

WEST/CENTRAL AREA COMMITTEE DATE 24TH JUNE 2010

Application Number	09/1001/FUL	Agenda Item	
Date Received	5th November 2009	Officer	Miss Amy Lack
Target Date	4th February 2010		
Ward	Market		
Site	14 Regent Street Cambridge Cambridgeshire CB2 1DB		
Proposal	Conversion and extension of 14 Regent Street, Cambridge, providing a new 3rd floor, a new 4 storey rear extension, and converting part 1st floor and 2nd floor from B1 use to provide conference and student accommodation for Downing College.		
Applicant	Regent Street Cambridge Cambridgeshire CB2 1DQ		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 14 Regent Street is situated on the western side of Regent Street and comprises a 1930's red brick three-storey, flat roof, mid-terrace building owned by Downing College. Immediately adjacent to the north of the building is a three-storey, timber framed building occupied by 'The Fountain' public house and Mandela House occupied by offices of Cambridge City Council. To the south, 16-18 Regent Street, is a three and a half storey office block. Between this and the boundary of 14 Regent Street there is an access road which serves a car parking area to the rear of no.14. An external metal staircase on the southern elevation of no.14 alights into this car parking area to provide emergency access from the first and second floor offices. To the west (rear) is a car parking area which serves Downing College.
- 1.2 The ground floor of the building is sub-divided into two independent units, occupied by Chinese restaurant 'Charlie Chan's' (to the north) and off-licence 'Oddbins' (to the south), both units occupying their respective basement area. Charlie Chan's occupies some of the first floor accommodation but the

remainder of this level and all of the second floor is currently vacant and last in use as office space (Use Class B1).

- 1.3 To the east, on the opposite side of Regent Street, is the University Arms Hotel and a shared pedestrian and cycle crossing providing access over to Parker's Piece.
- 1.4 The site falls within the City of Cambridge Conservation Area No.1 (Central). The building is not listed and there are no Tree Preservation Orders within the boundaries of the site. The site falls within the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought for change of use of the existing B1 office use on the first and second floor to provide conference and student accommodation for Downing College and for extensions to the building. These include a four storey rear extension to the west of the building (referred to in the application as the 'west tower'), an additional level over part of the existing flat roof to create a new fourth storey and a single storey boiler house to the rear. This increase in the footprint of the building and additional floor space will be used to accommodate a total of 22 ensuite study/bedrooms. Five are proposed to the first floor, ten to the second floor and seven to the third floor.
- 2.2 These will be used to accommodate students of the Downing College within term time with a view to provide ensuite accommodation for conference candidates when not occupied by students.
- 2.3 When originally submitted the application proposed 23 study rooms. The floor space which was subject to the proposed change of use and the additional floor space created by extending the building, equated to more than 1000sqm. This application was therefore classified a major application and due to go to Planning Committee in February 2010 with a recommendation for approval. However, issues of noise and disturbance from neighbouring commercial developments for the prospective occupiers and the consideration of the various solutions to mitigate against these outside disturbances remained unresolved. Lengthy discussions between the agent,

the applicant's acoustic engineer, the City Council's Environmental Health Officer and Lawyer have negotiated mitigation measures on site which has meant the loss of one of the proposed student rooms. This decrease in floorspace means the application is now considered a minor application and is before Area Committee for determination.

2.4 This revised application has been amended as follows:

- The total number of rooms has been reduced by 1 from 23 to 22;
- The floorspace is reduced to 990 metres²;
- By omitting a room at second floor level an external courtyard has been created providing a light well, all windows on this north facing elevation have been removed;
- The reconfiguration of the rooms on the third floor above reflect the layout around the courtyard below, also with no windows on this north elevation;
- An extract flue from the Restaurant below will run internally up the rear of the building and terminate at the new roof level;
- Reduction in height of the two storey space over the second floor dining room to a single storey height with glazed roof lantern above;
- Blocking up of all opening on northern elevation, removal of redundant cills at first floor level adjacent with restaurant use and removal of all redundant plant;
- Increase in thickness of north elevation boundary wall at second and third floor level to improve sound insulation; and
- Additional windows to second and third floor facing the courtyard area and omission of rooflights to third floor corridor.

