

Application Number	11/0988/FUL	Agenda Item	
Date Received	2nd August 2011	Officer	Miss Amy Lack
Target Date	1st November 2011		
Ward	Market		
Site	Doubletree By Hilton Granta Place Mill Lane Cambridge Cambridgeshire CB2 1RT		
Proposal	Demolition of existing single storey leisure centre, and erection a three storey extension to provide 31 additional bedrooms and a new leisure centre.		
Applicant	C/o Mr. Mark Savin MLT Architects 3 Whiting Street Bury St. Edmunds Suffolk IP33 1NX		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Accessed from Mill Lane into Granta Place the site, approximately 1.47hectares in area, is located on the eastern bank of the River Cam, to the south of the City Centre. It is a particularly prominent and visible site within the Central Conservation Area (Area No.1) largely due to its elongated shape, which is surrounded by open green belt land affording long uninterrupted views across to the site.

- 1.2 The application site accommodates the Doubletree Hilton Hotel, formerly known as the Garden House Hotel. The hotel was reconstructed in the mid 1960's and then altered and extended following major fire damage in 1972. Further extensions were added in the 1980's and 1990's when a leisure club and swimming pool were incorporated. The current hotel is a bulky building of two phases; the majority of the building constructed in 1972 and the remaining of the pre-1972 hotel that was not destroyed in the fire. These sit uncomfortably with one another, their different architectural approaches, further disjointed by the leisure centre to the far south of the building on the site.

- 1.3 The site's linear nature, on a north to south axis, presents a significant frontage along the River Cam to the West. The building is in close proximity to the listed buildings of Peterhouse College and the Fitzwilliam Museum. The linear nature also presents issues for access, entrances and the servicing of the hotel with the car park located to the south, approximately 125 metres from the main entrance on Granta Place. Most visitors arriving by car use a secondary entrance adjacent to the car park.
- 1.4 Beyond the large car park, and lying along the length of the southern boundary of the hotel, is Coe Fen. This piece of land is classified as part of the city's Green Belt. There is little in the way of screening onto this fen area. Additionally, there is a wall that belongs to Peterhouse College and this is listed.
- 1.5 To summarise: the site is allocated as part of the City Centre in the Cambridge Local Plan (2006); the site falls within Conservation Area No.1 (Central); the building is not listed or a Building of Local Interest; there is a Tree Preservation Order (1988) on the site protecting 4 trees; the site falls within the controlled parking zone; and while the site is not located within the Green Belt, designated green belt surrounds the site immediately adjacent to the east, south and west.

2.0 THE PROPOSAL

- 2.1 This application seeks permission for the construction of a three storey extension to the southern end of the existing hotel. This will comprise an additional 31 bedrooms and a new leisure centre.
- 2.2 In order to accommodate the proposed extension an existing link- attached single storey, pyramid shaped, leisure club is to be demolished. These works require Conservation Area Consent (CAC). A report for the CAC application, reference 11/0975/CAC appears elsewhere on the Agenda.
- 2.3 The application is accompanied by the following supporting information:
 1. Design and Access Statement
 2. Noise impact assessment
 3. Transport assessment and travel plan

4. Biodiversity Survey and report
5. Lighting assessment
6. Renewables strategy
7. Tree survey and arboricultural statement
8. Landscaping details, plan and statement

2.4 This current proposal differs from the previously refused scheme, planning application reference 10/0103/FUL in the following ways;

- A reduction in the number of additional bedrooms by 45% from 56 bedrooms to 31 bedrooms;
- Omission of the third floor extension on top of the southern block of the existing hotel building;
- A reduction of the height of the extension block from four storeys to three storeys;
- Relocation of the extension on the site to reposition the proposed mass further back from the River Cam frontage;
- A simpler atrium link to connect the proposed extension to the existing hotel building which will only overlook the car park area and not the River;
- Replacement of the timber and precast reconstituted stone cladding with Cambridge Gault brick;
- Reappraisal of the landscaping scheme which proposes to undertake successional native replanting across the site, remove some of the existing trees in order open up key distant views across the fen, and undertake further tree planting to the existing car park to soften and break up the hard surfacing.

2.5 I shall expand on the above amendments within the main body of the report below.

3.0 SITE HISTORY

Reference	Description	Outcome
C/68/0227	Extension and improvement to Hotel - Garden House Hotel, Belle Vue	REF
C/69/0751	Extension and Improvement to Hotel	WTD
C/71/0033	Demolition of parts of existing Hotel, building extensions and face-lifting existing	A/C

C/72/1002	Erection of Additional Hotel accommodation	A/C
C/79/0765	Erection of extension to existing hotel	A/C
C/87/0575	Erection of extension to existing hotel to provide 16 additional guest bedrooms, swimming pool/leisure facility, 8 no. serviced flats, additional level of car	REF
C/88/0644	Extension and alterations to hotel to provide 12 no. additional guest bedrooms, swimming pool/leisure facilities and alterations to car park and landscaping.	A/C
C/90/0799	Erection of leisure centre	A/C
C/91/1045	Erection of leisure centre with alterations to the car park and landscaping.	A/C
C/02/0820	Construction and laying out of additional car parking.	REF
10/0103/FUL	Erection of an extension to provide 56 additional bedrooms and a new leisure club at the Cambridge Doubletree Hilton Hotel, Granta Place.	REF

3.1 Planning application reference 10/0103/FUL was refused by Planning Committee on 5 August 2010. The application was for a four storey extension to the existing building and an additional floor on top of the southern block of the existing hotel to accommodate an additional 51 bedrooms. In addition to the uplift in the number of rooms, from an existing 122 rooms to 178 rooms, the application also proposed the over-cladding of the existing southern block of the building.

3.2 The application was refused for two reasons:

1. The proposed extension to the hotel is unacceptable by virtue of its height, scale, mass and bulk, the material of its construction and its position on the site. The overall design of the extension is fussy and lacks coherence and it does not relate well to the existing building or the site context. The

development would also have an adverse impact of the City of Cambridge Conservation Area no.1 of which the site forms part and the Cambridge Green Belt, which lies adjacent to the site.

2. The proposed development does not make appropriate provision for transport mitigation measures, public realm or public art, as detailed in the Planning Obligation Strategy 2004, Southern Corridor Area Transport Plan 2002 and Provision of Public Art as Part of New Development Schemes 2002.

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes
Public Meeting/Exhibition (meeting of):	No
DC Forum (meeting of):	No

5.0 POLICY

5.1 Central Government Advice

- 5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

- 5.3 **Planning Policy Guidance 2: Green Belts (2001):** outlines the history and extent of Green Belts and explains their purposes. It describes how Green Belts are designated and their land safeguarded. Green Belt land-use objectives are outlined and the presumption against inappropriate development is set out.

- 5.4 **Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009):** sets out the government's planning policies for economic development, which includes development in the B Use Classes (offices, industry and storage), public and community uses and main town centre uses. The policy guidance sets out plan-making policies and development management policies. The plan-making policies relate to using evidence to plan positively, planning for sustainable economic growth, planning for centres, planning for consumer choice and promoting competitive town centres, site selection and land assembly and car parking. The development management policies address the determination of planning applications, supporting evidence for planning applications, a sequential test and impact assessment for applications for town centre uses that are not in a centre and not in accordance with the Development Plan and their consideration, car parking and planning conditions.
- 5.5 **Planning Policy Statement 5: Planning for the Historic Environment (2010):** sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.

- 5.6 **Planning Policy Statement 9: Biodiversity and Geological Conservation (2005):** Paragraph 1 states that planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.
- 5.7 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.8 **Planning Policy Statement 22: Renewable Energy (2004):** Provides policy advice to promote and encourage the development of renewable energy sources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, location requirements and the potential for exploiting them subject to appropriate environmental safeguards.
- 5.9 **Planning Policy Statement 25: Development and Flood Risk (2006):** States that flood risk should be taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and that development should be directed away from areas at highest risk. It states that development in areas of flood risk should only be permitted when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding.
- 5.10 **Good Practice Guide on Planning for Tourism (2006)** is now the relevant national policy reference document. This document is intended to ensure that planners understand the importance of tourism and take this fully into account when preparing development plans and taking planning decisions. The guidance may also be regarded as material to individual

planning decisions. The guidance seeks to ensure that hotels are located in sustainable locations and are designed to contribute positively to the local environment.

5.11 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.12 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

5.13 **Community Infrastructure Levy Regulations 2010** – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

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

(b) directly related to the development; and

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

5.14 **East of England Plan 2008**

SS1: Achieving Sustainable Development

SS6: City and Town Centres

E1: Job Growth

E6: Tourism

T1: Regional Transport Strategy Objectives and Outcomes

T2: Changing Travel Behaviour

T9: Walking, Cycling and other Non-Motorised Transport

T13 Public Transport Accessibility

T14 Parking

ENV6: The Historic Environment

ENV7: Quality in the Built Environment

ENG1: Carbon Dioxide Emissions and Energy Performance

WAT 4: Flood Risk Management

WM6: Waste Management in Development

5.15 **Cambridgeshire and Peterborough Structure Plan 2003**

Planning Obligation Related Policies

P6/1 Development-related Provision

P9/8 Infrastructure Provision

P9/9 Cambridge Sub-Region Transport Strategy

5.16 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/3 Setting of the City

3/4 Responding to context

3/7 Creating successful places

3/9 Watercourses and other bodies of water

3/11 The design of external spaces

3/14 Extending buildings

4/1 Green Belt

4/2 Protection of open space

4/3 Safeguarding features of amenity or nature conservation value

4/4 Trees

4/9 Scheduled Ancient Monuments/Archaeological Areas

4/11 Conservation Areas

4/13 Pollution and amenity

4/14 Air Quality Management Areas

4/15 Lighting

6/1 Protection of Leisure Facilities

6/2 New Leisure Facilities

6/3 Tourist accommodation

6/4 Visitor attractions

8/2 Transport impact

8/4 Walking and Cycling accessibility

8/6 Cycle parking

8/10 Off-street car parking

8/16 Renewable energy in major new developments

8/18 Water, sewerage and drainage infrastructure

Planning Obligation Related Policies

3/7 Creating successful places

- 8/3 Mitigating measures (*transport*)
- 10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

5.17 **Supplementary Planning Documents**

- 5.18 **Cambridge City Council (May 2007) – Sustainable Design and Construction:** Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.
- 5.19 **Cambridge City Council (March 2010) – Planning Obligation Strategy:** provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.
- 5.20 **Cambridge City Council (January 2010) - Public Art:** This SPD aims to guide the City Council in creating and providing public art in Cambridge by setting out clear objectives on public art, a clarification of policies, and the means of implementation. It covers public art delivered through the planning process, principally Section 106 Agreements (S106), the commissioning of public art using the S106 Public Art Initiative, and outlines public art policy guidance.

