

Application Number	12/0321/FUL	Agenda Item	
Date Received	9th March 2012	Officer	Mrs Angela Briggs
Target Date	8th June 2012		
Ward	Arbury		
Site	190 - 192 Histon Road Cambridge Cambridgeshire CB4 3JP		
Proposal	Proposed erection of 14 apartments (following the demolition of existing buildings) comprising 2 studio apartments, 11 x 1 bed flats and 1 x 2 bed flats along with cycle parking and hard and soft landscaping.		
Applicant	C/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The principle of re-development of the site is acceptable; <input type="checkbox"/> The proposed building is in keeping with the character of the area; <input type="checkbox"/> The proposed building does not have a detrimental impact on the residential amenities of adjacent neighbours.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is located on the eastern side of Histon Road. It extends 0.082 hectares and is generally flat. The site measures approximately 26 metres in length along its frontage to Histon Road and extends to 35 metres in width. The site is currently

occupied by a pair of derelict semi-detached properties, now hoarded off, and formerly occupied by the Fair Rose Residential Care Home (an 11no bed Nursing Home). The buildings have been empty since 2007. The buildings were originally built as a pair of semi-detached properties which later became one planning unit when planning permission was granted for the Care Home in 1984 (Ref: C/84/0077). The buildings' footprint is at 45 degree angle and they front onto the junction of Histon Road and Akeman Street. This position mirrors the dwellings opposite at 194 and 196 Histon Road. Vehicular access to the site is currently provided from Akeman Street and parking for four vehicles is available on site. The site does not fall within a Conservation Area. It is situated outside of the Controlled Parking Zone (CPZ). There is some dense landscaping around the site, particularly along the boundary with no.2 Akeman Street and along the boundary with 188 Histon Road. These are generally leylandii trees and unruly shrubs as a result of the site being left derelict for some time; the vegetation has been allowed to grow without any management. There are no protected trees on the site.

- 1.2 In terms of the site's immediate context, residential development is presently immediately to the east along Akeman Street and also to the north on the opposite side of the Street. On the eastern side of Histon Road commercial and retail premises generally front onto the road, with some residential accommodation and flats present above shops. A pair of semi-detached properties are situated to the south of the site at 186-188 Histon Road. Further to the south along Histon Road three storey development is located at 164-168 Histon Road along with the recently constructed Simons House sheltered housing accommodation. The large, prominent 'Kwik Fit' fitting workshop is also to the South. On the western side of Histon Road, opposite the site, are retail units including the Aldi store and smaller convenience stores. There is also a petrol filling station to the front of Aldi, fronting onto Histon Road. There is a bus stop immediately to the front of the site. Beyond the site along Histon Road, to the north, the character is predominantly residential.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for the demolition of the existing building and redevelopment, providing 14 flats

comprising 2 studio apartments, 11 1-bed flats and one 2-bed flat. Cycle parking, bin storage, hard and soft landscaping are also proposed. No car parking is proposed, except for one visitors/disabled parking space.

2.2 The application is accompanied by the following supporting information:

1. Planning Statement
2. Design and Access Statement
3. Transport Statement
4. Phase 1 Environmental Desk Study Report
5. Biodiversity and Ecology Survey including Bat Survey
6. Tree and Arboricultural Assessment
7. Landscaping scheme
8. Utilities Statement
9. Site Waste Management Plan
10. Sustainability Report

2.3 Amended plans have been received which result in a slight change in the elevations. The amendment involves the installation of an acoustic screen, which surrounds the terrace areas at second floor level. It rises 1.8m from terrace ground level. The amended plans also seek to delete the patio areas from the ground floor level.

3.0 SITE HISTORY

Reference	Description	Outcome
08/1698/FUL	Demolition of existing building containing 3no. 2 bedroom flats and the erection of 7no. 3 bedroom terraced housing	Application withdrawn.
C/84/0077	Change of use from single dwelling house to home for the elderly	Approved
C/89/1157	Change of use from single house to old people's home (No.192) to be used in conjunction with adjacent property (no.190) and erection of extension (2 storey)	Application withdrawn.

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
East of England Plan 2008	SS1 ENV6 T8 T9 WM6
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/11 3/12 4/4 4/13 5/1 5/14 8/2 8/6 8/10 8/16 8/17 8/18

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95
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	Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy Public Art
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Arboricultural Strategy Biodiversity Checklist Cambridgeshire Design Guide For Streets and Public Realm Cycle Parking Guide for New Residential Developments
	<u>Area Guidelines:</u> Northern Corridor Area Transport Plan

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 Comments are awaited. These will be reported on the amendment sheet or verbally at the meeting.