2.5 The issues of noise and disturbance will be discussed below under the heading residential amenity within the main body of the report.

2.6 The application is accompanied by the following supporting information:

1. Design Statement
2. Mechanical and Electrical Services Infrastructure Appraisal
3. Noise Assessment

3.0 SITE HISTORY

Reference	Description	Outcome
C/63/0566 A &b	Alterations and additions to existing building to provide new restaurant.	A/C
C/63/0040	Shopping and ancillary storage with dry cleaning plant.	A/C
C/64/0149	Alterations and additions to form new restaurant.	REF
C/73/1160	Change of use of 1st and 2nd floors to offices	Appeal allowed
C/88/0170	Change of use from office to professional office (class a2) (part first floor only).	A/C
C/91/1002	Erection of external spiral staircase.	A/C

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

5.2 **PPS1 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 **PPG15 Planning and the Historic Environment (1994):** This guidance provides advice on the identification and protection of historic buildings, conservation areas and other elements of the historic environment.

5.4 **PPS22 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.

5.5 **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.

5.6 **East of England Plan 2008**

SS1 Achieving sustainable development

T1 Regional transport strategy objectives and outcomes

T2 Changing travel behaviour

T9 Walking, cycling and other non-motorised transport

T14 Parking

ENG6 CO₂ emissions and energy performance

ENV6 The historic environment

ENV7 Quality in the built environment

WM8 Waste management in development

5.7 **Cambridge Local Plan 2006**

3/1 Sustainable development

3/4 Responding to context

3/7 Creating successful places

3/11 The design of external spaces

3/14 Extending buildings

4/11 Conservation Areas

4/13 Pollution and amenity

4/15 Lighting

8/2 Transport impact

8/6 Cycle parking

8/10 Off-street car parking

8/16 Renewable energy in major new developments

10/1 Infrastructure improvements

5.8 Supplementary Planning Documents

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.

5.9 Material Considerations

Cambridge City Council (2006) - Open Space and Recreation Strategy: Gives guidance on the provision of open space and recreation facilities through development.

Cambridge Historic Core – Conservation Area Appraisal (2005): Provides an appraisal of the Historic Core of Cambridge.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

13th November 2009

- 6.1 No assessment has been made of the transport implications for the site. The increase in residential use and use for conferences raises the possibility of SCAPT payments being required, further information on this is required for the highway authority to comment on this.

- 6.2 Should permission be granted none of the prospective occupiers will qualify for residents parking permits which should be drawn to the applicant's attention. Standard informatives with regard to works which impinge upon the public highway should be attached.

9th June 2010

- 6.3 Based on the submitted SCATP no payments are triggered by the proposal.

Head of Environmental Services

- 6.4 Road traffic noise along Regent Street is within Noise Exposure Category (NEC) C where planning permission would normally be recommended for refusal. Therefore habitable rooms must be protected against noise. The applicant's recent noise report is considered acceptable to determine the noise level at this site and it is. Appropriate conditions will adequately protect the prospective occupiers against the noise and disturbance.
- 6.5 Mandela House has a large number of air handling units, and there is an extraction system which serves the restaurant at ground floor beneath the proposed development. Both plant create noise and the restaurant extraction system odours which must be mitigated against. The amendments to the application since it was originally submitted and the imposition of conditions will satisfactorily address these nuisances.
- 6.6 The neighbouring pub (site owned by the City Council) is due to its historic nature poorly acoustically insulated to the front and occasionally neighbouring properties have complained about noise. Prospective occupiers will have the right to complain and nuisance action could see to the closure or significant alteration to the operation of the pub. As such mitigation measures against noise should be undertaken.
- 6.7 The amended design with the light well in the north façade allows natural light into the central corridor and bedrooms, which will improve the living environment and provide some protection from nuisance noise. However, to ensure the protection of the amenity of these residents and prevent noise nuisance complaints this noise needs to be fully assessed and if necessary mitigated a condition is required

- 6.8 Given recent problems with flooding of the basement to this building it should not be assumed that the current foul drainage system is adequate. Historic records suggest that this site has been used for motor engineering and as a laundry, the contaminated land condition should therefore be attached. Similarly details of refuse storage must be secured by condition and it is advised the applicant be advised to contact Housing Standards and that the building should be vermin free before construction works start in light of problems with a cockroach infestation in the same building.