5.21 Old Press/Mill Lane Supplementary Planning Document (January 2010) Guidance on the redevelopment of the Old Press/Mill Lane site.

Material Considerations

Central Government Guidance

5.22 Draft National Planning Policy Framework (July 2011)

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

The Draft NPPF includes a set of core land use planning principles that should underpin both plan making and development management (precised form):

1. planning should be genuinely plan-led
2. planning should proactively drive and support the development and the default answer to development proposals should be 'yes', except where this would compromise the key sustainable development principles set out in the Draft NPPF
3. planning decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community
4. planning decisions for future use of land should take account of its environmental quality or potential quality regardless of its previous or existing use
5. planning decisions should seek to protect and enhance environmental and heritage assets and allocations of land for development should prefer land of lesser environmental value
6. mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land should be promoted

7. the reuse of existing resources, such as through the conversion of existing buildings, and the use of renewable resources should be encouraged
8. planning decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
9. planning decisions should take account of and support local strategies to improve health and wellbeing for all
10. planning decisions should always seek to secure a good standard of amenity for existing and future occupants of land and buildings.

The Draft NPPF states that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

5.23 Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

5.24 Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

- (i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

City Wide Guidance

5.25 Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001) - This document aims to aid strategic and development control planners when considering biodiversity in both policy development and dealing with planning proposals.

5.26 Cambridge Walking and Cycling Strategy (2002) – A walking and cycling strategy for Cambridge.

5.27 Cambridge Landscape and Character Assessment (2003) – An analysis of the landscape and character of Cambridge.

5.28 Arboricultural Strategy (2004) - City-wide arboricultural strategy.

- 5.29 **Cambridge City Nature Conservation Strategy (2006)** – Guidance on habitats should be conserved and enhanced, how this should be carried out and how this relates to Biodiversity Action Plans.
- 5.30 **Cambridge City Wildlife Sites Register (2005)** – Details of the City and County Wildlife Sites.
- 5.31 **Cambridge and South Cambridgeshire Strategic Flood Risk Assessment** - in November 2010 the Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (SFRA) was adopted by the City Council as a material consideration in planning decisions. The SFRA is primarily a tool for planning authorities to identify and evaluate the extent and nature of flood risk in their area and its implications for land use planning.
- 5.32 **Strategic Flood Risk Assessment (2005)** – Study assessing the risk of flooding in Cambridge.
- 5.33 **Cycle Parking Guide for New Residential Developments (2010)** – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.
- 5.34 **Air Quality in Cambridge – Developers Guide (2008)** - Provides information on the way in which air quality and air pollution issues will be dealt with through the development control system in Cambridge City. It compliments the Sustainable Design and Construction Supplementary Planning Document.

Area Guidelines

- 5.35 **Cambridge City Council (2002)–Southern Corridor Area Transport Plan:** The purpose of the Plan is to identify new transport infrastructure and service provision that is needed to facilitate large-scale development and to identify a fair and robust means of calculating how individual development sites in the area should contribute towards a fulfilment of that transport infrastructure.

5.36 **Cambridge Historic Core Conservation Area Appraisal (2006):** Guidance on the relationship between the Historic Core and new development.

5.37 **Sheeps Green/Coe Fen Conservation Plan (2001):** Historic open space guidance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

6.1 No objection to the proposed layout and impact upon highway safety.

Cambridgeshire County Council (Transport)

6.2 The reduction of on site car parking is considered acceptable. The proposed travel plan aims to reduce staff and leisure centre car use. The dedication of 66 spaces for hotel use and staff, will so reduce the availability of spaces for the general public this should be secured by condition.

6.3 An Area Transport Plan contribution based on 216 new person trips as identified in the Transport Statement should be secured by Section 106 Agreement.

Environment Agency

6.4 The proposed development is considered acceptable. This is subject to the following two conditions: the development must be in accordance with the measures detailed in the Flood Risk Assessment dated July 2011 submitted with the application; and no ground raising, spoil or deposits shall be stored on the floodplain. Informatives are also requested.

Urban Design and Conservation

6.5 There is no objection to the demolition of the existing leisure centre which is of no architectural or historic interest.

6.6 No objection was raised to the massing of the previous proposal. The current proposal continues to elongate the already very linear form of the hotel but does attempt to overcome existing problems of access and servicing by forming,

adjacent to the car park, another entrance which will link the replacement leisure centre to the main corridor of the hotel

- 6.7 On a slightly larger footprint it extends further south than the refused scheme but this is likely to have little additional visual impact, screened by planting when viewed from the north or south.
- 6.8 The use of buff brick and dark coloured joinery, works better with the first phase of the hotel. The use of a green planted roof improves the sustainability of the scheme but does introduce another roof form and type, complicating a busy palette of materials. The randomly ordered balconies and glazing pattern introduce further variants which do not allow the three phases to sit entirely comfortably together.
- 6.9 Smaller, similar to the existing in materials, and less contrasting in its design, the proposal has overcome some of the difficulties of retaining the existing hotel building. However, the three phases will remain apparent. No objection is raised to the extension for these reasons. The detailing of the junction between the phases and materials will be crucial. Conditions should be imposed to require further details of: walls; brickwork; flues and extract trunking; rooftop plant; balconies and other projecting features; landscaping; green roofs; rainwater goods; windows and doors; junction between new and old structures; and renewable energy sources.

English Heritage

- 6.10 The proposal is a storey lower than the previously refused scheme and adopts a restrained architectural approach, using a limited palette of natural materials. The success of the scheme will rely on the detailing, material selection and the retention of the existing trees fronting the river. It is recommended that a condition to protect the existing trees and a requirement for replanting any trees which fail within 5 years of the completion of the construction be imposed.
- 6.11 Reinforcing the existing landscaping to assist in screening the view of the existing hotel and new wing from Coe Fen is welcomed as this is a particularly prominent and ungainly view. A condition should be imposed to require these trees to be

planted in the planting season prior to the additional bedrooms coming into use.

Head of Environmental Services

- 6.12 Currently refusal is recommended due to insufficient information on waste management. This is a concern given the riverside location.
- 6.13 Should the application be approved a Construction Environmental Management Plan (CEMP) should be required through condition to protect the residential amenity of nearby occupiers and also those who use the public open space opposite in order to protect against noise, vibrations, dust and light, collection and deliveries and access.
- 6.14 There are no contaminated land issues. Noise from rooftop plant can be adequately controlled by standard conditions. The lighting proposed is not likely to cause any harm to amenity. The possible odour from chlorine from pool treatment can be controlled by a standard condition.
- 6.15 It is requested that an informative is attached with regard to the hotels licensing which may change as a result of the proposal. An informative should also be attached with regard to food safety and also the Spa.

Policy

- 6.16 The proposal does not impact upon any Protected Open Space but there is concern with respect to the visual impact upon the adjacent protected open spaces of Coe Fen and Sheep's Green. The proposal is not considered to maintain or enhance the character of these green spaces and is therefore considered contrary to policy 3/2 and 4/2 of the Cambridge Local Plan.

Sustainable design and construction

- 6.17 The size and location of the solar thermal array is acceptable. These in conjunction with a green roof will help to maintain the panel's efficiency.
- 6.18 It has been confirmed that the renewables will bring about a 14% carbon reduction and that this will be brought from the

solar panels not photovoltaic panels. Given the contribution of the solar panels will exceed the policy requirements this approach is supported and it is noted that there is capacity for future installation of pv panels should the hotel wish to pursue this in the future.

- 6.19 Details have also been provided of the water conservation measures that will be installed within the bathrooms of the guest rooms and that the hotel group has a sustainability strategy in place.

Streets and Open Spaces – Public Art

- 6.20 The Public Art Delivery Plan (PADP) is welcome, but it is noted that this is the same version as submitted for the previous scheme. This proposal was supported, but the Council's Public Art Panel were not wholly convinced the proposal was value for money or would create a legacy.

- 6.21 The first element proposed, comprises two contemporary installations with a lifespan of 1 year. This was met with concern about its temporary nature. The second element, the creation of an 'Art and Architecture prize' installation was supported. A permanent work seems more appropriate and valuable than two temporary commissions which have not included a tangible legacy.

- 6.22 The project requires a legacy and further details should be submitted for approval prior to the commencement of development. This should be reflected in the wording of the S106 Agreement. The PADP should be updated to include how the project will be managed and by who, this should be by Futurecity, the Capital Construction Costs need to be submitted.

Landscape team

- 6.23 Previously the landscape team were concerned about the adverse impact of the proposed extension upon the adjacent protected open spaces of Sheep's Green and Coe Fen. The amended plans are considered to address those concerns and are supported.

- 6.24 The revised landscape proposals positively respond to the context of the site with objectives to open up views across the

fenland landscape and to enhance the existing planting on the site.

- 6.25 The revised landscape proposals are considered satisfactory mitigation for the proposed built form. These will ultimately enhance permeability through the site and improve biodiversity, complementary to the adjacent protected spaces. Conditions are recommended for full landscaping details; maintenance plan with a 5 year replacement clause; and 20 year management plan be imposed.

Cambridgeshire County Council (Archaeology)

- 6.26 Records indicate a high level of archaeological potential. The site is located within an area known for multi period remains. To the northeast is the Friars of the Sack friary, dating from the 13th to 14th Centuries. Medieval structures are known to the north adjacent and around Peterhouse. It is therefore considered necessary the site be subject to a programme of archaeological investigation commissioned and undertaken at the expense of the developer secured by condition.

Design and Conservation Panel (Meeting of 6 July 2011)

- 6.27 The relevant section of the minutes of this panel meeting are attached to this report as Appendix B. The Panel reached a VERDICT – GREEN (1), AMBER (4). A copy of the meeting minutes is attached to the end of this report as Appendix A.
- 6.28 The panel welcome the reduction in scale, height and massing. A much simplified scheme which does not attempt to overcompensate for the poor quality of the existing building. It is regrettable the landscaping proposal where not available to the panel. Consideration needs to be given to the impact of light pollution affecting Sheep's Green and Coe Fen particularly in the winter months.

Cambridge City Council Access Officer

- 6.29 The receptions need hearing loops; the asymmetric entrance doors need to provide an opening of at least 1 metre; details of the shower, toilet, adjustable height bench, hoist and details of hand rails etc should be provided. The proposal is generally good.