Head of Environmental Services

Acoustic report should be submitted. Potential for those units facing onto Histon Road to be adversely affected by traffic noise. Such an assessment could be requested by the

imposition of a planning condition if planning permission is granted.

Conditions covering construction noise, vibration (including piling) and dust are also recommended.

No visual evidence of land contamination. The Environmental Desk Study is acceptable. Full land contamination condition is recommended to assess soil samples.

Bin store location and size shown appears satisfactory.

Comments on the amendment:

No objection subject to conditions.

Urban Design and Conservation Team

No objection in principle to the proposed development subject to conditions relating to boundary treatment and the side gate being brought forward (both of which could form part of the soft and hard landscaping conditions).

Senior Sustainability Officer (Design and Construction)

No objection. The use of solar thermal panels is supported. Renewable Energy condition recommended. Code for Sustainable Homes Level 3 is also supported in relation to water conservation.

Head of Streets and Open Spaces (Landscape Team)

No objection in principle to the redevelopment of the site. The Birdmouth fence is not considered appropriate boundary treatment of the site. It is suggested that the large flat roof areas of the proposed building should be green/brown roofs to improve the energy efficiency of it and would improve the effectiveness of the photo voltaic panels. Recommend conditions requiring details of soft and hard landscaping and a maintenance plan with a 5 year replacement clause.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

No information submitted to demonstrate adequate means of sewerage or land drainage to meet the demands of the development.

Environment Agency

No objections.

Cambridgeshire County Council (Education)

No objection subject to s106 payment contributions towards:

Lifelong Learning

No contributions required for pre-school, primary or secondary education.

Disability Consultative Panel (Meetings of 27th March 2012 and 24th April 2012)

The panel note the number of apartments that falls just below the 15 units required to provide an accessible unit. No objections.

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:

- Flat 2, 173 Histon Road
- 8, 60, 74, 84, 103 Windsor Road

7.2 The representations can be summarised as follows:

- Only 1 car parking space for 14 flats is not enough

- Lack of parking will mean cars being parked along nearby side roads (Akeman Street and Windsor Road) which are already congested and would make the area unsafe.

7.3 Windsor Road Residents Association have made representations as follows:

- It is unrealistic to assume that all residents will travel only on foot, by bicycle and by public transport;
- It is likely that some at least of those living in the apartments will own and use a car;
- The nearby streets cannot accommodate any further cars from this development even though there are some stretches of streets that are unrestricted, there is already heavy competition of these;
- One car parking space for use by disabled residents and visitors is insufficient.

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

8.0 ASSESSMENT

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
2. Context of site, design and external spaces
3. Public Art
4. Renewable energy and sustainability
5. Residential amenity
6. Refuse arrangements
7. Highway safety
8. Car and cycle parking
9. Third party representations
10. Planning Obligation Strategy

Principle of Development

8.2 Applications for housing are supported by the Local Plan Policy 5/1. The application to provide 14 units would contribute towards the City's market housing stock and would therefore

comply with aims and objectives of this policy. The site is also considered to be a brown field site which has been previously developed. The re-development of this site for housing, therefore, is considered to be acceptable.

- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policies 3/1 and 5/1 of the Cambridge Local Plan 2006.

Context of site, design and external spaces

- 8.4 The site is occupied by a pair of semi-detached properties which were later knocked through to create one property. It is now vacant and has been boarded up since the use of the care home ceased in 2007. The previous occupants operated a residential care home for the elderly (C2 use). The immediate uses around the site are also residential predominantly at two-storey level. Beyond the immediate area are other uses such as a mechanic garage and shops. Beyond that towards the edge of the City, the character becomes predominantly residential. The application proposes to demolish the existing buildings and re-develop the site to provide 14 self-contained units, over three floors fronting Histon Road and around the corner into Akeman Street, which then drops down to a two storey element. Whilst the immediate residential properties do not rise up to three levels, I do not consider that the three-storey element of the building in this location would be out of keeping. The mechanic garage situated further down Histon Road is a tall and prominent building of 3-4 storeys, and I do not consider that the scale of the proposed building would compete with this in an adverse way.
- 8.5 In terms of the design, the proposed building seeks to respect the existing building line and position. The footprint of the new building is set at a 45 degree angle to the junction of Histon Road with one corner forward of the building line of Akeman Street. This layout is mirrored by the semi-detached properties opposite at Nos. 194 and 196 Histon Road, which is set 1.5m further forward of this line. The architecture within the immediate vicinity of the site, at Akeman Street, is 1930 semi-detached 2-storey houses. Langham House on Histon Road is a 1930s flat development which represents a strong horizontal design, as do the 1930s shops at 160-173 Histon Road, at the junction with Windsor Road, opposite the site. 194 and 196

Histon Road are a pair of white rendered semi-detached properties which also appear to be 1930s. In my view, I consider that the architecture of the proposal is appropriate in the locality as it takes its cue from existing buildings of a similar style, albeit from a different time period.