Historic Environment Manager

- 6.8 There are no major conservation issues with this application. Pre-application discussions were held and there is considered to be relatively few conservation issues. The proposal will have little impact upon the surrounding conservation area. The rear is of little conservation interest but the proposal is likely to improve this. More detail should be given concerning the windows but this could be conditioned.

Design and Conservation Panel (Meeting of 23rd December 2009)

- 6.9 The relevant section of the minutes of this panel meeting are attached to this report as Appendix 1.
- 6.10 The Panel was critical of the form, aesthetics, detailing and materials of the proposal. It was felt the cluttered and unresolved design of the entrance area should be addressed and the overall scheme improved.

Verdict: Amber (9) Red (2)

English Heritage

- 6.11 This site is in a sensitive location close to the Grade I listed Downing College, fronts onto Regent Street and is visible in long views from Parker's Piece. It is considered that the additional floor will not impact upon views from the central court at Downing College, nor views from Regent Street. It will be visible in longer views from Parker's Piece but will not be harmful to these. Therefore English Heritage raises no

objection in principle but has comments about the following more detailed aspects of the application:

- The side and rear elevations will be improved but the architectural treatment of the rear extension appears heavy, an alternative treatment, maybe following the precedent set on the new upper floor may have worked better:
- The boiler house in a prominent position must not erode the quality of the space over time, so no new plant should be permitted outside of the envelope of the new boiler room (including on the flat roof). No flue has been included on the plans from this boiler house and a flue should not be allowed to rise externally from this house in the future; and
- The landscaping alongside the new entrance is fussy and poorly considered. The tree is token and dwarfed by the surrounding buildings and might be better omitted. The lamppost is out of keeping and would be better changed to something contemporary. The cycle shelter has an awkward relationship to the new extension and a bespoke design would integrate better.

6.12 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 Cambridge Past, Present and Future of the following address have objected to the proposal:

- Wandlebury Ring, Gog Magog Hills, Cambridge CB22 3AE

7.2 The representation can be summarised as follows:

- The design of the extension must be improved so the building better harmonises with its environs;
- With reference to policies 3/4 and 3/14 the quality of the design is inadequate because the building has a predominantly blank brick face towards the Downing college campus and directly abutting Richmond House, the southern elevation therefore needs improvement and the southwest tower that is more in harmony with the stone buildings of the college (clad in a paler material).

7.3 The above representation is a summary of the comments that have been received. Full details of the representation 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, external spaces and impact upon the Conservation Area
3. Renewable energy and sustainability
4. Disabled access
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 The principle of change of use of this building must be considered against the provisions of policies 7/7 and 7/10 of the Cambridge Local Plan (2006).

8.3 Policy 7/7 relates to the development of additional student residential accommodation within existing college sites (which are taken to mean sites already accommodating 20 or more students or sites that have planning permission for such). The policy supports such development, subject to (a) amenity considerations; (b) their proximity to the institutions they serve; (c) supervision, if necessary, as appropriate to their size, location and the nature of the occupants; and (d) they do not result in a loss of family accommodation. I consider this site being immediately adjacent to the main campus of Downing College appropriately situated and would not result in the loss of any family residential accommodation. The principle of development, in my view, is therefore acceptable.

8.4 Policy 7/10 permits the development of student hostels only if they are restricted to use by students of the city's two

universities. However, the policy applies specifically to purpose-built student accommodation. The building on this site is not purpose-built and policy 7/10 cannot be applied to this development. Furthermore, the use of this site for student accommodation which is very well located to Downing College for which it is to serve, is likely to reduce the demand made by students from the college elsewhere in the housing stock.