Cambridgeshire Fire and Rescue service

- 6.30 Adequate provision should be made for fire hydrants. The location should be agreed upon submission of plans to the Water Authority and the cost should be recovered from the developer. This should be secured by a condition.
- 6.31 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations in objection to the application:

1. 12, Archway Court
2. 2, Amhurst Court, Pinehurst
3. 6, Aylestone Road
4. 3, Barrow Road
5. 73, Castle Street
6. 16, Chaucer Road
7. 2, Chedworth Street
8. 1, Church Walk
9. 7, Clare Road
10. 11, Clarkson Road
11. 1, Corfe Close
12. 2, Corfe Close
13. 1, Croft Holme Lane
14. 30a, Ditton Walk
15. 45, Eltisley Avenue
16. 4, Grange Road
17. 7, Grange Road
18. 75, Gough Way
19. 66, Granchester Meadows
20. 70, Granchester Meadows
21. 8, Granchester Road
22. 17, Guest Road
23. 4, Hardwick Street
24. 6, Hardwick Street
25. 82, Highsett
26. 49, Hoadly Road
27. 12, Latham Road

28. 15, Latham Road
29. 19, Leys Road
30. 3, Little St. Marys Lane
31. 10, Little St Mary's Lane
32. 12, Little St Mary's Lane
33. Church Rate Corner, Malting Lane
34. Frostlake Cottage, Malting Lane
35. Malting Cottage, Malting Lane
36. Oast House, Malting Lane
37. 10, Marlowe Road
38. 106, Mawson Road
39. 104, Millington Lane
40. 20, Millington Road
41. 33A, Millington Road
42. 4 Perse Almhouses, Newnham Road
43. 48, Oxford Road
44. 35, Panton Street
45. 3, Pemberton Terrace
46. 17, Romsey Road
47. 23, Selwyn Gardens
48. 29, Selwyn Gardens
49. 56, Storeys Way
50. 10, Summerfield
51. Flat2, 184, Sutherland Avenue
52. 1, Tennis Court Terrace
53. 3, The Cenacle
54. 14, The Crescent
55. 10, The Lawns
56. 3, Wordsworth Grove
57. 11, Wordsworth Grove
58. 18, Wordsworth Grove

7.2 In addition to the third party representations received the following associations have made representations in objection to the application;

- Residents' Association of Old Newnham (RAON)
- Cambridge Past, Present and Future

7.3 The representations received in objection to the application can be summarised as follows:

Character, design and impact upon the surrounding area

- This represents erosion of an important green space and the rural nature of this part of the conservation area. This is happening incrementally over time and must stop;
- Ancient pasturelands such as Coe Fen, Lammass Land and Sheep's Green must be protected this is a historic environment and a heritage asset of the green belt;
- The refusal of the previous application was not only about size, it was also about preserving and enhancing this part of the conservation area and river;
- The Old Press Mill Lane Supplementary Planning Document (2010) states that 'the unprepossessing character of the Cambridge Double Tree occupies the forefront of views across the green space' this proposal will exacerbate the impact of this poor building;
- The proposal is contrary to local plan policies 3/4, 3/9a, 3/14d and 4/11. 3.15 of PPG2 and HE7.2, HE7.5, HE9.1 and HE9.5 of PPS5.
- Three floors of extra hotel accommodation will dominate the view from the Mill Pond opposite;
- Overdevelopment of the site;
- The extension is longer than the refused application made in 2010 so will protrude further into the ancient fen land and along the banks of the River Cam;
- No further building should take place on the protected open space;
- The architecture is incongruous and unworthy of this sensitive site, a further increment to a building that already is insensitive to its context and should not have been approved;
- Cladding has not been proposed to address the different styles of architecture already displayed by the hotel;
- No building on this land is likely to enhance the conservation area of green common which is of the highest quality;
- Landscaping with trees that are themselves out of context with the fenland or not even native will have an adverse impact upon the character of the area. Notwithstanding this, screening of the development is not the answer;
- The current leisure centre is a 'gem' with a riverside view and glass sunlit roof which would be destroyed;
- The hotel use erodes the rural space and river setting, there is nothing more galling than watching the lavish displays and partying on the formal lawn opposite the fen
- The whole building should be built in a regency style of smaller proportions, returning to the former Garden House;

- Once the trees are no longer in leaf the site is very open and exposed.

Traffic and highway safety

- The proposal will have an unacceptable transport impact and is therefore contrary to policy 8/2;
- Promotion of the National Cycle Network Route II (along Granta place and Mill Lane) and the Cambridge Cycle Network (across Queen's Green and through Laundress Lane) will increase cycle traffic and conflict with the increases vehicular traffic.
- The reduction of 40 car parking spaces will result in insufficient car parking for the extra staff and rooms that are proposed;
- This will exacerbate traffic issues in Mill Lane, Downing Street and Granta Place, Mill Lane was not constructed for current traffic levels;
- The hotel is serviced by large lorries, the number of which will increase due to the number of rooms at the site increasing;
- The guests of an up market hotel are most likely to arrive by taxi or car, not by sustainable modes;
- There is a highway safety issue given the that the proposal is likely to increase the number of movements along Mill Lane and Granta Place where crowds congregate in the warmer months for punt tours on the sharp bend at the end of Mill Lane.

Lighting

- Lighting at all levels would be visually intrusive, especially at night having an adverse impact upon the setting and biodiversity of the adjacent opened space and river.

Other matters

- The planning system is flawed if it allows a revised application that does not take previous decisions seriously. Applicants unwilling to address issues must not be allowed to resubmit.

7.4 The Cambridgeshire Chambers of Commerce have made a representation in support of the application. This representation in support can be summarised as follows:

- The proposals are very welcome in the current economic circumstances and significant investment in the enhancement of the existing facilities is a substantial vote of confidence in the Cambridge economy. An investment of this kind should be welcomed.
- The proposal is sensitive in its approach regarding the location and are environmentally sound.

7.5 The University of Cambridge Estate Management have made a representation which does not object to the proposal subject to a number of conditions. This representation can be summarised as follows;

- Unless managed effectively there may be an increase in traffic from service vehicles, taxi and cyclists and the demand for parking exceeding supply. A more detailed travel plan than the one submitted should be required;
- It is maybe not appropriate for the car parking to continue allowing use by members of the public;
- This application should deliver shared surfaced with an improved public realm in accordance with the Old Press/Mill Lane SPD
- Construction traffic should be controlled to minimise potential conflicts with the large number of cyclists passing the site to go to lectures;
- Hours of construction should be limited to lessen the impact upon nearby University uses.

7.6 The above representations are a summary of the comments that have been received. Full details of all of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development and relationship with Previous Scheme

2. Context of site, design and external spaces and impact on the Heritage Assets
 - Height, scale, mass and bulk,
 - Position on the site
 - Design
 - Impact upon the Heritage Assets, the Green Belt and Protected Open Space
 - Materials
3. Lighting
4. Renewable energy
5. Disabled access
6. Residential amenity
7. Refuse arrangements
8. Landscaping and Trees
9. Highway safety
10. Car and cycle parking
11. Archaeological Interest
12. Third party representations
13. Planning Obligation Strategy

Principle of Development relationship with Previous Scheme

- 8.2 The application is for the extension to an existing hotel use on previously developed land, in a sustainable location, close to local services and the City Centre. I am of the view that the principle of development is acceptable. There is an existing hotel use on this site and the principle of its extension is in accordance with Central Government advice contained within PPG13 Transport, and government guidance in the form of the Good Practice Guide on Planning for Tourism (2006).
- 8.3 The development addresses the requirements of policy 3/1 because it represents a sustainable form development, that minimises the need to travel and provides accessible services and facilities. The increase of short-stay accommodation within the City is also supported in principle by local plan policy 6/3. This policy seeks to encourage the strengthening and diversifying of short stay accommodation in order to promote tourism within the City and encourage staying visitors. It also stresses that provision should be made for disabled visitors, requirements which this development proposal meets.

- 8.4 The application site is not within the Cambridge Green Belt. However, it does lie adjacent to land designated as green belt. Paragraph 3.15 of PPG2 indicates that the amenity of the Green Belt should not be injured by the visual impact of proposals for development which would be conspicuous from Green Belt land. The proposed development would be visible from the Green Belt, but I do not consider that it would have an injurious impact on the amenity of the Green Belt for the reasons set out in my assessment below. In my view, the proposal does not conflict with policy 4/1 of the Cambridge Local Plan (2006), nor with government advice in PPG2.
- 8.5 A material consideration in determining applications relating to hotel developments is Planning Policy Statement 4 (PPS4): Planning for sustainable Economic Growth (2009). Hotel developments are included within the definition of economic development. Further to this the accompanying Practice Guidance to PPS4 includes many references to hotels and the requirement for sequential or impact assessments for development. I agree that PPS4 guidance is relevant to this site because hotel development falls within the definition of town centre uses. However, in my view this guidance does not require the submission of further information to support the application because the site falls within the City Centre and is for an extension to an existing hotel use as opposed to the introduction of a new hotel use. It is my opinion that the broad thrust of PPS4 guidance supports the proposal. The principle of the development is also supported by the Good Practice Guide on Planning for Tourism (2006)
- 8.6 Although mindful of the comments received from the Policy team with regard to the visual impact upon the Protected Open Spaces of Coe Fen and Sheep's Green immediately adjacent to the site, the site falls outside of The Old Press/Mill Lane SPD and designated Green Belt adjacent. I am of the view that PPS4 would be pertinent if the proposal was for a new hotel use on this site, especially given its prestigious location and the sensitivity which comes with this. However, this is for an extension to an existing use. It is important to note that the previous application was not refused on the ground of the principle of development and there have been no changes to development plan policy since this earlier decision. As such, the principle of the development accepted and in my opinion is in accordance with policies 3/1, 6/3 and 8/1 of the Cambridge

Local Plan (2006) and the objectives and aims of Central Government Guidance contained within PPS1, PPG2, PPS4 and PPG13. This is subject to the proposed development being assessed against the other issues and policies within the development plan addressed below within the main body of my report.

Context of site, design and external spaces and impact on the Heritage Assets

- 8.7 The application site sits on the eastern bank of the River Cam and is surrounded by the protected green open space of Coe Fen to the east and south, and Sheep's Green to the west. These large, open, natural spaces make the site highly visible with long views afforded of the hotel from across this surrounding fen land.
- 8.8 This setting allows an awareness of the hotel buildings composition of two obvious phases. The main building constructed in 1972, and the remaining part of the pre-1972 hotel destroyed in the fire. The single storey pyramid shaped leisure centre further extends the main mass of the building albeit less noticeable from longer views due to its comparatively small scale. Given the sensitivity of the site and its exposed position by virtue of the surrounding undeveloped land, this phased approach of the building is very apparent.
- 8.9 It is acknowledged that the wholesale redevelopment of the site would be advantageous to the enhancement of the surrounding conservation area and the heritage assets within this setting. However, this is not what has been brought forward by this application and cannot therefore be seen as a constraint or a material consideration of this application.
- 8.10 Given this I consider the scheme proposed by this application an enhancement of the site. It will replace the out of keeping pyramid form of the existing leisure centre, which has a semi-permanent appearance, with a carefully and sympathetically considered extension. In my view this proposal has succeeded in addressing the reasons for refusal of the previous scheme.
- 8.11 The previous scheme was considered unacceptable by virtue of its **height, scale, mass and bulk**, the **material of its construction** and its **position on the site**. The overall **design**

of the extension is fussy and lacks coherence and it does not relate well to the existing building or the site context. The development would also have **an adverse impact of the City of Cambridge Conservation Area** no.1 of which the site forms part and the **Cambridge Green Belt**, which lies adjacent to the site.

