even if the MNOs relied on these backstop arrangements and prevented Mayflower from pursuing their planning application, the MNOs would be liable to compensate Mayflower for any financial losses incurred. This is reflected in the lack of any objection comments on the application received by the MNOs as they are obliged to be proactive and relocate their services.
- 6.10 Schedule 2, Part 16, Class A of the GPDO (2015 as amended) allows applicants to notify the LPA for installing telecommunication apparatus in the case of an emergency where sudden disruption to services may occur. The Code recognises this and confirms that in cases of an emergency, MNOs must react as quickly as possible to retain a service. In this case, the redevelopment of Mayflower House is not an emergency scenario and therefore the MNO cannot apply for notification of providing apparatus elsewhere. Should the MNO wish to install temporary apparatus elsewhere, they would have to apply for Full Planning permission or apply for Prior Approval under the GPDO, for the LPA to assess accordingly. It should be noted that Officers recommend a condition to remove permitted development rights under Part 16, Class A of the GPDO, to ensure that the development if approved is retained in its entirety.
- 6.11 As such, Planning legislation should not, and does not, need to interfere with the legal mechanisms set out within the Code to protect against the loss of the telecommunications as it is in the interests of both Mayflower and the MNOs to relocate or seek an agreement to retain the services for a temporary period and avoid any legal stipulations which could be incurred. Should planning permission be refused on the grounds of loss of

telecommunications, this would interfere with the regulations under the Code, which is not the objective of Planning legislation.

- 6.12 In conclusion, the protection of the existing telecommunications on the roof of Mayflower House not a matter on which the LPA could refuse planning permission on the basis of the NPPF, the Local Plan, or any other reasonable ground, and is therefore acceptable in principle.
- 6.13 **Overheating**
- 6.14 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.
- 6.15 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions.
- 6.16 The application was previously deferred by members due to concerns regarding overheating risk of the residential units, especially flats 5-8 facing southwards. The lack of ventilation mechanisms proposed was also a concern. As mentioned previously, the roof overhang by virtue of the proposed butterfly style design, would limit the impact of overheating to some degree, which the Sustainability Officer is satisfied with. In addition, a condition is recommended to ensure the windows for these units would be fitted with solar control glass which would limit the solar rays absorbed and reduce the impact of overheating. It is intended to use high quality Pilkington Suncool (or glass of similar specification) in the south facing units and where required, such as in openable skylights. The Proposed South Elevation drawing has been amended accordingly (Drawing no. PL115 – Rev C).
- 6.17 The applicant has also submitted a Thermal Comfort Analysis – (Approved Document Part O, Revision 01 June 24, Zenko Consulting) and updated the roof plan to incorporate roof windows for each flat (drawing no. 4D_1845_PL_113_Rev E). The Sustainability Officer has been consulted and has raised no objections but has recommended the inclusion of external heat awning blinds to the south facing roof lights to help further reduce solar gains. Officers consider this detail can be secured via a condition which is recommended.
- 6.18 The submitted Thermal Comfort Analysis has been undertaken using the dynamic thermal modelling route to Part O of Building Regulations, with all units tested passing the requirements of these regulations. With the

additional roof lights serving the flats, this would help allow for natural ventilation which help prevent the flats from overheating.

- 6.19 As such, following the receipt of addition information, Officers are satisfied that the risk of overheating can be sufficiently mitigated, and the development is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 6.20 **Impact Upon the Existing Residents**
- 6.21 Members raised concerns regarding the potential impact the proposed development would have upon the existing residents of Mayflower House. The applicant has submitted a statement on behalf of Midsummer Estates Ltd, dated 4th July, which sets out how the proposed development would not have any significantly harmful impact upon the living conditions of existing residents.
- 6.22 In terms of the existing facilities and outdoor space, the proposed flats will be equipped with their own washer-driers to allow future occupiers to wash and dry their own clothes and not rely on the existing laundrette. The new flats will be well insulated for source and impact sound in compliance with the high standards of the current Building Regulations. The existing laundrette has seen a decrease in use since 2015 and therefore the use of the laundrette will not be affected. As for the outdoor space, this will remain open to all residents to use however it is probable that future occupiers will use their own balconies for outdoor space.
- 6.23 The lift is able to accommodate all users and will be replaced in due course as part of further internal refurbishments, to ensure the building is up to modern living standards. A condition is recommended to ensure the development is constructed meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).
- 6.24 Mayflower House is well insulated and well-constructed. The additional floor extension can be accommodated without resulting in any potential risk to the existing foundations of the building. Detailed calculations will be submitted for Building Regulations approval via the Building Safety Regulator of the HSE, who will confirm this in due course.
- 6.25 A condition is recommended to secure a noise/vibration impact assessment prior to any works commencing on site, in order to mitigate any noise impact arising upon existing neighbouring properties. Another condition is also recommended to secure full details of monitoring, public communication, complaint handling and mitigation measures to be taken to protect local residents from noise and / or vibration.