- 8.5 In addition to the above considerations, it is my view that permitting a viable use for the building, is likely to contribute towards the preservation of the character and appearance of the surrounding conservation area by improving the rear elevations of this building, fostering the maintenance of the building's fabric and the upkeep of the site.
- 8.6 In my opinion, the principle of the development is acceptable and in accordance with policies 4/11, 7/7 and 7/10 of the Cambridge Local Plan (2006), and government guidance in PPG15.

Context of site, design, external spaces and impact upon the Conservation Area

- 8.7 The site is situated within the City's Conservation Area No.1 (Central), fronts Regent Street, is visible in longer views from across Parker's Piece though the gap between the University Arms Hotel and No.19 Regent Street (currently occupied by restaurant 'Pizza Hut'), and is in close proximity to the Grade I Listed Downing College.
- 8.8 No alterations to the front, east facing elevation (onto Regent Street) are proposed. The proposed roof extension is set back from the face of the building by approximately 7 metres and since originally submitted the roof to the 'eastern tower' has been made a roof lantern which has given it a lighter-weight appearance and a reduction in its height by 1 metre. As such the development at roof level will not be read from Regent Street and will be subservient to the existing roof level. This additional level would not in my view be disproportionately high in relation to other surrounding buildings in the locality. The Historic Areas Adviser who commented on behalf of English Heritage is also satisfied that the additional floor will not impact in views from the central court at Downing College or from street level when standing in Regent Street. It is likely that it will

be visible in the longer views available across Parker's Piece but the view of English Heritage is that the additional storey will not be harmful to this view and this is demonstrated sufficiently well by the photomontages submitted by the applicant (drawing number 1600-20). As such, the main impact of the building on the character and appearance of the Conservation Area will not be affected to any great degree.

- 8.9 The existing rear elevation is of relatively little conservation interest in terms of its design and style, and is noticeably the rear of a building, though in an accessible and visible location. As such, the City Council's Conservation Officer considers the proposal will bring this elevation of the building into a better state of repair and add some design/architectural interest. This view is also shared by the Historic Areas Adviser considering these elevations of no particular interest or significance and as such the proposal represents an enhancement and improvement of these elevations, helped by the removal of an existing external spiral staircase to the southern elevation.
- 8.10 Despite the representation in objection to the proposal which was received from Cambridge Past Present and Future, believing the extension would be better clad in a paler material and similar views voiced by the Design and Conservation Panel, I am of a mind to agree with the view of the Conservation Officer who believes that there are good linkages between the proposed extension and the existing building through the proposed decorative red brickwork, lintels and sills, as well as the symmetry of the design. The entrance is easily visible through the design and the corner windows allow the extension to flow through from the existing building.
- 8.11 However, I do agree with the views raised by the Design and Conservation Panel with regard to the new ground floor entrance area which will be created to the rear (west) elevation. Panel members considered the landscaping 'heavy handed', believing this area requires a more delicate consideration, particularly the furniture and choice of tree, the proposed cycle store is ill-considered and the proposed boiler house does not provide any information of a flue. These concerns are also echoed by the response received from English Heritage. The Historic Areas Advisor considers the landscaping over fussy and poorly thought-out, the tree 'token' and dwarfed by the surrounding buildings, the lamppost out of keeping and better

changed to something contemporary. He goes on to also pick up on the cycle shelter, considering this to have an awkward relationship with the new extension, and a cycle shelter of bespoke design would help a more integrated design approach.

- 8.12 Notwithstanding the above concerns I believe these are not 'in principle' issues, but only minor details that can be satisfactorily addressed by condition and. The landscaping can be satisfactorily controlled by the standard hard and soft landscaping condition (condition 9). I shall address the concern with the style of cycle store proposed below under the heading 'Car and Cycle Parking'. I suggest the conditions as recommended by the Conservation Officer are imposed in order to control the brickwork details (condition 2); roofing materials (condition 3); details of rooflights (conditions 4); details of lintels and sills (condition 5); and details of any new joinery (condition 6) to protect the visual amenity of the surrounding conservation area. Subject to these I consider the proposal compliant with East of England Plan (2008) policies ENV6 and ENV7, and Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14 and 4/11.