Height, scale, mass and bulk,

8.12 A reduction in the number of rooms in comparison with the previous scheme from 56 rooms to 31 rooms has meant that the height, scale, mass and bulk of the proposed extension has been significantly reduced.

8.13 The table below sets out the comparisons between the existing leisure centre extension, the previously refused extension and the extension proposed by this application. This clearly demonstrates the significant reduction in height, scale, mass and bulk.

Scheme	Maximum Height (m)	Maximum Width (m)	Maximum Length from main hotel building (m)	Position set back from river (m)
Existing leisure centre building	7.4	21.25	34.5	16.00
Refused extension	14.4 (16.5 for 10 metres to accommodate rooftop plant)	19.5	47.25	18.5
Proposed extension	10.8 (13.8 for 10 metres to accommo	20.5	51.25	21.00

	date rooftop plant)			
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- 8.14 The third floor previously proposed to the existing southern block of the hotel building has been omitted and the proposed extension is three storeys rising to a maximum height 10.8 metres, except for a 3 metre high and 10 metre long rooftop projection adjacent to the existing hotel building which will accommodate roof top plant and servicing for the lift.
- 8.15 The prevailing 10.8 metre height of the extension will continue the height of the main mass of the existing hotel building, as opposed to the previously proposed four storey block which rose to a maximum height of 14.4 metres, an overall reduction in height of 3.6 metres. The applicant has calculated this current scheme to represent a reduction of 1383 square metres of gross external area (GEA) comparable to the previous scheme.
- 8.16 By reducing the overall height, mass and scale of the building the extension will have a less dominant presence on the site and extend the existing building in a far more sympathetic way. I am of the view that this proposal addresses this part of the reason for refusal of the previous application.

Position on the site

- 8.17 As before the extension will broadly be on the site of the centre existing leisure centre but has been pulled back from the River Cam as set out in the table above. This is by a further 5 metres from the building line of the existing leisure centre and by 2.5 metres from the line of the previously refused scheme.
- 8.18 To compensate for the stepping back of the extension from the river and the reduction in height, the new block will extend further southward by 4.25 metres and further eastwards by 3.5 metres into the existing hotel and leisure centre car park compared with the previous scheme.
- 8.19 This amended position has, in a very considered way, used the constraints of the site to achieve a good relationship with the existing building and enhance the river setting and Sheep's Green. By moving away from the River but extending the footprint of the extension towards Coe Fen to the east and

south over the existing hard surfacing of the hotel's car park the majority of the extension will actually be read against the mass of the existing hotel and it will not come any closer to this protected open space than the existing host building, retaining a distance of approximately 16 metres off the shared boundary with Coe Fen.

8.20 The amended position ensures, in conjunction with the reduction in overall height, that the extension will be read as an ancillary block to the existing building. This has significantly lessened its impact upon the river frontage and upon the Protected Open Space of Sheep's Green and Coe Fen. Landscaping of the defensible space immediately in front of the extension to the bank of the River Cam will further mitigate the development by softening the visual impact of the proposal upon its setting.

8.21 The comprehensive review of planting across the whole of the hotel site and not just the area immediately surrounding the extension means through landscaping there will be a very obvious improvement and enhancement of the wider hotel site. I discuss the key role of landscaping this site under the heading *Landscaping and Trees* from paragraph 8.45. This matter was one of the key outstanding issues which meant the majority of the Design and Conservation Panel could only award the scheme an 'Amber' light as opposed to a 'Green'. An extensive review has been carried out between the applicant's Landscape Architect and the City Council's Landscape Officer. The Landscape Officer now considers the proposals to positively respond to the context of the site, opening up views across the fenland landscape and enhancing the existing planting on the site which is currently ill-planned and unfitting for this river side and green belt setting. I share the Officer's view that these amended proposals will ultimately enhance permeability through the site, improve biodiversity and be complementary to the adjacent protected spaces.

Design

8.22 The previous proposal was a ziggurat form which stepped down from a four storey height as the proposed block extended southwards into the existing car parking area. This, in conjunction with the fenestration and choice of materials was considered too fussy by the Planning Committee and lacking in

coherence. The design was not considered to relate well to the existing building or the site context.

- 8.23 The design proposed by this application is much simpler. The stepped, ziggurat form has been abandoned and a more consistent third storey height is maintained for the extent of the new block. To the far south of the extension the third floor is set back to reduce the perception of height. A series of bays, balconies and openings of varying sizes achieve a rhythm to the fenestration which has taken inspiration from the existing hotel building. This also helps to break up the bulk of the extension now that a more consistent roof height has been introduced.

Impact upon the Heritage Assets, the Green Belt and Protected Open Space

- 8.24 The site falls within Cambridge Conservation Area No.1, lies adjacent to the Cambridge Green Belt and sits on the eastern bank of the River Cam. This very sensitive context is the main subject of the third party representations received and the overarching factor for the first reason for refusal of the previous planning application. In my mind it is a combination of the issues discussed above which determine whether the revised scheme would be a positive contribution to the heritage assets within the surrounding conservation area. Having given consideration to these factors under the above sub-headings of this section of my report I am firmly of the view that the proposal will serve to enhance its setting. With the careful detailing of the external material finish of the building this is also a view shared by the Urban Design and Conservation team.

Materials

- 8.25 The proposals for the site were presented to the Design and Conservation Panel on 6 July 2011, prior to the submission of this application. One of their concerns was with respect to the material finish of the extension, considering the material palette to be complex. Accordingly the materials have been reviewed and simplified.
- 8.26 Previously timber and pre-cast reconstituted stone cladding was to be used in the external construction of the extension, Cambridge Gault brick as the main facing material and dark coloured joinery is now proposed. Inspiration is taken from the

paler detailing of the existing building as suggested by the Design and Conservation Panel. I consider this change in materials a significant response to one of the key constraints of the site; the marrying of the proposed extension with the existing building. I am of the view that this new approach to the external materials will serve to ensure that the detailing of the finish is of the high quality and to the standard required in this prominent and prestigious setting. I recommend the imposition of conditions to agree materials and the detailing of the finish (conditions 2, 3 and 6) as requested in the response from the Conservation and Urban Design team.

Conclusion

8.27 The proposals for the extension for this site have come a long way in addressing the constraints of this sensitive setting. The reduction in height, scale, mass and bulk; the reduction in the number of external materials proposed and the overall material palette simplified; the position of the extension further back into the site away from the river to lessen the impact of the extension upon the banks of the River Cam, its rural setting and the protected open space of Sheep's Green; and the overall design has been simplified. I am convinced that the combination of these amendments means the overall proposal for the site is sympathetic to its setting. When compared to the existing semi-transparent leisure centre which is completely out of character with the building and surrounding area it will certainly have a positive, enhancing impact upon the surrounding Conservation Area, protected open space and the adjacent Green Belt.

8.28 In my opinion the proposed development is successful in its response to the context of the surrounding area and its sensitive setting. The proposal is compliant with East of England Plan (2008) policies ENV6 and ENV7, with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/14, 4/1 and 4/11 and to guidance provided by PPG2 Green Belts and PPS5 Planning and the Historic Environment.

Lighting

8.29 The applicants have submitted a Lighting Statement for the external lighting in order to ensure safe entry and exit of the site and the building with the least possible impact upon the

surrounding environment, to be achieved by low intensity lights. The schedule for the proposed lighting is well progressed and considered and it is the view of the Environmental Health team that subject to the implementation of the lighting strategy in accordance with the information contained within the applications lighting statement there will be no undue impact upon the visual amenity of the surrounding area.

8.30 Having reviewed the existing external lighting and compared this with what is proposed, while there is an increase in the number of luminaries which will be installed across the site I do not believe that from outside of the site this increase will be that noticeable and I think the additional lighting which is proposed can be justified by the increased activity on the site and ancillary provisions such as cycle parking.

8.31 With regard to concerns about internal lighting I accept that there will be an obvious increased presence on the site during the hours of darkness as a result of lighting from within the hotel. However, this was not considered a reason for refusal of the previous scheme which included a full height, glazed atrium/foyer area which would have allowed views through the hotel from east to west. This has been omitted given the significant impact that the illumination of such an internal space would have had outside of the site and the reduction of rooms will result in a reduction to the amount of internal lighting and in turn presence of the extension during the hours of darkness. Accordingly this scheme improves on the previous proposal for the site so I do not feel this present scheme will have any significant undue impact outside of the site as a result of a combination of increased internal and external lighting. I am satisfied that the application complies with policy 4/15 Cambridge Local Plan (2006).

Renewable energy and sustainability

8.32 The renewable energy and sustainability credentials of the previous scheme were not considered a reason for refusal. Both the previous proposal and this application have successfully addressed this requirement, proposing a development which off-sets its carbon footprint by at least 10 percent and provides an improved existing facility within a sustainable city centre location.

- 8.33 The Energy Statement included with the application submission successfully evidences that the minimum 10 percent renewable energy requirement in order to comply with Local Plan policy 8/16 can be met on the site. The size and location of the proposed solar thermal array has been confirmed as acceptable by the Senior Sustainability Officer. These will serve to heat water associated with bedroom accommodation and the swimming pool within the new leisure centre. Solar Panels are considered an acceptable technology within policy 8/16 of the Local Plan and are included in the Cambridge Sustainable Design and Construction SPD 2007.
- 8.34 The guidance and feasibility work which has been submitted with the application includes an analysis of the projected energy consumption for the development. This demonstrates a consideration of various other technologies in order to argue the case for use of solar panels. These are considered a suitable technology and it is demonstrated that they will meet the 10 percent on site requirement of energy generation.
- 8.35 I am satisfied that the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with East of England Plan (2008) policies SS1 and ENG1 Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

- 8.36 Inclusive access was not considered a reason for refusal of the previous scheme. Both the previous proposal and this application have successfully addressed this issue and provided exceptional facilities to aid inclusive access for all.
- 8.37 Hotels or guest houses with over ten bedrooms should have between 6 and 10 per cent of accessible rooms. The total accommodation provided by the hotel, existing and proposed inclusive, results in one room in every five being disabled accessible, providing a door which allows access to an adjoining room so carers can gain easy access if required.
- 8.38 The previous proposal submitted under planning application reference 10/0103/FUL was presented to the Disability Consultative Panel on 6 January 2010 prior to its determination. The panel was fully supportive of the scheme and noted this as

being one of the most considered hotel proposals to have come before the Panel.

