

Application Number	13/0804/FUL	Agenda Item	
Date Received	10th June 2013	Officer	Mr Amit Patel
Target Date	5th August 2013		
Ward	Coleridge		
Site	89A Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS		
Proposal	Construction of a 2-storey Passivhaus apartment block comprising two 2-bed apartments with secure entrance lobby, separate 2-car garage with space for bins and bikes and associated external works.		
Applicant	Mr & Mrs John & Janice Grieve 75A Histon Road Cambridge CB4 3JD		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>Provides additional housing</p> <p>The design is in keeping with the general character of the area</p> <p>The design of the house is sustainable</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 89A Cherry Hinton Road is located on the northern side of the road set back from the street and accessed by a driveway which runs between 89 and 91 Cherry Hinton Road. This also serves an electricity sub-station adjacent to the east of the site. To the north, south and west the site is surrounded by residential development which backs onto the proposal site with long rear gardens, varying in length between approximately 20-30 metres.

- 1.2 The site accommodates a single storey building of approximately 5.6 metres at its maximum ridge height, constructed in the 1970s and is currently occupied by a Veterinary Practice with two associated car parking areas, one to the east and one to the south, making provision for the parking of a total of 20 cars. The rest of the site to the north and west of the building is covered by open grass.
- 1.3 The site does not fall within a City of Cambridge Conservation Area. There is not a tree preservation order on the site. The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal as submitted is for a single building containing two flats to the grassed area, located to the west of the veterinary clinic. The flats will have an associated garage accommodating car and cycle parking with access off Cherry Hinton Road.
- 2.2 There has already been an approval on the site for Erection of 14 apartments (following the demolition of the existing building) together with associated infrastructure under planning reference 10/0087/FUL.
- 2.3 The application is accompanied by the following supporting information:
1. Design Statement
 2. Tree Report
 3. Plans
- 2.4 Amended plans have been received which show the following revisions:
- The amended plans show the roof design to be a dual pitched form.
 - The height of the ridge will be 1.55m lower than in the original application and will be 0.85m lower than the approved 14 apartment building.

Neighbours and consultees have been re-consulted on the amended plans and will report any additional comments either verbally or on the amended sheet.

3.0 SITE HISTORY

Reference	Description	Outcome
10/0087/FUL	Erection of 14 apartments (following the demolition of the existing building) together with associated infrastructure.	A/C
08/1501/FUL	Erection of 14no apartments (following the demolition of the existing building) together with associated infrastructure.	Appeal dismissed

3.1 The decision of the Planning Inspector in the appeal on the previous application 08/1501/FUL is attached to this report as Appendix 1.

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	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
Cambridgeshire and Peterborough Structure Plan 2003	P6/1 P9/8 P9/9
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/11 3/12 4/4 4/13 5/1 5/5 5/14

	8/1 8/6 8/10 10/1
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5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide Planning Obligation Strategy
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> Cycle Parking Guide for New Residential Developments

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 The depth of the garage should be 6m position of the bins may conflict with a parked vehicle. The reduction of car parking to

the veterinary clinic adjoining this site may result in on street demand for car parking.

The amended plans now propose a bin area outside of the garage and internal garage dimensions conform to the 6m length required and has addressed this element.

The applicants have clarified that application site is not used as car parking for the veterinary clinic and therefore the proposal will not have an impact upon on street car parking.

Head of Environmental Services

The proposal is close to residential and other properties. The noise and disturbance created from construction activity has the potential to impact upon the amenity of these occupiers and therefore it is recommended that conditions relating to construction hours, deliveries and collection during construction, electricity substation and waste and recycling and informatives relating to dust, and noise insulation.

Head of Streets and Open Spaces (Landscape Team)

There are no objections subject to a full detailed soft and hard landscaping and details of works within root protection zone.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations:

- 4 Flamsteed Road
- 6 Flamsteed Road
- 8 Flamsteed Road
- UK Power Network

7.2 The representations can be summarised as follows:

- There will be overshadowing, overlooking and loss of privacy to the neighbouring occupiers;
- The design of the roof does not fit within the context and character of the site;
- Increase in noise and disturbance of dogs as the training area will come closer to Flamsteed Road;

- The sub-station needs 24 hours access and therefore materials and construction traffic should not impede access. There are cables which run the length of the access and heavy vehicles could damage this.

7.3 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

Principle of Development

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. Renewable energy and sustainability
4. Residential amenity
5. Refuse arrangements
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

Principle of Development

8.2 The principle of development has already been established within the previous planning permission reference 10/0087/FUL. The provision of higher density housing in sustainable locations is generally supported by central government advice contained in the NPPF (2012). Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.