Renewable energy and sustainability

- 8.13 The application no longer relates to a 'major development'. The floor area subject of the proposed change of use and additional floor space created by the extension of the building equates to a development site falling below the 1,000 square metres threshold, therefore there is no longer a requirement to provide at least 10 percent of the development's total predicted energy requirements on-site from renewable energy sources. However, the applicant has committed the design to incorporate Solar Thermal technology for the generation of hot water in order to meet this previous requirement. An energy statement has been submitted (attached as Appendix A to the accompanying Design and Access Statement). The design of the building is considered to readily lend itself to the harnessing of Solar Thermal energy, with the flat roof allowing the solar collectors to be placed in a southerly direction to maximise their energy gain.
- 8.14 It was initially projected that 20 collectors will be required in order to meet the minimum target of 10 percent on-site renewable energy generation. These are positioned away from

the roof edge so that the overall height at 0.83metres will not be visible from the street.

- 8.15 Whilst it cannot be considered reasonable to impose a condition to secure the renewal technologies proposed as part of this minor development, it is still encouraged and I am satisfied that the issue of sustainability and renewable energy has been suitably addressed and the proposal is in accordance with East of England Plan (2008) policy ENG6, Cambridge Local Plan (2006) policy 8/16 and 'Cambridge Sustainable Development Guidelines' (2003).

Disabled access

- 8.16 The proposal will provide level flush threshold access into the entrance lobby. A lift from this area accesses all floors of the building and the lobby and all circulation areas allow for adequate wheelchair movement. The proposal does not make any provision for a room specifically designed for disabled use and it is argued in the accompanying Design and Access Statement that the college have a policy to provide a minimum number of rooms for ambient disabled or wheelchair users which is monitored according to demand. Whilst it is regrettable that a purpose built room for disabled use is not incorporated into this proposal, the extended building and its change of use will be required to meet Part M of the current building regulations and as such the proposal is considered compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

- 8.17 Uses adjacent to the application site are almost wholly commercial and predominantly in office use. As such, I consider the main issue with regard to residential amenity is that for the future occupiers of the site.
- 8.18 The applicant accepts the constraints of the site with regards to noise and that it will be necessary to carry out a full noise survey in accordance with PPG 24 and that this be conditioned (condition 13). The City Council's Environmental Health Officer who considered the proposal believes Regent Street to be in noise Exposure Category (NEC) C, a category of exposure where it is advised that additional residential accommodation

would normally be refused. As such it is extremely important that the habitable rooms proposed are adequately protected against this noise. In addition to the nuisance of noise from traffic movement along Regent Street is the consideration of noise from the air handling units/extraction systems which serve Mandela House, the Chinese restaurant at ground floor and noise from patrons and entertainment at the Fountain Inn; the public house which adjoins the proposal site to the north, 12 Regent Street. Due this building's historical nature the front of the premises is particularly poorly acoustically insulated and Environmental Health has reported that at times neighbouring premises have complained about noise.

8.19 The Environmental Health Officer has suggested that in order to best mitigate against these external nuisances improvements could be made to adjacent buildings or their associated plant by addressing the nuisance at its source. However, pursuing this approach opens up problematic issues of ownership and access to land to undertake works outside of the development site. As such, mitigation against the noise and disturbance by implementation of appropriate noise insulation and attenuation measures to the building on the application site is more easily managed and undertaken and can be controlled by the imposition of conditions (conditions 13,14,15 and16). The revised proposal introduces a 0.6 metre wall width between the rear courtyard to adjacent 12 Regent Street and the residential proposed at 14 Regent Street which will provide a very high sound insulation capacity. In addition to this the reduction in proposed rooms, which has allowed for the creation of an external courtyard will have a significantly positive impact upon sound pressure levels upon the openings to the residential units.