8.39 The proposal will be required to conform to Part M of the current Building Regulations. The following facilities are proposed:

- Improvements to the access for vehicles will enable better manoeuvrability than the current layout into and around the car park;
- A shared surface (details of which can be controlled by the suggested Hard and Soft Landscaping condition 15) will improve legibility;
- Level access from Granta Place to the car parking and then into the hotel;
- Nine disabled parking bays are proposed, equivalent to one in fifteen of the car parking provision on site
- A power operated entrance door with manifestations and an opening width of 1.6 metres
- The leisure centre and the communal areas of the hotel provided accessible changing and toilet facilities; hoist equipment is to be provided into the swimming pool;
- All levels of the hotel will be accessible by lift.

8.40 I am satisfied that the proposed extension has very thoroughly considered accessibility and inclusive access for all those who visit the building. The Access Officer is supportive of the scheme and I have recommended an informative to address the issues he raises. As such I believe the proposal to be compliant with East of England Plan (2008) ENV7 and Cambridge Local Plan (2006) policies 3/7, 3/12 and 6/3.

Residential Amenity

Impact on amenity of nearby occupiers

8.41 Whilst the surrounding undeveloped open space constrains the proposed development, the uses adjacent to the application site are almost wholly commercial and University uses. As such, I do not consider there to be any privacy issues from overlooking or that the extension will have an enclosing or overbearing impact upon the occupiers of any neighbouring buildings. It will be the demolition and construction phases of the development which are likely to have a more significant impact upon the neighbouring university lecture and conference facilities in

terms of noise and disturbance unless well managed. I recommend that the conditions that were suggested by the Environmental Health Officer to mitigate the impact of the development upon nearby uses during this time in order to safeguard these from an unacceptable impact from noise and disturbance should be imposed (Condition 12 - Construction Environmental Management Plan; Condition 13 - Construction hours; Condition 14 - noise insulation; and Condition 15 – Fume filtration and extraction).

8.42 Representations, including those received from University Estates management cited this disruption as one of their main concerns as a direct impact of the approval of this proposal. I acknowledge that there will be a level of disturbance from, construction traffic, noise and vibrations and this is regrettable. The control of this by the suggested conditions should provide mitigation to a reasonable degree.

8.43 Subject to the conditions recommended above I consider the proposal to adequately respect the residential amenity of its neighbours and the constraints of the site. The proposal is therefore compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

8.44 The proposal enhances and improves the facilities on the site. In my opinion the proposal provides a high-quality environment and an appropriate standard of amenity for future guests to the hotel, and I consider that in this respect it is compliant Cambridge Local Plan (2006) policies 3/7 and 3/14.

Refuse Arrangements

8.45 The need for increased storage of recyclables and waste is required to accommodate the uplift of 31 rooms on the site. Further to the consultation response from the Environmental Health Team the applicant has liaised with the City Council's Waste Minimisation Officer. It has been agreed that a more efficient use of the existing refuse and recycling store which currently serves the hotel can be achieved by it being better organised and this will meet the new demand.

8.46 It is suggested that a standard condition to require details of how the space is arranged and used be imposed to ensure a usable space which meet the requirements of the extended hotel and the City's current Waste Strategy (condition 16). Subject to this, in my opinion, the proposal is compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Landscaping and trees

8.47 Extensive discussions have taken place since the application was submitted to address the landscaping of the site and how new planting can supplement the existing mature planting. It was felt that as originally submitted the scheme was particularly short sighted in focussing almost solely upon the application site and the proposed extension of the hotel. When the proposals for the site were presented to the Design and Conservation Panel prior to the submission of this application panel members were disappointed that worked up landscaping proposal were not presented for they considered these a key factor in assessing the impact of the extension.

8.48 In order to improve and enhance the site and views from surrounding areas outside of the site, most importantly Sheep's Green and Coe Fen, a wholesale approach had to be adopted which looks at the entirety of the hotel site, views of it from outside the site and across the site. Off site planting is not possible for this raises concern about the potential adverse impact of shadowing the watercourse if too close to the River Cam and could potentially hamper maintenance access. I consider the proposals for on site landscaping sufficient to successfully mitigate and enhance the development scheme. Notwithstanding this the proposed extension is considered a high quality design which could successfully stand alone and in the months when the surrounding planting is not in leaf, affording less screening, the more visible extension will tie in well and be read against and alongside the hotel building to enhance the surrounding area.

8.49 The amended landscaping proposals have meant that where originally successional replacement planting of non-native species was proposed native species will be planted instead. This along with the strategic removal of some existing trees will significantly enhance the visual permeability through the site

and result in planting that is more keeping with the character of the surrounding natural environment of the fen land than the existing planting on site. Further to this the introduction of planting within the car park area will serve to break up the existing sea of cars and soften the impact of the hard surfacing significantly improving this hard developed space.

8.50 A Habitat Survey and Ecological Scoping Survey concluded that only 30% of the site is not covered by hardstanding or buildings. This comprises trees, species-poor semi-improved grassland, a pond, perennial vegetation and species poor hedgerows. No habitats found on the site were of conservation importance in botanical terms and no rare or scarce plant species were found. The site, although adjacent to several County Wildlife Sites, is not located within a wildlife site, accordingly the development of the site will have no impact upon any of these designated sites. However, the survey did conclude that two trees have potential to provide bat roosts. One tree is beyond the proposed development footprint located at the far southern end of the car park, the other should be protected during the development to avoid disturbing bats using the tree. Providing that lighting is not directed at these trees it is unlikely to have any significant detrimental impact upon the wildlife.

8.51 I believe that the review of the planting on the wider hotel site and the consideration of long key views have served to inform a comprehensive landscaping scheme which complements the proposed extension and is more in keeping and sympathetic to the context of the site in respect of the river and surrounding protected open land. Although landscaping was not previously regarded as a reason for refusal of the development the benefits over the previous scheme for landscaping the site significantly enhance the overall proposal.

8.52 Subject to the imposition of conditions as requested by the landscaping team for: full details of the proposed hard and soft landscaping (condition 17); a maintenance plan with a 5 year replacement clause (condition 18); and a 20 year management plan (condition 19) I am of the view that the proposals for the landscaping of the site will represent an improvement upon the current landscaping it will enhance views across the site in a way that is sensitive and in keeping with the character of the surrounding area and important adjacent open spaces of Sheep's Green and Coe Fen. The application is considered in

accordance with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2008) policies 4/2 and 4/4.

Highway Safety

- 8.53 A number of issues have been raised by third parties with regard to highway safety. These express concern about the potential increase in pedestrian / vehicular / cyclist conflicts as a result of the likely increase in footfall and movements. This not only on Granta Place but on the roads which provide access to it, namely Silver Street, Mill Lane and Laundress Lane. The Highway Authority have considered the proposals and are aware of the concerns of local residents. Officers are satisfied that the proposal will not give rise to any significant implications for highway safety and as such do not object to the proposal.
- 8.54 It is important to note that this was the conclusion also reached when considering the previous proposal which comprised an additional 25 bedrooms and that the scheme was not refused on highway safety grounds.
- 8.55 As such, I am of the view that the proposal will not have any adverse impact in terms of highway safety, and consider the proposal compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car parking

- 8.56 The existing car park to the south of the leisure centre makes provision for a total of 173 car parking spaces, 3 of which are dedicated for disabled users. These spaces are shared between the hotel and leisure facility, but this area is also open for use to the general public. The footprint of the proposed extension extends into this area and will result in a reduction of the current car parking provision to 134 car parking spaces. This is inclusive of 9 disabled accessible spaces.
- 8.57 Third party representations have included the view that given the additional 31 rooms and resultant additional guests who will be travelling to the hotel, there should not be a loss in the provision of on site car parking spaces. However, the Transport Statement submitted with the application found the car park to

be under capacity. Further to this a reduced provision accords with the current City Council's Car Parking Standards as set out in Appendix C of the Cambridge Local Plan (2006) and the site is located within the Controlled Parking Zone (CPZ). Accordingly, I consider the reduction in car parking spaces from 173 to 134 acceptable.

8.58 I am content that given the Highway Authority are satisfied there are no foreseeable implications for highway safety as a result of the proposal it is not necessary to maintain or increase the capacity of the current car parking provision. This judgement was made having considered the plans and the Transport Statement accompanying the application. During my site visit I observed a number of car parking spaces at the very southern end of the car park which have obviously sat unused for a significant length of time, moss and debris which would otherwise have been unsettled by use of a car sits undisturbed. The car park cannot operate at capacity. The site, within the City Centre has excellent access to transport links and amenities. I do not consider the reduction of the car parking on site a negative aspect of this proposal.

8.59 The Highway Authority has raised concerns about the use of the hotel car park by members of the public. The proposed travel plan submitted with the application aims to reduce staff and leisure centre car use. It suggests the dedication of 66 car parking spaces within the associated car park for hotel use and staff only. However, given the comments from third parties I think it appropriate to include a condition consistent with that which was recommended for the previous scheme which ensures that all of the car parking shall be available to hotel residents and staff only as previously suggested by the Highway Authority (condition 20). This will also have a positive impact on amount of car traffic accessing the site. This arrangement has been agreed as acceptable by the applicant. Subject to this condition I am satisfied that the proposal is compliant with East of England Plan (2008) policy T14 and Cambridge Local Plan (2006) policy 8/10.

Cycle parking

8.60 The site currently makes provision for 34 cycle parking spaces, this is to be increased to provide a total of 54 cycling parking spaces. This will be split between two locations. 24 spaces are

proposed adjacent to the new secondary entrance which will be created and is accessed from the car park. A second area, making covered parking provision for 30 cycles under an overhang of the upper floors, is proposed to the southern end of the proposed extension.

- 8.61 I am satisfied that this provision meets the current adopted cycle parking standards and represents an improvement upon the existing on site provision. There is ample room on site to easily accommodate the provision proposed and meet the City Council's Cycle Parking Standards. In order to agree the precise positioning and form I consider it necessary to impose a condition, this can also serve to ensure the provision is made prior to occupation of the proposed rooms (condition 26).
- 8.62 Subject to the imposition of a condition to agree the details of cycle parking provision I am satisfied that the proposal is compliant with East of England Plan (2008) policy T9 and Cambridge Local Plan (2006) policy 8/6.

Archaeological Interest

- 8.63 Cambridgeshire Archaeology records this site as an area of archaeological potential as it is considered likely that important archaeological remains survive on and around the site known for multi-period remains. Immediately to the northeast the site of a friary of the friars of the Sack dating from the 13th to 14th Centuries. To the north and around Peterhouse medieval structures are known to remain.
- 8.64 The Archaeologist consulted requests that development of the site is subject to a programme of archaeological evaluation. I recommend that this is secured by a negative condition as directed by paragraph 30 of PPG16 Archaeology and Planning (1990) that reads; *In cases when planning authorities have decided that planning permission may be granted but wish to secure the provision of archaeological excavation and the subsequent recoding of the remains, it is open to them to do so by the use of a negative condition.*
- 8.65 As was accepted for the previous scheme, subject to the imposition of a condition to secure a programme of archaeological evaluation (condition 21) the proposal is

considered compliant with East of England Plan (2008) policy ENV6 and Cambridge local Plan (2006) policy 4/9.