8.6 Turning to the issue of scale the proposed building to the third storey level is 8.4m in height and 7.1m high for the two-storey element. This element incorporates a pitch roof design rather than the flat roof approach of the main element of the building. It is intended to install solar panels on the rear slope of the roof. As the form of the building is angular, the length of the building along the Histon Road part is approximately 20m, and approximately 19m along the Akeman Street part. The footprint of the proposed building would be 57% larger than the existing building (Existing = 210m². Proposed = 330m²). I do not consider that the scale of the proposed building would constitute over-development of the site, nor do I consider that the building is over-dominant in the street scene, although it may appear more prominent. The height of the two-storey element would appear to sit comfortably adjacent to nos.2 and 4 Akeman Street, which are also two-storey. In my view there would be minimal harm to the visual amenity of Akeman Street by the stepping down in height of this element of the proposal. The second floor level (the top) is a relatively small element of the overall building which accommodates two units. It is stepped back behind a parapet wall, behind which is a terrace area serving the two units. A glazed acoustic screen rises 1.8m from the terrace ground level and 0.65m above the parapet wall. This method is considered effective in deflecting noise from traffic without compromising heavily on the overall design and appearance of the building.

8.7 Externally, the proposed development includes a communal outdoor area. This area has a southerly aspect and can expect to benefit from sunny evenings in the summer and low afternoon sun in the winter months. The amended plans delete the patio areas on the ground floor level which served Flats 1, 3, 6 and 5. Whilst in theory these would have provided a 'private' amenity space for these units, I considered that these areas would not necessarily provide the level of privacy that one would expect, because it is located in close proximity to the public domain, i.e bus stop and general traffic on Histon Road. In my view, it is unlikely that these areas would be used in the

way that it is intended and as such I have suggested that these patio areas are removed. This however, does not mean that residents cannot use this space for their own. Residents will still have access to these areas via patio doors, although the way in which the outside space have been designed, it is anticipated that residents will see the communal area to the rear as the main area in which to enjoy some privacy. Another reason for the deletion of the patio areas is because the Environmental Health Officer was concerned about the noise levels around these areas as they would be facing onto a main road and the required mitigation measures would have meant some significant alterations to the design of the boundary treatment.

- 8.8 There is an indication of soft and hard landscaping, and boundary treatment on the proposed plans, although these details can be secured by condition to ensure that we can achieve an appropriate scheme and management plan for the site.
- 8.9 The Urban Design Team are generally supportive of the design approach and the scale, and also support the amended design to incorporate the acoustic screen.
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Public Art

- 8.11 Policy 3/7 of the Local Plan requires new developments to include a scheme for Public Art. Developments of this scale are required to make a contribution towards the provision of public art, either physically on site, or via a commuted sum for provision off site. Discussions at the pre-application stage with the Public Art Officer indicated that a commuted sum would be more appropriate for this scheme. I would agree with this view, because of the characteristics of the site and the limited public views provided of the site. I therefore consider that a public art scheme on the site would be inappropriate and would not provide a public benefit. It is therefore suggested that in this case, a contribution is made via the s106 agreement (equating to 1% of the Capital Construction Costs).

8.12 In my opinion the proposal is compliant with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and 9/8 and Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Renewable energy and sustainability

8.13 The application is a 'major development'. A Sustainability Report has been submitted which provides an overview of the sustainability strategy for this development. Policy 8/16 of the Local Plan requires developments of this scale to provide at least 10% of the developments predicted energy requirements on-site, from renewable energy sources. This requirement is explained further within the Council's Sustainable Construction SPD. The report indicates that the development can achieve the 10% renewable energy target through the installation of Photovoltaics or Solar Thermal Panels which would be used to heat water. This will be used to supply 50-60% of the annual hot water requirements for the units. The panels would be mounted on the pitched roof area on the rear of the Akeman Street Wing (angled at 20 degrees facing south) where they would be out of sight from the public realm. The Sustainability Officer accepts the approach being taken and has recommended that full SAP calculations be submitted to better establish the 10% requirement. This can be secured by a condition.