- 6.26 In conclusion, the applicant has liaised with Midsummer Estates Ltd who manage the estate, and have confirmed that the proposed development would not result in any detrimental impact upon the living conditions upon existing residents of Mayflower House. Conditions are recommended to secure mitigation measures prior to any works commencing on site, to allow the LPA to ensure all necessary measures are in place. As such, Officers consider that the proposed development is in accordance with Policy 35 of the Local Plan.
- 6.27 **Planning Balance**
- 6.28 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).
- 6.29 The application proposes to erect a roof extension on top of an existing building, which would provide 8 new flats. This would necessitate the removal of existing telecommunications apparatus which appears very unlikely to ever be relocated back onto the roof due to its structural integrity. There is no protection against the loss of telecommunications within the NPPF (paras. 118 -122), nor within the Local Plan (Policy 84), and is instead controlled by the Electronic Communications Code (the Code). It is therefore not for the purpose of Planning legislation to interfere with the regulations under the Code and is not a reason to refuse the application.
- 6.30 Following the receipt of additional information in relation to overheating and ventilation, as well as sufficient on site management, the proposed development would provide a good quality of living for future occupiers, as well as protecting the existing living conditions of residents in Mayflower House.
- 6.31 As mentioned in the original Committee report, the proposal would result in the physical replacement of the existing apparatus on Mayflower House with a form of development which will enhance the character and appearance of the area, as well as preserve the character of the surrounding Conservation Areas. The proposed design, scale and architectural merit would facilitate in providing a sympathetic addition to the existing skyline of Cambridge and would provide more residential units within a sustainable location, whilst respecting the amenities of neighbouring properties.
- 6.32 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval, subject to the conditions set out below.

7.0 Recommendation

7.1 **Approve** subject to:

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

8.0 Planning Conditions

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990.

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

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

3) No development (including the removal of the existing apparatus) shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

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

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

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

4) No construction works shall commence until a Contractors Parking Plan has been submitted to and been agreed in writing by the local planning authority. The aim will need to demonstrate how the developer will control and regulate on street motor vehicle parking for

the contractors and sub-contractors taking the works on both the public highway and private street areas.

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

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

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

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

- 6) Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall include full details of monitoring, public communication, complaint handling and mitigation measures to be taken to protect local residents from noise and / or vibration. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory measures are in place to prevent noise disturbance upon existing and future residents (Cambridge Local Plan 2018 Policy 35).

- 7) No development shall commence until a scheme for the disposal of surface water and foul water shall be provided to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

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

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

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

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

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

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

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

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable

pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and Greater Cambridge Sustainable Design and Construction SPD 2020).

10) No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

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

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

Reason: To prevent any harm upon the amenities of the neighbouring properties (Cambridge Local Plan 2018 Policy 35).

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

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

13) No development shall take place above slab level, other than removal of the existing apparatus, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 56, 57, 58 (for extensions) and 60.

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

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

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

16) All hard and soft landscaping details shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

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

17) No development above slab level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out in accordance with the approved details.

Reason: To conserve and enhance ecological interest (Cambridge Local Plan 2018 Policy 57 and 70).

18) Prior to the occupation of the development hereby approved, a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the safety of future occupiers against fire risk (Cambridge Local Plan policies 55, 56, 57 and 58).

- 19) No non-masonry walling systems, cladding panels or other external screens shall be erected until details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- 20) Notwithstanding the provisions of the regulations set out within Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no plant, antennae, railings, enclosures, flues, vents, or other equipment or constructions (excepting awning blinds pursuant to condition 24) shall be fitted to the exterior surfaces of the extension without the specific granting of planning permission by the local planning authority.

Reason: To ensure the development is retained in accordance with the approved details under this permission, in order to reduce any visual harm upon the character and appearance of the local area and settings of the Conservation Areas (Cambridge Local Plan 2018 policies 55, 56, 58, 60, 61), LBCA Act 1990 and the NPPF.

- 21) All proposed balconies hereby approved shall be fitted with obscure glazing to Pilkington obscurity level 3 or greater and shall be retained as such for the lifetime of the development.

Reason: To prevent significant overlooking upon neighbouring properties (Cambridge Local Plan 2018 policies 55 and 58)

- 22) Prior to the installation of any glazing for the new apartments, the type and specification of the solar glazing to be installed on units 5-8, together with an overheating assessment for the apartments, shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to avoid overheating and demonstrate compliance with policy 28 of the Cambridge Local Plan 2018.

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

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

24) Notwithstanding the approved plans, external awning blinds shall be inserted to the south facing roof lights and shall be retained as such.

Reason: To help mitigate and further reduce any potential overheating impact (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

9.0 Informatives

- 1) In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.
- 2) To satisfy and discharge Environmental Health recommended conditions (including those related to construction / demolition, operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, should be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (2020). Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.
- 3) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
- 4) Before the existing apparatus is removed, the applicant should contact the Council's Building Control Department to establish the way in which the equipment will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.
- 5) The applicant will need to ensure that the works do not interfere with any assets nearby, which are under the ownership of Cadent Gas Ltd. The applicant should therefore engage with Cadent Gas Ltd prior to the works commencing.

Background Papers:

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

- Cambridge Local Plan 2018
- Cambridge Local Plan SPD

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