Third Party Representations

- 8.66 No new issues were raised by the third party representations received to this application than those received to the previous scheme. The majority of these were concerned primarily with extending the hotel on such a visible and sensitive site given the surrounding context of the River Cam, protected open space, conservation area and setting of listed building. These were fully considered in the assessment of the previous proposal and resulted in the decision that was made and the ground for refusal. I have set how this current scheme addresses these concerns under the heading *Context of site, design and external spaces and impact on the Heritage Assets* from paragraph 8.8.
- 8.67 I have addressed the other concerns raised with respect to the impact of the proposal upon highway safety and car parking under the headings *Highway Safety* from paragraph 8.51 and *Car and Cycle Parking* from paragraph 8.54.
- 8.68 With respect to the Old Press/Mill Lane Supplementary Planning Document (SPD) (2010) the boundary lies to the north and north east of the hotel site, it does not include the application site. I accept that the application submission could have addressed the SPD more thoroughly but the development does not contradict the aspirations of this document and refusal of the proposal for failing to incorporate its objectives cannot be justified.
- 8.69 The issue of comprehensive redevelopment of the site can not be a material consideration when determining this application. A decision can only be made on the current proposed scheme before Planning Committee.

Planning Obligations

- 8.70 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.

8.71 In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Transport

- 8.72 Contributions towards catering for additional trips generated by proposed development are sought where 50 or more (all mode) trips on a daily basis are likely to be generated. The site lies within the Southern Corridor Area Transport Plan where the contribution sought per trip is £369.
- 8.73 The applicants have submitted a Transport Assessment. This acknowledges that there will be an increase in the number of trips from all modes of transport to the site as a result of the proposed development of approximately 219 additional trips. The Highway Authority have accepted this figure and requested that Southern Corridor Area Transport Plan payments are secured accordingly by way of a Section 106 agreement.
- 8.74 The applicants are willing to enter into a legal undertaking to secure the required contributions so subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1, P9/8 and P9/9 and Cambridge Local Plan (2006) policies 8/3 and 10/1.

Public Art

- 8.75 The development is of a scale that requires provision to be made for public art. The applicants have decided that they would like to go down the route of on-site provision in accordance with the Public Art SPD. They have engaged Future Cities as art consultants who will be responsible for bringing a public art scheme forward. The section 106 Agreement will need to secure the submission and approval of the public art scheme, to confirm the 1% construction costs figure and secure delivery and maintenance.
- 8.76 Subject to the completion of a S106 planning obligation to secure this infrastructure provision, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Monitoring

- 8.77 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term, £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

- 8.78 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

- 9.1 I am of the opinion that this current proposal has successfully addressed the reasons for refusal of previous planning application reference 10/0103/FUL. There has been no policy or site context changes since determination of the previous proposal.

- 9.2 There is no objection to the principle of extending the existing hotel and in my view this current scheme has successfully addressed the previous reason for refusal pertaining to the character and context that surrounds the application site. The height, scale, mass and bulk of the extension have been reduced; the number of external materials proposed has been reduced and the overall material palette simplified; the position of the extension further back into the site away from the river has lessened the impact of the extension upon the banks of the River Cam, its rural setting and the protected open space of Sheep's Green; and the overall design has been simplified. A combination of these amendments has meant that the overall proposal for the site has successfully achieved a sympathetic presence in comparison to the previous scheme and positive impact upon the surrounding Conservation Area and the adjacent Green Belt.
- 9.3 Subject to the satisfactory completion of a S106 agreement to secure the requirements of the Planning Obligation Strategy (2010), I recommend the application be approved.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by June 30 2012 and subject to the following conditions:

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall commence until such time as full details of all non-masonry walling systems, cladding panels or other external screens 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.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

3. No brickwork shall be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. Thereafter development must be carried out in accordance with the approved panels which shall be retained on site for the duration of the construction works for comparative purposes.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

4. No boiler flues, soil pipes, waste pipes or air extract trunking, etc. shall be installed until the means of providing egress for all such items from the new or altered bathrooms, kitchens and plant rooms has been submitted to and approved in writing by the local planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

5. No rooftop plant shall be installed until such time as full details, on large scale plans, of the rooftop plant screening system have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

6. No development shall commence until such time as full details which include materials, structure, junctions, flooring, roofing and balustrading, of all balconies, porches, bay or oriel windows and other projecting features have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

7. No development shall commence until full details of all planted 'green' roofs and how these shall be maintained have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

8. No rainwater goods shall be installed until full details of the means of rainwater collection and disposal have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

9. No development shall commence until such time as large scale drawings of all external new or altered timber or non-timber doors and surrounds, windows and frames, etc. have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

10. No development shall commence until such time as full details of the construction of the junction between the existing and the new parts of the building have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

11. No development shall commence until such time as full details of the design and installation of the renewable energy source(s) including plant, mounting frames/brackets etc., screening systems, etc. have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the details of the work are appropriate to the building and preserve the character and appearance of the Conservation Area and adjacent protected open space (East of England Plan 2008 policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/4 and 4/11)

12. Prior to the commencement of development, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the consideration of the following aspects of construction:

- a) Site wide construction and phasing programme.
- b) Contractors access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction hours.
- d) Delivery times for construction purposes.
- f) Soil Management Strategy
- g) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- h) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- i) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- j) Maximum vibration levels.
- k) Dust management and wheel washing measures.
- l) Use of concrete crushers
- m) Prohibition of the burning of waste on site during demolition/construction.
- n) Site lighting.
- o) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- p) Screening and hoarding details.
- q) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- r) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- s) External safety and information signing and notices.
- t) Liaison, consultation and publicity arrangements including dedicated points of contact.
- u) Consideration of sensitive receptors.
- v) Prior notice and agreement procedures for works outside agreed limits.
- x) Complaints procedures, including complaints response procedures.
- y) Membership of the Considerate Contractors Scheme.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

13. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

14. Prior to occupation of the development hereby approved, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is occupied.

Reason: To protect the amenity of nearby properties (East of England Plan 20098 policy ENV7 and Cambridge Local Plan 2006 policy 4/13)

15. Prior to occupation of the development hereby approved, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before occupation of the development hereby approved.

Reason: To protect the amenity of nearby properties.
(Cambridge Local Plan 2006 policy 4/13)

16. Notwithstanding the details of refuse storage illustrated on the approved plans, prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (East of England Plan 2008 ENV7 and WM6 and Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12)

17. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

18. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

19. A landscape management plan for a period of 20 Years, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

20. All car parking within the application site shall be available for use by hotel residents, customers using hotel facilities and staff only and shall not be operated as a public car park.

Reason: To ensure that an appropriate amount of car parking is available to serve the hotel. (Cambridge Local Plan policy 8/10)

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

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

22. The development hereby approved shall only be carried out in accordance with approved Flood Risk Assessment (FRA) dated July 2011 project No 9991 and the following mitigation measures as detailed with the FRA:

- I) Surface water run-off shall be limited to that of the existing;
- II) Flood resilient measures detailed in paragraphs 6.8, 7.4, 9.6 and Appendix G; and
- III) Finished floor levels are set no lower than the existing.

Unless agreed otherwise with the express consent of the Local Planning Authority, in writing. Thereafter the development shall be in accordance with the approved details.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to prevent flooding else by ensuring that compensatory storage of the flood water is provided; and to reduce the impact of flooding on the proposed development and future occupants.(Cambridge Local Plan 2006 policy 4/16 and 8/18).

23. No spoil or materials shall be deposited or stored in the flood plain nor is any ground raising allowed within the floodplain as shown on Drawing No. 9991-C110 Rev D1 of the FRA unless agreed otherwise with the express consent of the Local Planning Authority, in writing. Thereafter the development shall be in accordance with the agreed details.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity (Cambridge Local Plan 2006 policy 4/16 and 8/18).

24. No development shall commence until details of surface water attenuation for the site have been submitted to and approved in writing by the local planning authority. The water attenuation works shall be implemented in accordance with the approved details.

Reason: To ensure the site can be properly drained. (Cambridge Local Plan 2006 policy 8/18)

25. No development shall commence until details of foul and surface water drainage for the site have been submitted to and approved in writing by the local planning authority. The drainage works shall be constructed in accordance with the approved details.

Reason: To ensure satisfactory drainage of the site. (Cambridge Local Plan 2006 policy 8/18)

26. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

27. Prior to the commencement of development, a renewable energy statement, which demonstrates that at least 10% of the development's total predicted energy requirements will be from on-site renewable energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the total predicted energy requirements of the development and shall set out a schedule of proposed on-site renewable energy technologies, their respective energy contributions, location, design and a maintenance programme. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any of the bedrooms within the extension hereby approved and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16).

28. All Arboricultural works shall be carried out by a competent tree contractor, proficient in both root-zone and aerial arboricultural work and shall follow strictly the agreed method statements and specifications.

The developer's arboriculturalist shall monitor, record and confirm the implementation and maintenance of tree protection measures as set out in the conditions of the planning permission.

Reason: To protect the health and welfare of the protected trees on the site. (Cambridge Local Plan 2006 policy 4/4)

29. No work shall start on the application site (including soil stripping, pre-construction delivery of equipment or materials, the creation of site accesses, and positioning of site huts) until:

a) A Tree Protection Plan has been submitted to and agreed in writing by the local planning authority.

(b) The developer has appointed a competent arboriculturalist and there has been a site meeting between the site agent, the developer's arboriculturalist, and the Council's Arboricultural Officer.

(c) All development facilitation pruning, where required, has been completed in accordance with BS 3998:1989.

(d) All tree protection barriers and ground protection measures have been installed to the satisfaction of the local planning authority

Reason: To protect the health and welfare of the protected trees on the site. (Cambridge Local Plan 2006 policy 4/4)

INFORMATIVE: When submitting details for the discharge of condition 2 and condition 8 the applicant is advised that details may require the submission of materials samples as well as large-scale drawings.

INFORMATIVE: The applicant is advised that the Hotel signs up to the Environment Agency's Flood Warning Direct service, as suggested in the Flood Risk Assessment. It is recommended that any evacuation plan is clear, concise, sustainable and robust to ensure it is successful when needed.

INFORMATIVE: The applicant is advised that the Environment Agency does not normally comment on or approve the adequacy of flood emergency response and evacuation procedures accompanying development proposals. The Environment Agency's involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users.

INFORMATIVE: The applicant is advised that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of the River Cam. This is irrespective of any planning permission granted.