8.20 External lighting is proposed within the hard landscaped area on the approach to the new entrance at the rear of the building (west elevation). Appropriate lighting of this area which meets the requirements of part (h) of Policy 3/7 of the Local Plan will improve surveillance of the area and will serve to reduce the threat, or perceived threat of crime. However, to ensure that this lighting does not adversely impact upon the residential amenity of accommodation on the upper floors I suggest the imposition of a condition requiring the approval of a lighting scheme (Condition 11)

- 8.21 Further to the advice of the Environmental Health Officer I think it is also important to advise the applicant that the legal situation regarding licensing of the Universities' Houses in Multiple Occupation (HMO) has recently changed and as such this development may therefore require licensing by the Council as a HMO, so the applicant should consult with the Housing Standards Team for further clarification. Also, by way of an informative the applicant should be advised to fully consider the adequacy of foul drainage system given that the basement of the off-licence has been flooded with sewage due to the drain serving it and the Chinese restaurant blocking.
- 8.22 The Environmental Officer is satisfied that suitably low internal noise levels can be achieved by this proposal without the need to undertake attenuation works off site. The design is considered to successfully respond to the constraints of the site presented by the surrounding commercial uses and movements along Regent Street. As such, I am of the opinion that the proposal is capable of providing a high-quality living environment and an appropriate standard of residential amenity for future occupiers but this is only subject to the imposition of conditions to mitigate against nuisances outside of the application site as suggested above and attachment of informatives. Subject to these I consider the proposal compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/7, 3/14 and 4/13.

Refuse Arrangements

- 8.23 No details are illustrated on the submitted plans to locate the necessary on site refuse and recycling storage to serve the student accommodation, and how this will work with the existing commercial uses operating from the same building. The Design and Access Statement states that because the development is part of the college domus, daily cleaning and collection of waste by college staff will take place which means the waste regime for the building will be brought into the College system for collection and recycling, as with other domus accommodation, which complies with the City Council's waste strategy. However, no details as to how this strategy works or how it is in accordance with the City Council's waste strategy is provided. I consider it important that the proposed residential use and provisions for this, such as refuse/recycling storage does not impact upon the residential amenity of the prospective

occupiers, and that the refuse/recycling arrangements for the existing commercial units will continue to be satisfactorily accommodated on site and that these will not negatively impact upon the residential amenity of the student accommodation.

- 8.24 Whilst I am satisfied that refuse and recycling provision for the existing commercial units and the proposed use of residential accommodation can be successfully accommodated on site without adversely impacting upon residential amenity or the character of the surrounding Conservation Area I suggest the imposition of a condition requiring the submission of full details of the refuse arrangements for all uses on site and for these to be agreed in writing (condition 7). Subject to this I consider the proposal compliant with East of England Plan (2008) policy WM6 and Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.25 The highway authority has not raised objections, and I do not consider that the application has any implications for highway safety. In my opinion the proposal is compliant with East of England Plan (2008) policy T1 and Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.26 No on-site car parking is proposed. Given the central city location of the site, its affiliation with the college (proctorial control), the ample cycle parking proposed and the City Councils Car Parking Standards, which are maximum standards, to discourage car ownership and use, I am satisfied that the proposal be a car free development.
- 8.27 On site cycle parking is proposed to the rear of the building, adjacent to the new ground floor entrance. This makes provision for the secure parking of 24 cycles which is in excess of the minimum requirement as set out in the City Council's Cycle Parking Standards of 17 spaces (1 space/2 bedrooms and 1 visitor space/5 bedrooms).
- 8.28 Concern has been raised with the design of the cycle store proposed and how this fails to successfully integrate with the design approach of the scheme as a whole. The Design and Conservation Panel comment; 'the off-the-peg bike stores looks

as is it has just been dumped' a concern reaffirmed by the response received from English Heritage considering this to have an awkward relationship with the new extension, and a cycle shelter of bespoke design would help a more integrated design approach. As such, I consider it appropriate to attach a condition (condition 8) not only to ensure provision is in accordance with the minimum provision required by the City Council's Cycle Parking Standards as proposed but also to agree a design of cycle store which is sympathetic to the character of the surrounding conservation area and responds successfully to the design approach of the scheme in order to comply with Cambridge Local Plan 2006 policies 3/4 and 4/11.

