

Application Number	13/1465/FUL	Agenda Item	
Date Received	10th October 2013	Officer	Mr Amit Patel
Target Date	5th December 2013		
Ward	Petersfield		
Site	6 Hooper Street Cambridge CB1 2NZ		
Proposal	Erection of one 2 x bed dwelling, and conversion of No.6 Hooper Street into two 2 x bed flats together with cycle parking and associated hard and soft landscaping (following the demolition of the existing garage building present on site and part of the single store rear addition to No.6)		
Applicant	c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>Responds positively to the context</p> <p>The scale is smaller than the current building</p> <p>No unacceptable overlooking would be created</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is an irregular shaped parcel of land that comprises a mix of residential and light industrial uses; the site frontage has an end of terrace two-storey dwelling, while to the rear at the northern end of the plot is an industrial unit, part of which is of two storey height, part single storey, that has been previously utilised as a car repair workshop.
- 1.2 The area is more generally characterised by narrow streets, tightly enclosed by 2-storey buildings, predominantly terraced late Victorian dwellings. To the east of the site are the terraced properties, 7 and 8 Hooper Street and their associated rear

garden areas. To the west and of a slightly different character, with a rather more open feel are two larger buildings, that have been converted into flats, the nearest being 5 Hooper Street. To the north of the commercial building on the site is a small relatively low-key range of business units. To the south across the road is further terraced residential development running south along Kingston Street. There are trees in the rear gardens of properties adjacent properties, which are important to the site and immediate area.

- 1.3 The site lies within City of Cambridge Conservation Area No. 1 (Central). There is a significant tree located to the rear of numbers 6, 7, and 8 Hooper Street and houses on Sturton Street, which is visually important within the area to the rear of the Hooper Street dwellings. The tree is protected by its location within the Conservation Area.
- 1.4 There is a high demand for on-street parking in the vicinity of the application site, with a small number of formal on-street spaces. The access to the side of number 6 Hooper Street has been utilised for car parking. The site is also located within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 This application follows the dismissal of the appeal against refusal of the earlier application 11/0441/FUL. The present application still proposes the subdivision of the existing property to form two flats, and the erection of a new 2 bedroom dwelling at the rear of the site.
- 2.2 By comparison with the refused scheme, the current proposal reduces the scale and mass of the building and uses a design more conventional than the earlier mono-pitched design. This proposal still seeks to introduce modern materials to the elevation with a green screen and timber.
- 2.3 The dwelling proposed to the rear of the existing property is to have a flat-roof, two-storey element approximately 5.6m high, with a single storey flat roofed element to the east of the main part of the building, which will have a maximum height of approximately 3 metres. The submitted scheme is now 66% of the existing foot print and 71% of the existing building volume. The main two-storey element of the proposed dwelling with

have a pitched roof and the single storey element will have a flat roof. There are no windows to the north and east elevations. The main fenestration is located on the southern elevation, which faces the rear of properties on Hooper Street but there are no windows that look directly at these properties at first floor. The building is proposed to be constructed in brick/block with lime mortar to allow future re-use of bricks. Some of the brickwork will then be timber clad.

- 2.4 It is proposed that the ground floor flat, and the proposed dwelling will each have small private garden areas (about 15sq.m. and 57 sq.m. respectively). Cycle storage is proposed in the private garden area of the new dwelling. There is no vehicular parking proposed. Refuse storage for the flats will be under the new stairway; that for the house in the small garden.
- 2.5 The application is accompanied by the following supporting information:
1. Design and Access Statement
 2. Day light Study
 3. Phase 1 and 2 Geo Environmental Site Assessment
 4. Schedule of Trees
 5. Structural Engineers Report

3.0 SITE HISTORY

Reference	Description	Outcome
07/0182/FUL	Conversion of existing dwelling house to 2 flats. Change of use of remaining site from car repair workshop to residential (demolition of workshop and erection of new block of 4 flats).	REF
07/0184/CAC	Demolition of car repair workshop.	W/D
08/1464/CAC	Demolition of workshop	A/C
08/1465/FUL	Subdivision of existing house to 2 flats and erection of a house (following demolition of existing workshop).	W/D
11/0441/FUL	Conversion of house to flats and demolition of workshop and replacement by one house.	Refused – Appeal Dismissed

3.1 The decision notice for the previously refused application 11/0441/FUL is attached to this report as Appendix 1.

3.2 The decision of the Planning Inspector in the appeal on the previous application 11/0441/FUL is attached to this report as Appendix 2.

4.0 **PUBLICITY**

4.1 Advertisement: Yes
Adjoining Owners: Yes
Site Notice Displayed: Yes
DC Forum (meeting of 11th December 2013): Yes

The minutes of the public meeting/DC Forum are attached to this report as Appendix 3.

5.0 **POLICY**

5.1 See Appendix 4 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/10 3/11 3/12 3/14 4/4 4/11 5/1 5/5 8/1 8/6 8/10 10/1

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

<p>Central Government Guidance</p>	<p>National Planning Policy Framework March 2012</p> <p>Circular 11/95</p> <p>Community Infrastructure Levy Regulations 2010</p>
<p>Supplementary Planning Documents</p>	<p>Sustainable Design and Construction</p>
<p>Material Considerations</p>	<p><u>Central Government:</u></p> <p>Letter from Secretary of State for Communities and Local Government (27 May 2010)</p> <p>Written Ministerial Statement: Planning for Growth (23 March 2011)</p> <p>National Planning Practice Consultation</p>
	<p><u>Citywide:</u></p> <p>Open Space and Recreation Strategy</p> <p>Balanced and Mixed Communities – A Good Practice Guide</p> <p>Cycle Parking Guide for New Residential Developments</p>
	<p><u>Area Guidelines:</u></p> <p>Conservation Area Appraisal:</p> <p>Mill Road Area</p>

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, the following policies in the emerging Local Plan are of relevance:

Policy 33, 34, 35, 36, 50, 52, 53, 55, 56, 57, 58, 59, 61, 68, 71, 81, 82.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The future residents will not qualify for on street parking in the surrounding area except visitors parking permits.