8.3 There is no objection in broad principle to residential development, but the proposal has to be assessed against the criteria of other relevant development plan policies. In my opinion; the principle of development is acceptable and in accordance with policy 5/1 Cambridge Local Plan 2006.

Context of site, design and external spaces

- 8.4 I consider Local Plan policies 3/4, 3/7, 3/11 and 3/12 most relevant in assessing how successfully the proposal responds to the constraints of the site and surrounding area. These policies broadly address site context, placemaking, external spaces and the design of new buildings.
- 8.5 The context of the application site is characterised by residential dwelling houses. There is a variety of building heights, but generally the buildings that immediately surround the site are two storey with pitched roofs. The amended building will appear to be a more traditional two storey form with a dual pitched roof design. The use of materials will also be key and I recommend a condition (3) to control this.
- 8.6 The scheme previously approved is much bigger in terms of scale and massing. This scheme proposes two flats within a much smaller building which respects the scale and massing of the other properties in the locality. Planning policy does not require strict architectural conformity with other nearby buildings, and diversity in building design is encouraged. In this location, set back from the street scene of Cherry Hinton Road, with long separation distances between neighbouring residential properties I consider this design approach to work well. It sits comfortably within its context.
- 8.7 The circulation space for residents and visitors is quite well planned with refuse and recycling storage separate from the building but easily accessible by both residents and waste operatives. Cycle storage is accessible off the 'street', which improves a sense of security for occupiers and could help foster a community spirit making for a pleasant semi-private external amenity area. Both these provisions are located in positions which are not visible from a public highway and as such will not impact upon the street scene of Cherry Hinton Road.
- 8.8 The applicants have commented that a landscaping condition is not appropriate. However, I consider that appropriate landscaping is essential to the success of the scheme.
- 8.9 I recommend a standard landscaping condition be imposed to ensure that the details of the hard and soft areas surrounding

the building are acceptable. Subject to this condition and for the reasons given above I consider the proposal compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Renewable energy and sustainability

- 8.10 The proposal seeks to erect a Passivhaus design which will accommodate renewable technology. The introduction of these technologies into the design will allow a more sustainable development and is acceptable.
- 8.11 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

- 8.12 The site takes access from Cherry Hinton Road but the proposal relates more closely to the rear garden areas of Cherry Hinton Road, Rustat Road, Flamsteed Road. These rear gardens to neighbouring dwellings are in excess of 20 metres in length from the rear of the dwellings to the boundary they share with the proposed building. This significant separation distance mitigates considerably against any potential privacy issues which new developments such as this can often create. Following the concerns raised by local residents the applicants have amended the design of the roof to be more equally pitched. The amended roof is lower than the originally submitted design by 1.55m.
- 8.13 There are windows in the north elevation facing Flamsteed Road serving bedrooms 1 and 2, and bathrooms. These will be high level with the sill height at 1.6m above floor level which will mitigate direct overlooking and the bathrooms are to have obscure glazed windows (Condition 11). Given the significant separation distance, high sill height and the existing degree of overlooking from neighbours, I do not consider that overlooking of Flamsteed Road houses is a justifiable reason for refusing this application.

- 8.14 There are also windows in the east elevation but these face the veterinary clinic and will not cause amenity concerns. To the south there are first floor windows and balcony. This will be 31m from the boundary to the application site and intervening trees would screen views towards the rear of properties on Cherry Hinton Road. To the west are rear gardens of Rustat Road. The windows at first floor will be close to the common boundary with these properties but there are mature trees along this boundary and the distance from building to building will be 40m. I consider that due to the existing boundary and the distance the concerns of overlooking and privacy would not be a reasonable reason for refusal in this instance.
- 8.15 Comments have been received that the proposal will over shadow the properties facing Flamsteed Road. There may be some over shadowing but given a ridge height of 9.55m and a distance from ridge to common boundary of 16m, I do not think any overshadowing will be significant.
- 8.16 The Environmental Health officer has commented that this is a sensitive area as it is surrounded by residential properties. Construction activity has the potential to impact the amenity of neighbours. The applicant has commented that piling is not required and therefore no condition relating to piling is required. I still recommend that the piling condition is appropriate as there may be the need for piling once construction begins.
- 8.17 In my opinion the proposal adequately respects the residential amenity of its neighbours. Subject to conditions to control construction hours (condition 4), collection during deliveries (condition 5) and piling (condition 6) I consider the proposal compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.18 There is no designated garden for either flat. Although communal gardens are acceptable there are windows on the ground floor that serve bedrooms. However, I do not consider that this would be totally unacceptable as this is acceptable for flatted developments and will provide a substantial open space for the future occupiers.