- 8.29 Subject to the imposition of a condition (condition 8) to control the details of the onsite cycle parking for the reasons given above, in my opinion the proposal is compliant with East of England Plan (2008) policy T9 and Cambridge Local Plan (2006) policy 8/6.

Third Party Representations

- 8.30 As requested by Cambridge Past, Present and Future, the proposal was presented to the Design and Conservation Panel on 23rd December 2009 and then further to this English Heritage have been consulted as requested by a panel member. I consider this full consideration from a design prospective within the context of a Conservation Area more than satisfactory and that the issues which have been raised with regard to design and materials have been satisfactorily addressed and considered in the main body of the report above.

Planning Obligation Strategy

- 8.31 The Planning Obligation Strategy (2004) provides a framework for expenditure of financial contributions collected through planning obligations. The proposed development does not trigger the requirement for any community infrastructure contributions. This is because: The development, which proposes non-family student housing is not required to make contributions for formal open space for the accommodation is directly linked to Downing College and adequate provision of formal open space is made by this institution. Similarly provision is not sought for informal open space because the development is part of the Downing College campus and can

demonstrate that adequate appropriate open space is provided by the college to the City Council's standards. No contributions are required for this form of accommodation towards Children's play areas for this is not considered family housing.

- 8.32 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 South Corridor Area Transport Plan. A Transport Assessment from which an assessment of additional trips and contributions can be made has been submitted and this has been considered by the Highway Authority. They confirm that the trip generation of the proposal would be lower than the existing and below the 50 trip threshold. As such no contributions towards catering for additional trips generated by the proposed development are required. In turn no contribution for the public realm are sought either.

RECOMMENDATION

APPROVE 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. All brickwork is to match exactly, the historic work nearby in terms of bond, mortar mix design, joint thickness, pointing technique, brick dimension, colour and texture, unless agreed otherwise with the express written consent of the local planning authority. Thereafter the development must be in accordance with these agreed details.

Reason: To ensure that the details of the development are acceptable as to protect the visual amenity of the surrounding Conservation Area. (East of England Plan 2008 policy ENV6 and Cambridge Local Plan 2006 policy 4/11).

3. The roofing materials shall match the existing nearby historic work in every respect unless agreed otherwise with the express written consent of the local planning authority. Thereafter the development must be in accordance with these agreed details.

Reason: To ensure that the details of the development are acceptable as to protect the visual amenity of the surrounding Conservation Area. (East of England Plan 2008 policy ENV6 and Cambridge Local Plan 2006 policy 4/11).

4. No development shall commence until such time as full details of proprietary rooflights have been submitted to, and approved in writing, by the local planning authority. Thereafter the development must be in accordance with the approved details.

Reason: To ensure that the details of the development are acceptable as to protect the visual amenity of the surrounding Conservation Area. (East of England Plan 2008 policy ENV6 and Cambridge Local Plan 2006 policy 4/11).

5. No development shall commence until such time as full details of all lintels and sills to new/altered openings (for doors or windows, etc.) have been submitted to and approved in writing by the local planning authority. Thereafter the development must be in accordance with the approved details.

Reason: To ensure that the details of the development are acceptable as to protect the visual amenity of the surrounding Conservation Area. (East of England Plan 2008 policy ENV6 and Cambridge Local Plan 2006 policy 4/11).

6. All new joinery (window frames, etc.) shall be recessed at least 50 / 75mm back from the face of the wall / façade, unless agreed otherwise with the express written consent of the local planning authority. Thereafter the development must be in accordance with the approved details.

Reason: To ensure that the details of the development are acceptable as to protect the visual amenity of the surrounding Conservation Area. (East of England Plan 2008 policy ENV6 and Cambridge Local Plan 2006 policy 4/11).