8.14 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.15 In terms of the residential amenity impact on neighbouring occupiers, I consider there are three main principle sources of potential disturbance: Overlooking, Overbearing and Overshadowing. Those properties closest to the site have not objected.

8.16 In my view, it is accepted that there is already a degree of overlooking between properties, particularly along Akeman

Street where the character is more residential. The bulk of the building is three-storeys which has its main aspect towards Histon Road. The three-storey element that faces onto Akeman Street would have views over the road and towards the front gardens of nos.184 and 186 Histon Road. These properties are already overlooked to some degree from the existing building on the site and from nos.1 and 3 Akeman Street. Front gardens are not considered to be private areas, and as such where the proposal allows views over this area, it would be unreasonable to refuse the application on this basis alone. The two-storey element facing onto Akeman Street is at a scale more akin to the properties along Akeman Street. There are no windows proposed on the side elevation of the two storey element, however there is a window, serving a bathroom, at second floor level on the flank wall of the proposed development that faces no.2 Akeman Street. It is likely that this window would be obscure glazed and is also set further back (about 15m away). I do not consider, therefore, that the proposed building would result in a significant level of overlooking that would be over and above the current circumstances.

8.17 In terms of overbearing, whilst the proposed building is higher and its overall footprint is 57% larger than the existing building, I do not consider that it would result in an overbearing building that competes unnecessarily with the existing residential buildings in the locality. In my view, the building sits comfortably in the street scene without it projecting heavily or over emphasising its corner position. There are reasonable distances between residential properties that help to minimise any overbearing impacts on neighbouring properties and the orientation of the communal open space to the south of the site helps to keep this area as open as possible.

8.18 The application is accompanied by shadow diagrams (Sun Path Assessment) to illustrate the impact of the building on the amount of sunlight and daylight on neighbouring properties. The Assessment supports the view that given the siting, height, form and layout of the proposal, there would be minimal harm caused on the adjacent properties by reason of any overshadowing impact. The main proportion of the roof is flat and this will again help to minimise overshadowing and further benefit the outlook and levels of daylight/sunlight. I am confident that the Sun Path Assessment adequately

demonstrates that sunlight and daylight levels would not be significantly affected.

- 8.19 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.20 In terms of the impact of the proposed development on the amenity for future occupiers of the site, the scheme has been designed so that it provides a modern quality of life in spaces that offer a good and safe level of amenity for the occupiers. The units are of a good size. The outdoor space has been carefully considered so that residents can enjoy a good degree of privacy. The ancillary services such as bin storage and cycle parking appear adequate to meet the needs of the residents which also contribute towards a accessible lifestyle. The amended plans, in my view, also improve the relationship with the external factors that may impact on the site such as noise from traffic, however it is considered reasonable to request a noise report as a condition to ensure that the occupiers are adequately mitigated against any high levels of noise emanating from Histon Road.
- 8.21 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.22 A bin storage area is proposed along the eastern site boundary and will be accessed from within the site. The store will be covered and secured and will accommodate sufficient bins to serve all 14 units. The store will contain large communal (1100 litre) wheeled containers allocated for green waste, dry recyclables and residual waste. To further encourage recycling, kitchens will be provided with integral separate containers. On bin collection day the bins will be picked up by the refuse collection officers from Akeman Street. The refuse collectors will have to travel less than 25 metres to collect these bins (the

bin storage area is located within 10metres of the highway), and therefore the refuse vehicle will remain on the public highway and not have to enter the site. The Council's Waste Strategy Officer considers that the provision of bins and their location, as shown on the proposed plans, is adequate, although it is not clear that there are sufficient recycling bins. It is recommended that this can be secured by a condition and assessed once the units are occupied.

- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.24 A Transport Assessment accompanies the application. The proposed development would not provide any dedicated residents parking, with only a single car parking space included in the scheme for use by disabled residents or visitors. The Transport Assessment provides a detailed assessment of the opportunities that exist to travel by means alternative to the private car. In addition, I have received a letter from the former 'Fair Rose' Residential Care Home that operated on the site between 1989 – 2007, which explains the number of daily vehicle movements made by all modes to and from the property. I attach this as Appendix B. This letter concluded that the care home generated a total of approximately 94 daily movements. The total daily movements that would derive from the proposal would equate to approximately 112 trips in all (calculated as 8.5 trips per unit). The Local Highways Authority have considered the Transport Assessment and advised that as the proposal, on that basis, would generate less than 50 additional movements, no payment would be triggered (North Corridor Transport Plan).
- 8.25 The Local Highways Authority have raised no objection to the proposal in terms of highway safety and therefore In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car Parking