- 8.19 The Environmental Health Team have commented that sub-station have a tendency to create low frequency humming noise and being close to the sub-station this is likely to have an impact on the residential amenity of future occupiers. It is recommended that a noise insulation condition is required to mitigate this and I agree with the advice (Condition 7).
- 8.20 Subject to condition, 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

- 8.21 The Waste Strategy officer commented that submitted scheme would not work as three bins as well as a collection point are required. This can be controlled by condition. The applicants have submitted revised plans which now show these details and therefore I do not consider it appropriate to recommend the condition.
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

Car Parking

- 8.23 There is a designated garage for the proposed flats. The proposal conforms with the local highway authority dimensions and therefore is acceptable. The issue relating to the loss of car parking has been clarified by the applicants. These spaces were not used by the veterinary clinic and therefore I do not consider that this would lead to on street parking pressures.

There was concern raised regarding the access being impeded by construction traffic. I consider that a condition relating to the construction site set up can overcome this concern and I recommend this condition. (Condition 8).

Cycle Parking

There is cycle parking provided with in the garage. This is internal and covered and convenient for the both flats and therefore acceptable.

- 8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.25 The comments raised by third parties have been addressed in the main body of the report.

The issue relating to damage caused by the heavy vehicles using the access road is not a planning matter but a civil matter.

Planning Obligations

- 8.26 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 Affordable Housing Supplementary Planning Document 2008 provides guidance in terms of the provision of affordable housing and the Public Art Supplementary Planning Document 2010 addresses requirements in relation to public art (amend/delete as applicable). 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

8.27 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.

8.28 The application proposes the erection of 2 two-bedroom flats, so the net total of additional residential units is 2. 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		
1 bed	1.5	238	357		
2-bed	2	238	476	2	952
3-bed	3	238	714		
4-bed	4	238	952		
Total					952

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

4-bed	4	269	1076		
Total					1076

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

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	2	1264
3-bed	3	316	948		
4-bed	4	316	1264		
Total					1264

8.29 A S106 planning obligation has been completed on 17th July 2013 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

8.30 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		
2-bed	1256	2	2512
3-bed	1882		
4-bed	1882		
Total			2512

8.31 A S106 planning obligation has been completed on 17th July 2013 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

8.32 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	2	300
Total			300

8.33 A S106 planning obligation has been completed on 17th July 2013 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.

Monitoring

- 8.34 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. A s106 planning obligation has been completed on 17th July 2013 to secure the requirements of the Planning Obligation Strategy (2010).

Planning Obligations Conclusion

- 8.35 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 The proposed development, as amended is now of a scale and mass which fits within its context and the character of the area. Amendments have, in my view, resolved the issues relating to neighbour amenity. Associated ancillary refuse and recycling storage, bicycle storage parking is provided and conveniently located on site. APPROVAL is recommended.

10.0 RECOMMENDATION

FOR RECOMMENDATIONS OF APPROVAL

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

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

3. No development 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. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. Except with the prior written agreement of the local planning authority 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)

5. Except with the prior written agreement of the local planning authority, 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)

6. 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 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 5228:2009 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.

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

7. Prior to the commencement of refurbishment/ development works a noise report prepared in accordance with the provisions of British Standard (BS)4142:1997, Method for rating industrial noise affecting mixed residential and industrial areas, that considers the impact of industrial upon the proposed development shall be submitted in writing for consideration by the local planning authority.

Following the submission of a BS 4142:1997 noise report and prior to the commencement of refurbishment/ development works, a noise insulation scheme 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 from the neighbouring industrial use 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. These levels shall be achieved with ventilation meeting both the background and summer cooling requirements.

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 the adjoining properties.
(Cambridge Local Plan 2006 policy 4/13)

8. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

i) contractors access arrangements for vehicles, plant and personnel,

ii) contractors site storage area/compound,

iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,

iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

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. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

10. In this condition retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of two years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with British Standard 5837 and the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of trees on site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

11. The windows shown as obscure glazed shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

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

INFORMATIVE: The demolition and construction may give rise to dust and therefore the applicant is advised to ensure that appropriate measures are employed to minimise the spread of airborne dust from the site. Further guidance can be obtained from the section on dust pollution in the Council's Sustainable Design and Construction supplementary planning document <http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-pd.pdf> and the "Control of dust and emissions from construction and demolition", Best Practice Guidance produced by the London Councils http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

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.