7. 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. (Cambridge Local Plan 2006 policies 3/7 and 3/12)

8. Notwithstanding the details shown on the approved plans, 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)

9. 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)

10. Before the development/use hereby permitted is commenced, 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 the use hereby permitted is commenced.

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

11. No development shall commence until a lighting scheme has 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 that the proposal avoids the threat or perceived threat of crime and in the interests of residential and visual amenity, to protect the surrounding area. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/7, 3/15 and 4/15)

12. 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)

13. No development shall commence until such time as a noise report prepared in accordance with the provisions of PPG 24 'Planning and Noise', that considers the impact of noise on the Regent Street facades upon the proposed development has been submitted to, and approved in writing by the local planning authority.

Following the submission of a PPG 24 noise report and prior to the commencement of refurbishment/ development works, a noise insulation scheme having regard to acoustic ventilation, comply with the requirements of Approved Document F, detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise as a result of the proximity of the bedrooms/living rooms to the high ambient noise levels from the Regent Street facades (dominated by traffic and vehicle noise), shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 'Sound Insulation and noise reduction for buildings-Code of Practice' and these levels shall be achieved with ventilation meeting both the background and purge / summer cooling requirements of Approved Document F. 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 the prior written approval of the local planning authority.

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

14. Before the development/use hereby permitted is commenced, 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 commenced.

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

15. No development/Use shall commence until such time as a scheme for the insulation of the building(s) in order to minimise the level of noise emanating from the neighbouring entrainment venue(s) shall be submitted to and approved in writing by the local planning authority. Thereafter the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 'Sound Insulation and noise reduction for buildings-Code of Practice' and these levels shall be achieved with ventilation meeting both the background and purge / summer cooling requirements of Approved Document F. 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 written prior approval from the local planning authority.

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

16. No development/Use shall commence until such time as a scheme for the insulation of the building(s) in order to minimise the level of noise emanating from the plant on the neighbouring building(s) has been submitted to and approved in writing by the local planning authority. Thereafter the scheme, as approved, shall be fully implemented before the use hereby permitted is commenced.

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

17. No development shall commence until such time as a contaminated land assessment and associated remedial strategy, together with a timetable of works, has been submitted to, and approved in writing by the local planning authority.

(a) The contaminated land assessment shall include a desk study to be submitted to the local planning authority, in writing, 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, in writing, 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 in writing. 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.

(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 in writing.

(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 in writing. 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 safeguard the residential amenity of prospective and neighbouring occupiers (Cambridge Local Plan 2006 policies 3/4 and 4/13)

18. The development hereby permitted shall be used only for the provision of residential accommodation for students of Downing College attending full time courses of education at the University of Cambridge or by delegates attending conferences organised by Downing College.

Reason: To secure the occupation of the accommodation in the interests of ensuring that future occupants have access to formal and informal open space and to meet the need for student accommodation within the City of Cambridge. (Cambridge Local Plan 2006 policies 3/8 and 7/7).

INFORMATIVE: The applicant is advised that should an application be submitted in the future proposing a flue/extract system rising externally from the boiler house hereby approved the local planning authority is unlikely to consider this acceptable.

INFORMATIVE: When submitting details for the discharge of condition 4 (regarding proprietary rooflights) the applicant is advised that types which stand proud of the plane of the roof (such as 'velux' rooflights) are unlikely to be approved, 'conservation' types may be considered appropriate.

INFORMATIVE: The development may be a licensable House in Multiple Occupation (HMO). In order to avoid additional cost and ensure legal compliance the applicant/agent is advised to contact housing standards at Mandela House, 4 Regent Street, Cambridge CB2 1BY, telephone (01223) 457890 to discuss this further before commencing works.

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: 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: The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: Policies SS1, T1, T9, ENG6, ENV6, ENV7 and WM8

Cambridge Local Plan (2006): Policies 3/4, 3/7, 3/11, 3/14, 4/11, 4/13, 4/15, 8/6 and 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.

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 by contacting John Summers (Ext.7103) in the Planning Department.