INFORMATIVE: The applicant is advised that:

- All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes;
- Open gullies should not be used;
- Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer;
- An acceptable method of foul drainage disposal would be connection to the public foul sewer;
- Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies;
- Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor; and
- Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Reasons for Approval

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: SS1, E6, T1, T9, T14, ENV6, ENV7, ENG1, WAT4, WM6

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8 and P9/9;

Cambridge Local Plan (2006): 3/1, 3/3, 3/4, 3/7, 3/9, 3/11, 3/14, 4/2, 4/3, 4/4, 4/9, 4/11, 4/13, 4/14, 4/15, 6/1, 6/2, 6/3, 6/4, 8/2, 8/3 8/4, 8/6, 8/10, 8/16, 8/18 and 10/1;

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

Unless prior agreement has been obtained from the Head of Development Services, and the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 30/06/2012 it is recommended that the application be refused for the following reason(s).

The proposed development does not make appropriate provision for transport mitigation measures or public art, other as appropriate in accordance with the following policies of the Cambridge Local Plan 2006; 3/7, 8/3 and 10/1 and policies P6/1, P9/8 and P9/9 of the Cambridgeshire and Peterborough Structure Plan 2003; and as detailed in the Planning Obligation Strategy 2004, Southern Corridor Area Transport Plan 2002 and Provision of Public Art as Part of New Development Schemes 2002.

In the event that an appeal is lodged against a decision to refuse this application, DELEGATED AUTHORITY is given to Officers to complete a section 106 agreement on behalf of the Local Planning Authority, in accordance with the requirements of the Planning Obligation Strategy.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

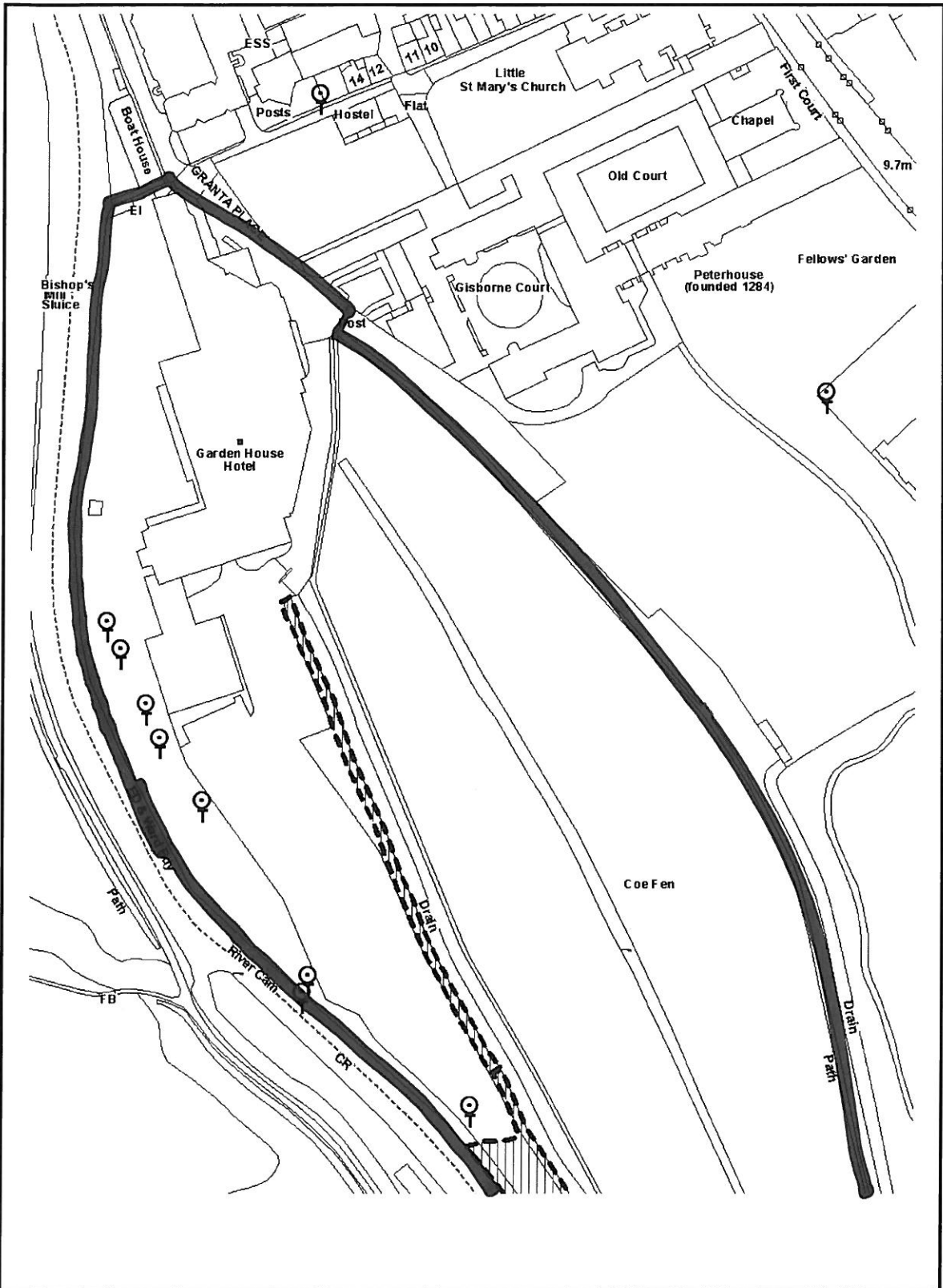
Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses 『 exempt or confidential information 』
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected on the City Council website at:

www.cambridge.gov.uk/planningpublicaccess

or by visiting the Customer Service Centre at Mandela House.



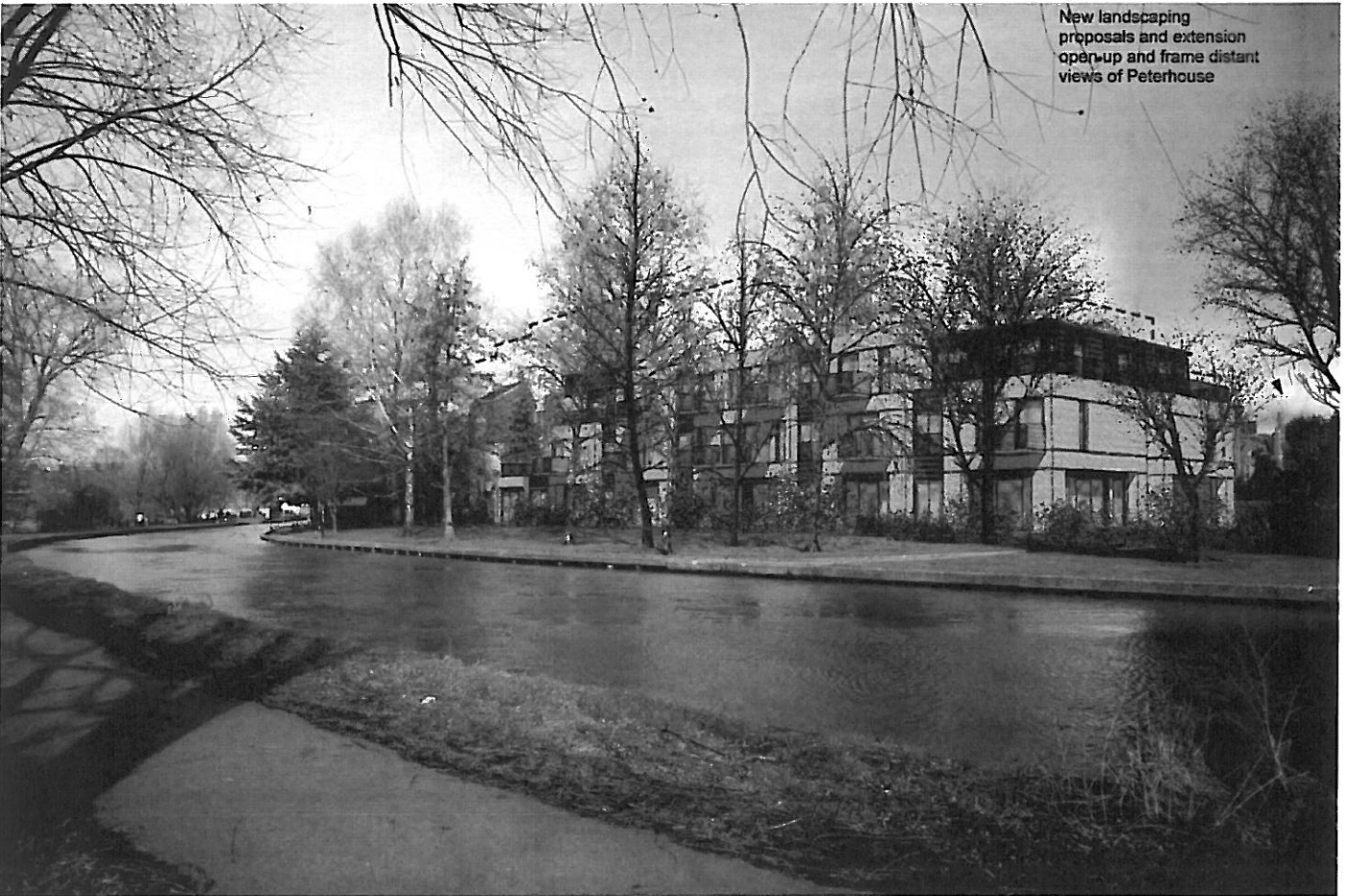
11/0988/FUL

Doubletree By Hilton Granta Place Mill Lane Cambridge

Existing



Proposed



New landscaping proposals and extension open up and frame distant views of Peterhouse

PLANNING APPLICATION

---- Red dash line indicates outline of previous submitted proposals 10/0103/FUL

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Drawing Title
Sketch Perspective - River Cam Winter
Project
Cambridge Double Tree Hotel
Cambridge
Client
The Ability Group

Drawing Number
6102 - 055
Scale
n.l.s.
Date
Jan 2012

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Existing



Proposed



PLANNING APPLICATION

---- Red dash line indicates outline of previous submitted proposals 10/0103/FUL

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Drawing Title
Sketch Perspective - River Cam - Winter
Project
Cambridge Double Tree Hotel
Client
The Ability Group