- 8.26 The site is situated outside the Controlled Parking Zone (CPZ). The Local Plan car parking standards for areas outside of the CPZ recommend that for a single bedroom unit, one space per unit should be provided which would equate to 15 spaces (+ 1 visitor/disabled space) in total for the proposed development. The Local Plan does not contain a policy that specifically stipulates that major developments should provide a definitive number of car parking per unit. I am not aware of any other guidance that suggest that a development of this type and in this location should have associated parking. There are no requirements to provide disabled car parking for a development of this size, even though the car parking space shown on the proposed plan is indicated as for disabled use and/or a visitor. It is therefore a matter of judgment as to whether the Local Planning Authority consider that car parking is necessary and achievable. The proposed development makes no provision for residents parking (except for one visitor/disabled space) and can, to some extent, be considered as a 'car-free development'. The Transport Assessment includes a car parking survey to assess the impact of additional car parking demand on the neighbouring streets, and its impact upon the amenity of local residents. On the basis that the greatest demand for a resident's parking space occurs during the weekend and overnight, the survey was carried out on four separate occasions: Tuesday and Thursday (between 4am and 6am) and a Saturday and Sunday (between 8am – 12pm, 3pm – 6pm and 8pm – 10pm). The car parking survey indicates that locally there is some space available on-street that could, potentially, absorb the impact of the development. These are in Akeman Street, Darwin Drive, Windsor Road and Rackham Close.
- 8.27 The lack of on-site car parking is of concern to neighbours and how this will impact on neighbouring streets that already experience high levels of car parking, or competition for parking. Residents are worried that the occupiers of the proposed flats will park their cars on adjacent streets or in other inconvenient places that could compromise highway safety and that the proposed development will put additional pressure on the existing car parking problems in and around the surrounding streets. The Local Highways Authority have acknowledged that

the survey reveals that there are adequate spaces in and around the area to accommodate any additional car parking resulting from the proposed development. In my view, I do not disagree with the LHA's view and consider that in this case, the absence of on-site car parking would not have a significant impact on the existing car parking situation on the surrounding streets. I therefore consider that the proposed development is acceptable from a car parking point of view and it would be unreasonable to refuse the application based on car parking alone. This is because I consider that the site is in a sustainable location, it is possible to walk to the City Centre from the site, it is on a frequent bus route and it is close to local amenities.

Cycle Parking

- 8.28 In terms of cycle parking, the number of cycle parking provision conforms with the cycle parking standards in the Local Plan and the Cycle Parking Guide for New Residential Developments (2010). Cycle parking is located along the eastern site boundary, adjacent to the bin store. The requirement is one cycle per bedroom up to three bedroom dwellings. This equates to a total of 15 spaces for the proposed development. Cycle parking which complies with these standards is provided by means of a secure covered enclosure, the design of which can be secured by a condition. Sheffield Cycle stands have been provided within this store and these can accommodate 16 cycles. In addition, 4 visitor cycle spaces are provided externally adjacent to the main entrance. I am of the opinion that these provisions are adequate.
- 8.29 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.30 I have covered the issues raised by neighbours in paragraph 8.26 and 8.27 of this report.

Planning Obligations

- 8.31 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.

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:

Open Space

8.32 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.33 The application proposes the erection of two studio apartments, one two-bedroom flat and 11 one-bedroom flats. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238	2	476
1 bed	1.5	238	357	11	3927
2-bed	2	238	476	1	476
3-bed	3	238	714		
4-bed	4	238	952		
Total					4403

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269	2	538
1 bed	1.5	269	403.50	11	4438.50
2-bed	2	269	538	1	538
3-bed	3	269	807		
4-bed	4	269	1076		
Total					4976.50

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242	2	484
1 bed	1.5	242	363	11	3993
2-bed	2	242	484	1	484
3-bed	3	242	726		
4-bed	4	242	968		
Total					4477

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632	1	632
3-bed	3	316	948		
4-bed	4	316	1264		
Total					632

8.34 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), 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 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.35 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256	11	13816
2-bed	1256	1	1256
3-bed	1882		
4-bed	1882		
Total			15072

8.36 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 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.37 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats,

this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75		
Flat	150	14	2100
Total			2100

8.38 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 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Waste Management

8.39 A contribution is sought from all dwellings towards up grading existing/providing new Household Recycling Centres to mitigate the impact of new development on these facilities. This development lies within the catchment site for Milton. Contributions are sought on the basis of £190 per house for four new sites giving increased capacity as permanent replacements for the existing temporary site at Milton. A total contribution of £2660 is necessary.

8.40 Subject to the completion of a S106 planning obligation to secure the requirements of the RECAP Waste Management Design Guide SPD 2012, I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policy 10/1 and the RECAP Waste Management Design Guide SPD 2012.

Education

8.41 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an annex to the Planning Obligations Strategy (2010) and is a formal part of that

document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there is insufficient capacity to meet demands for educational facilities.

- 8.42 In this case, the County Council have confirmed that only contributions towards lifelong learning will be required. Contributions are not required for pre-school education, primary education and secondary education for one-bedroom units. Contributions are therefore required on the following basis.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	13	2080
2+-beds	2		160	1	160
Total					2240

- 8.43 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 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Public Art

- 8.44 The development is required to make provision for public art and officers have recommended as set out in paragraph 8.11 above that in this case a commuted sum would be more appropriate than on-site provision.
- 8.45 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 9/8, Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Monitoring

- 8.46 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 and £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

- 8.47 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 In conclusion, the proposed development is considered respects the character of the area in a sustainable location

10.0 RECOMMENDATION

1. APPROVE subject to the satisfactory completion of the s106 agreement by 30th September 2012 and subject to the following conditions and reasons for approval:

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 take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. 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)

4. On occupation of the first residential unit, hereby permitted, the on-site storage facilities for waste for recycling shall be submitted and approved in writing by the Local Planning Authority. The approved arrangements 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 policy ENV7 and in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006))

5. 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)

6. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

7. A landscape management plan, 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)

8. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

9. Prior to the occupation of the development a noise report prepared in accordance with the provisions of PPG 24 "Planning and Noise", that considers the impact of noise on the Histon Road façade upon the proposed development shall be submitted in writing for consideration by the local planning authority.

Following the submission of the PPG 24 noise report and prior to the occupation of development, a noise insulation scheme for protecting the affected residential units from noise as a result of the proximity of the bedrooms, living rooms and outside amenity areas to high ambient noise levels on the Histon Road façade (dominated by traffic and vehicle noise), shall be submitted to and approved in writing by the local planning authority.

The scheme shall detail the acoustic noise insulation performance specification of the external building envelope of the affected residential units (having regard to the building fabric, glazing and ventilation) and achieve the internal and external noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice".

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall not be altered without prior approval.

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

10. 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)

11. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

12. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228-1:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

13. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition and construction period has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details unless the Local Planning Authority agrees to the variation of any details in advance and in writing.

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

14. Prior to the commencement of development, a scheme for the insulation of the building 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 commenced.

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

15. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the Local Planning Authority and receipt of approval of the document/documents from the Local Planning Authority. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the Local Planning Authority and receipt of approval of the document/documents from the Local Planning Authority. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: To protect the amenity of the future occupants of the site (Cambridge Local Plan 2006 policy 4/13)

16. Prior to the commencement of the use hereby permitted, the on-site storage facilities for waste including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. The approved arrangements shall thereafter be maintained unless alternative arrangements are agreed in writing by the local planning authority.

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

17. Prior to the commencement of development, with the exception of the demolition of the existing buildings on the site, details of the proposed renewable energy technology 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 details shall include their respective energy contributions, location, design and a maintenance programme. It shall also include an assessment of any air quality noise or odour impact and mitigation measures required to maintain amenity and prevent nuisance in accordance with the Council Sustainable Construction And Design Supplementary Planning Document to be submitted in writing and agreed with the Local Planning Authority prior to installation. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any of the flats 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 and to ensure that the development does not give rise to unacceptable pollution. (Cambridge Local Plan 2006 policies 4/13 and 8/16).

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer.

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway.

INFORMATIVE: To satisfy the noise insulation condition for the building envelope as required above, the Council expects the scheme to achieve the 'good' internal noise levels of British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice". Where sound insulation requirements preclude the opening of windows for rapid ventilation and summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria.

INFORMATIVE: Levels of pollutants in ambient air intake to be lower than the thresholds set out in the National Air Quality Objectives.

The Council has produced a guidance document to provide information to developers on how to deal with air quality and air pollution issues. The document, 'Developers Guide to Air Quality in Cambridge' can be downloaded from the City Council website on

<http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-and-nuisance/air-pollution/air-quality-guide-for-developers.en>.

Hard copies can also be provided upon request.

Reasons for Approval

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

East of England plan 2008: ENV6

Cambridgeshire and Peterborough Structure Plan 2003: 6/1, 9/8 and 9/9

Cambridge Local Plan (2006): 3/1 3/4 3/7 3/8 3/11 3/12/4/4/13 5/1 5/14 8/2 8/6 8/10 8/16

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.