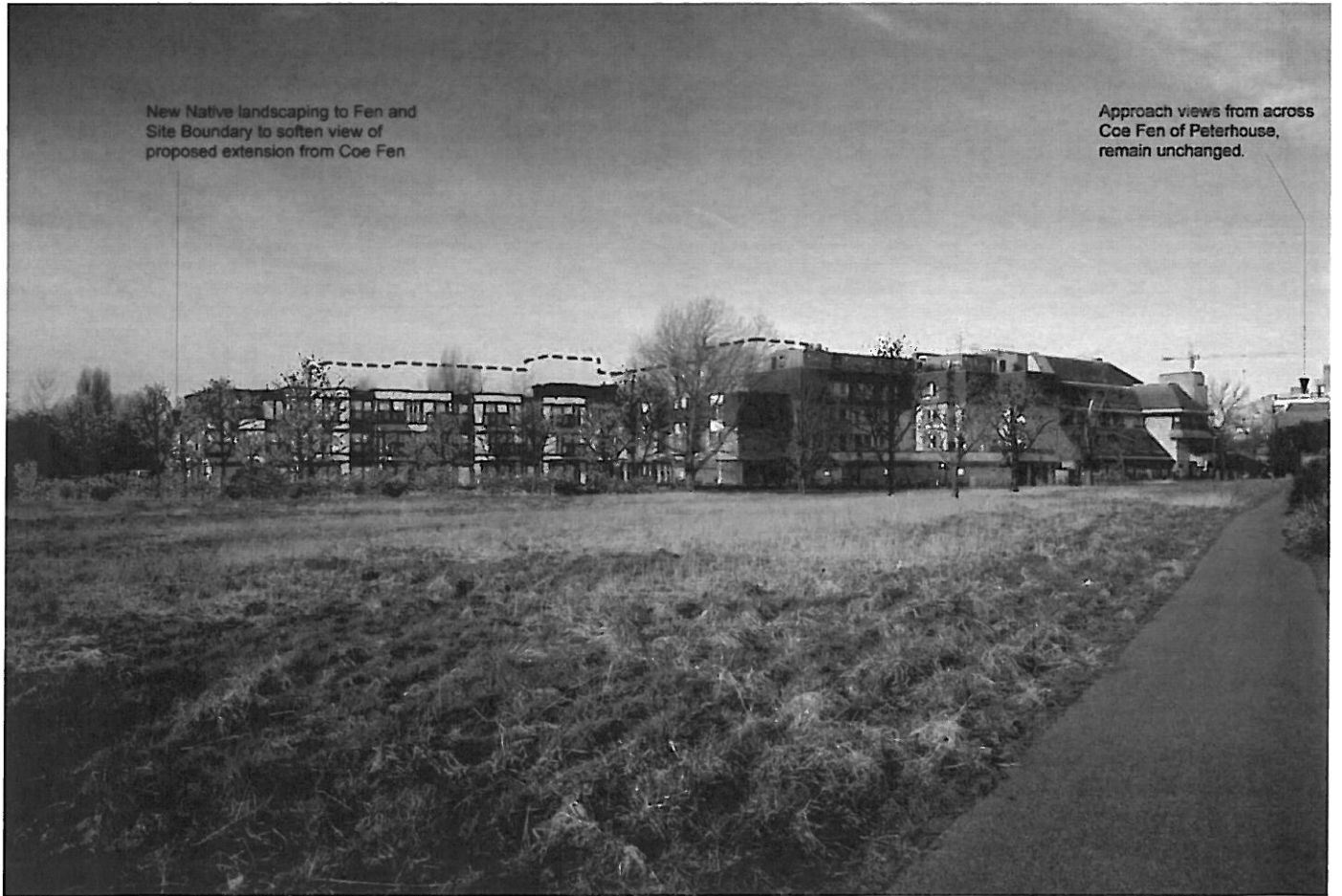
Drawing Number
6102 - 062
Scale
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Date
Jan 2012

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Existing



Proposed



---- Red dash line indicates outline of previous submitted proposals 10/0103/FUL

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Drawing Title
Sketch Perspective - Coe Fen - Winter
Project
Cambridge Double Tree Hotel
Client
The Ability Group

Drawing Number
6102 - 057
Scale
n.l.s.
Date
Jun 2011

PLANNING APPLICATION

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Existing



Proposed



Limited views of proposed extension through existing mature landscaping within Sheeps Green on approach to city


PLANNING APPLICATION

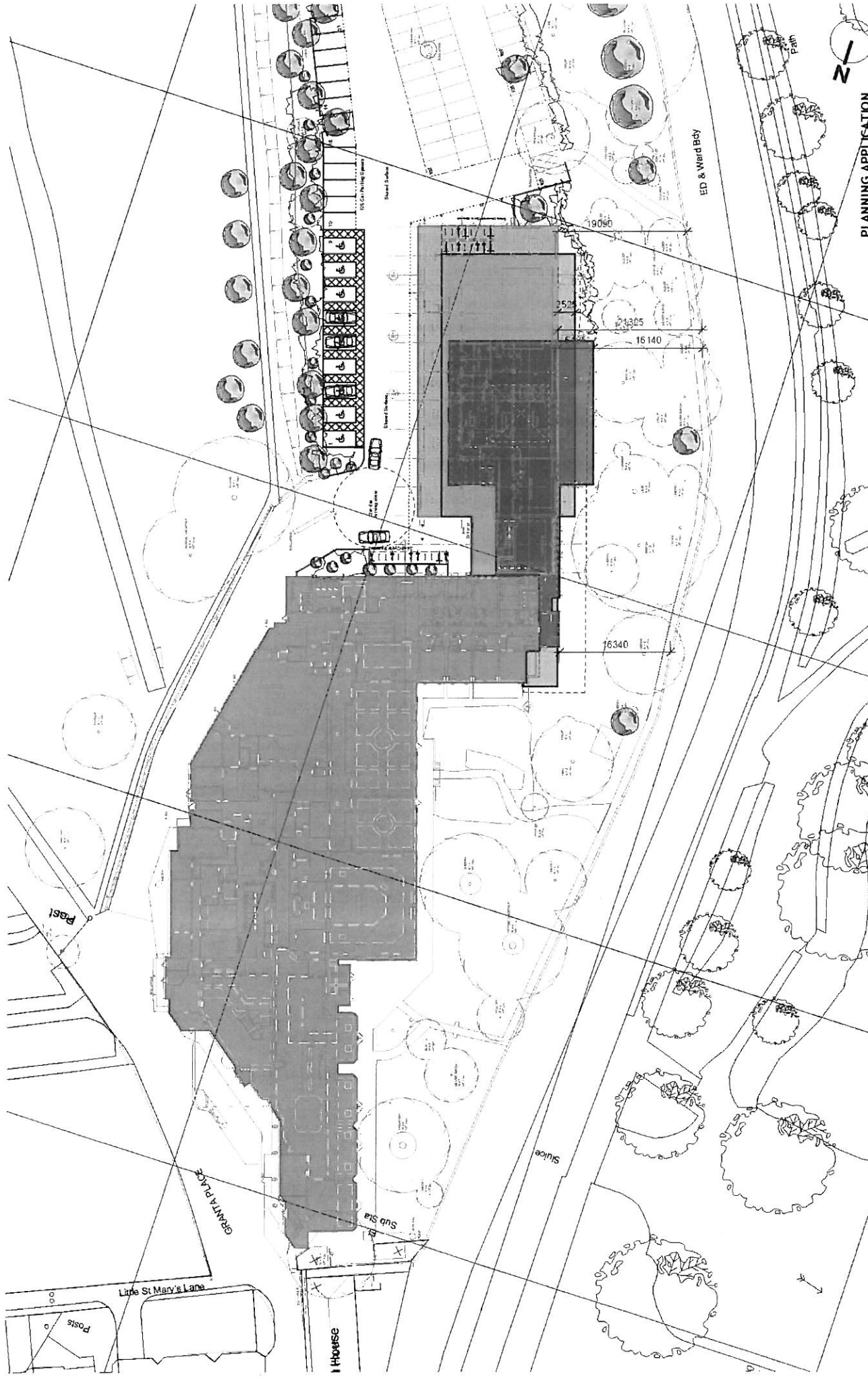
--- Red dash line indicates outline of previous submitted proposals 10/0103/FUL

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Drawing Title
Sketch Perspective - Sheeps Green - Winter
Project
Cambridge Double Tree Hotel
Client
The Ability Group

Drawing Number
6102 - 056
Scale
n.l.s.
Date
Jan 2012

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Drawn: T. H. (10/2011)
6102 - 003B
 Scale:
1:500 @ A3
 Date:
Oct 2011

Drawn: T. H.
Site Overlay Plan
Cambridge Double Tree Hotel
 Cambridge
 Client:
The Ability Group

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 THE ARCHITECTS ACCEPT NO LIABILITY FOR ANY DAMAGE TO ANY PERSON OR PROPERTY.

Previously submitted proposals 10/0103/FUL
 Proposed new footprint 11/0988/FUL

Overlay Plan - Key
 Existing footprint to be retained
 Existing footprint to be demolished



South Elevation to Fen



North Elevation to Silver Street

NOTE
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 GIVEN. CHECK FOR CONFLICTS AND DISCREPANCIES. DIS-
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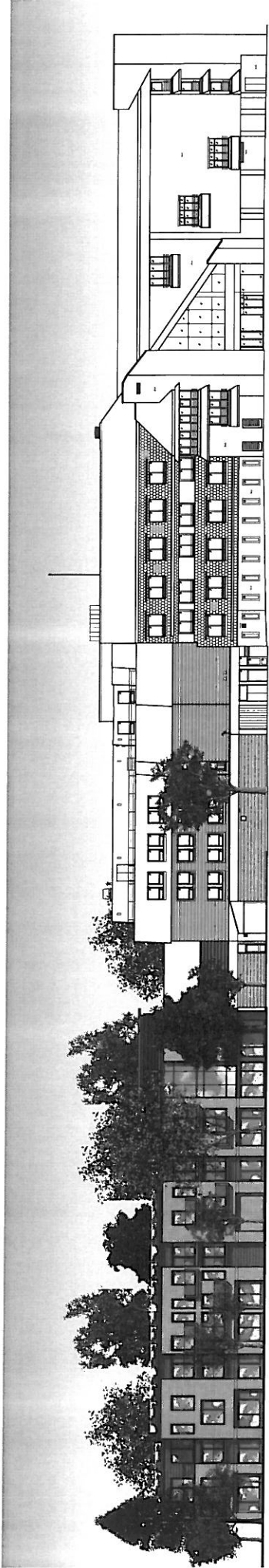
Drawing Title
North & South Elevations
 Project
Cambridge Double Tree Hotel
 Cambridge
 Client
The Ability Group

Drawing Number
6102 - 035 F
 Scale
1:100 @ A1
 Date
May 2009

PLANNING APPLICATION

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East Elevation to Coe Fen
(1:200)



East Elevation to Coe Fen
(1:100)

Datum Line 48.00m

Please Note: River Frontage Landscaping removed for clarity

NOTE
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Drawing Title
East Elevation
Project
Cambridge Double Tree Hotel
Client
The Ability Group

Drawing Number
6102 - 036 F
Scale
1:100/1:200@A1
Date
May 2009

PLANNING APPLICATION

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