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with 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 30th September 2012, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for public open space, community development facilities, life-long learning facilities, public art, waste facilities,

waste management and monitoring in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12, 5/5, 5/14, and 10/1 of the Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and as detailed in the Planning Obligation Strategy 2010, the Public Art Supplementary Planning Document 2010, the Open Space Standards Guidance for Interpretation and Implementation 2010 and Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document 2012.

3. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development

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.

12 Fendon Road
Cambridge
CB1 7RT

26/04/12

Dear Mrs Briggs

**THE FORMER 'FAIR ROSE' RESIDENTIAL CARE HOME 190-192 HISTON ROAD,
CAMBRIDGE**

We refer to the previous use of Nos. 190-192 Histon Road which we operated as a Residential Care Home from 1989 – 2007.

We have been informed by the applicant's agents that the previous use and operation of the site has been questioned by the County Highways Authority. In response to this, we provide the following information regarding the previous use and can confirm that:

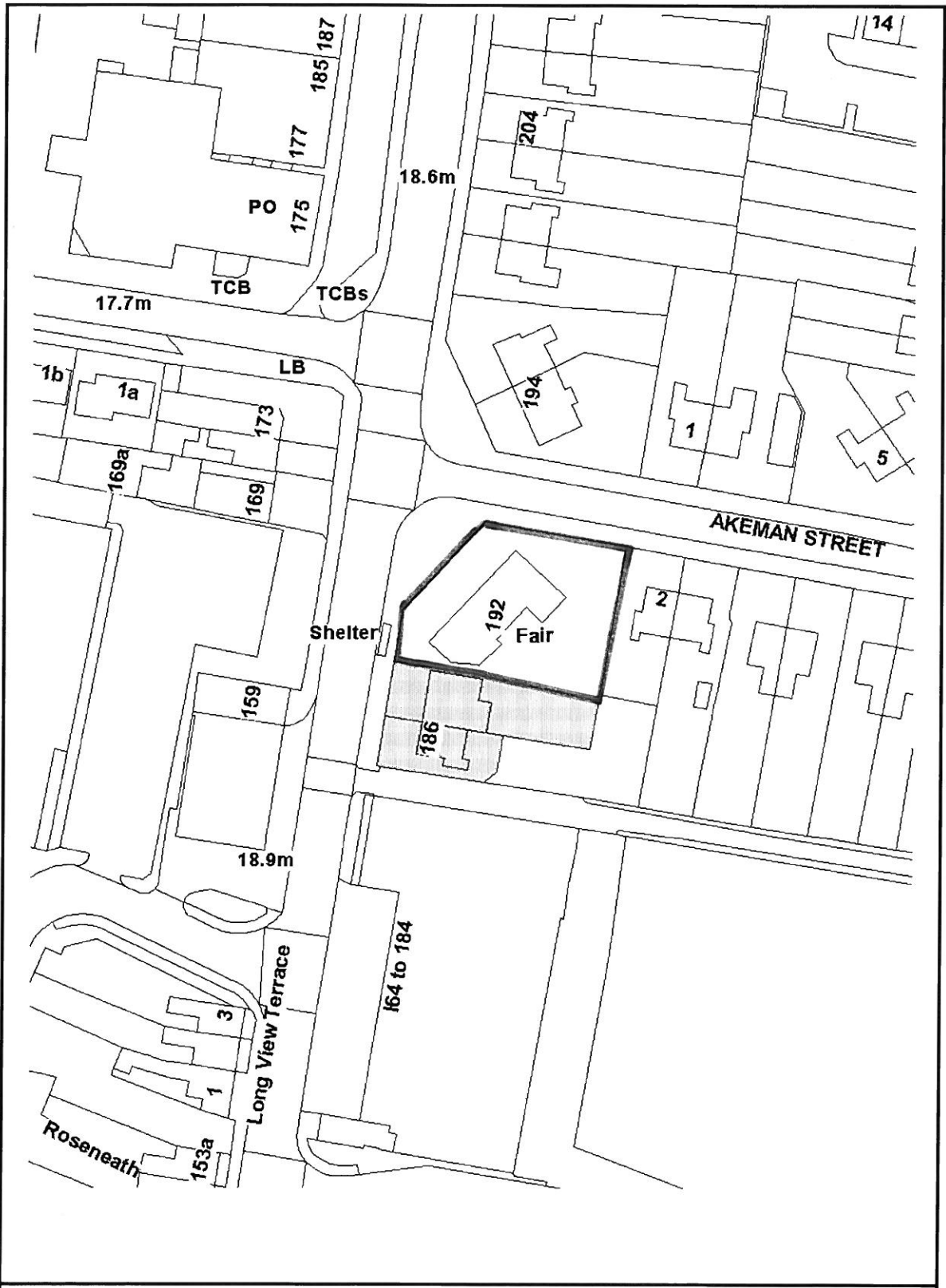
- The site was operated as a Residential Care Home and the home provided help and support to those unable to remain in their home even with the aid of a comprehensive support package. Care homes provide service from trained care staff, and give access to visiting Doctors and District Nurses;
- The Care Home had a total of 14 resident rooms;
- There were 9 staff throughout the day plus the Manager and the shift pattern was; 8am-3pm, 3-pm-9pm, 9pm-8am;
- There was also one daily cleaner, a cook, and two people on call each night;
- There were a number of daily deliveries to the site (food, laundry, post etc.)
- Some of the residents had multiple visitors every day, whilst the others had visitors twice weekly; and
- The residents also had visits from their Doctor/ District Nurse.

In the context of the above usage, we would estimate that the daily number of movements by all modes to and from the property would have been:-

- 12 staff per day (includes manager, cleaner & cook) – 24 movements
- Deliveries (food, laundry services, hygiene companies etc.) – 12 movements
- Some of the staff would come and go during the day – 8 movements
- Average of 1 visitor a day for each resident – 28 movements
- Doctor/ District Nurse visits – 6 movements
- Some of the residents taken out on a short trip– another 10 movements
- Some of the residents may leave the home – perhaps on a short walk or to visit the shop – another 6 movements
- Total Movements – 94

We trust that this clarifies any issues regarding the previous use of the Care Home that you may have had. However, should you require any additional information please do not hesitate to contact us.

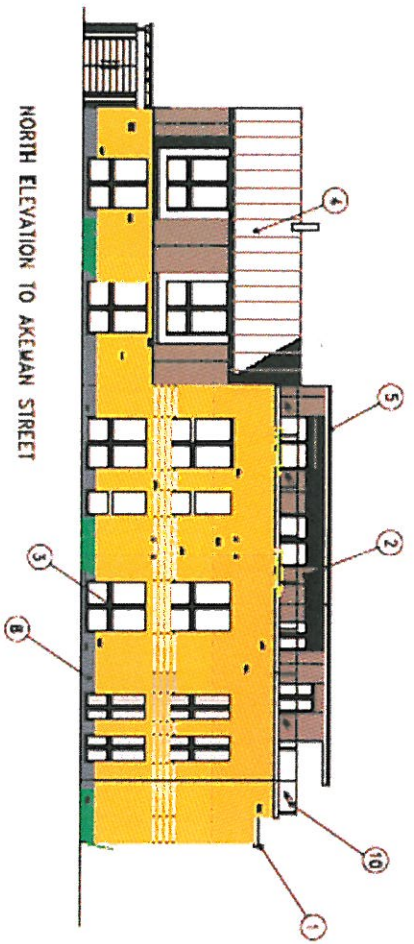
Yours sincerely,



12/0321/FUL

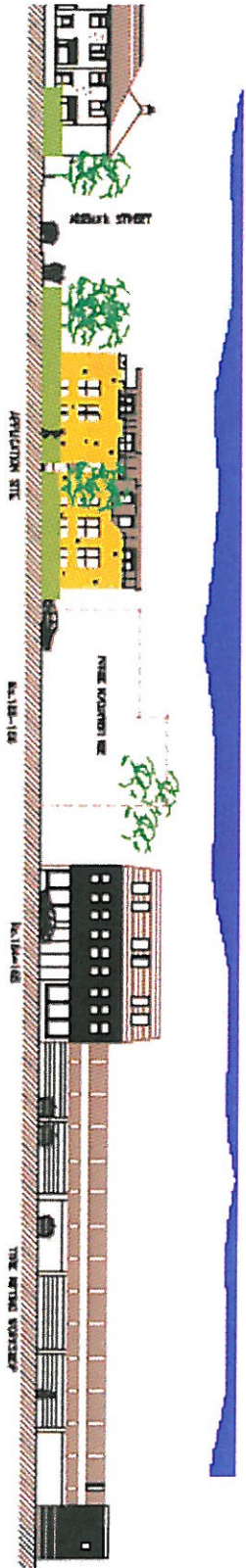
190 - 192 Histon Road Cambridge Cambridgeshire CB4 3JP





AKEMAN STREET ELEVATION - AS PROPOSED





HISTON ROAD ELEVATION 1:200