Head of Refuse and Environment

The proposal is acceptable subject to the conditions relating to construction hours, delivery hours, dust, waste and contamination. Informative requested relating to dust.

Urban Design and Conservation Team

The application relates to an unlisted building in the Mill Road part of the Central Conservation Area. The Conservation Area Appraisal highlights the frontage building as a Positive Feature and the workshop to the rear as neutral.

There is confusion regarding the window in the side extension serving the stairs. The window appears to unbalance the facade

and should be smaller. The new dwelling is acceptable as it is smaller in size and scale to the main frontage building and the use of materials is also acceptable as it will appear to be an outbuilding rather than competing with the frontage building.

The proposal is acceptable subject to condition relating to materials and will not have a detrimental impact on the character or interest of the Conservation Area.

Head of Streets and Open Spaces (Tree Team)

The potential loss of the cherry tree is regrettable but the more prominent tree in the front garden of the adjacent property can be retained. There is no objection to the proposal subject to conditions relating to a phased Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) to be submitted and implemented throughout the development.

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:

- 9B Sturton Street;
- 8 Hooper Street;
-

7.2 The representations can be summarised as follows:

- There is a potential impact on the Party Wall through demolition;
- If there is asbestos then it is removed carefully;
- Loss of Privacy, enclosure and dominating the rear garden area;
- Fails to provide adequate amenity space;
- Increase in light pollution and noise and disturbance through increased density;
- Interlocking between the proposed dwelling and existing frontage building;
- Inadequate bin storage;

- Side extension is a unsightly addition;
- Loss of the existing mature Cherry Tree;
- Loss of parking on site and no provision for disabled parking;
- Previous Appeal Decision stated:
“The relationship between dwellings would lead to the loss of privacy”;
“The loss of the tree would have the potential to increase the overlooking”

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

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. Impact on Heritage Assets
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

8.2 The provision of additional residential accommodation is accepted within the development plan, subject to compatibility with adjoining uses. This will be considered below.

8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces

8.4 The site is the rear part of the existing dwelling and the frontage dwelling at 6 Hooper Street. Currently there are disused commercial units which look dilapidated and are visible in the

street in the rear part of the site. The proposal seeks to create a single two bed unit, within the envelope of the existing disused shed and split the current house into two 2 bed room flats. I consider that in scale and massing terms the proposal is acceptable as the building in the rear is smaller than the current outbuildings and the proposal reduces the depth of the existing extension of the frontage building.

- 8.5 The proposal provides sufficient amenity space for the new dwelling as well as retaining some for the proposed ground floor flat in the main house. The immediate area is somewhat varied in terms of building size to amenity space ratio. I do not consider this to be an overdevelopment of the site.
- 8.6 In my view, the form and materials of the proposal are appropriate to the context. This view is supported by the conservation officer. Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Impact on Heritage Assets

- 8.7 The application is supported by a Design and Access Statement as required by the NPPF. The Conservation Officer has also commented that the proposal will not have a detrimental impact upon the character and context of the Conservation Area subject to clarification on the window in the side extension serving the stairs and the use of materials. I recommend conditions to control this aspect.
- 8.8 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The Environmental Health Officer has commented that the proposal being in a residential area is likely to create noise and disturbance through construction activity and therefore recommends conditions to control the hours of operation (Condition 5), and deliveries (Condition 6), and dust (Condition 7), which I accept. The previous use of the site could have the potential for ground contamination and the submitted report

highlights this. The Scientific Officer has concluded that the standard condition (Condition 8) is recommended to mitigate any potential hazard and I accept this advice.

- 8.10 The Planning Inspector in the assessment of the previous scheme regarded that the living conditions of the nearby residents and future occupiers would be compromised. I address these issues in respect of the two main components of the proposal below.

New Building to the Rear

- 8.11 The Inspector concluded that this could lead to the loss of privacy to the neighbours. The dismissed scheme introduced windows in the south elevation which faced the adjoining occupiers. This scheme has long thin windows at ground floor serving ground floor dining and living area to the new dwelling. There is These are the only windows that give rise to any potential loss of privacy between the scheme and occupiers of the existing frontage building and considering that they are to be obscure glazed, which I recommend via a condition (Condition 9), I consider that this scheme has addressed the issue of privacy raised by the Inspector.
- 8.12 Third party comments suggest that the proposed building would lead to an over-dominant form and create a sense of enclosure. The main bulk of the building will be aligned with the rear of the 6 Hooper Street and will reduce in height to the rear of number 7 and 8 Hooper Street with a single storey element abutting the common boundary with 8 Hooper Street. There is currently a workshop unit in place on this site. The proposal will be lower than this, which would improve the openness of the rear garden area rather than lead to a sense of enclosure or over dominating these gardens.
- 8.13 The Inspector had concerns regarding to overlooking towards Sturton Street. There were angled windows in the east elevation in the dismissed scheme. There are no windows in the elevation at high level in this scheme, and therefore it has addressed the concerns of the Inspector and I consider this acceptable.
- 8.14 Comments have been received regarding a potential increase in noise and disturbance. I do not consider that these issues would be significantly different to the existing situation.

- 8.15 There is a green screen that is to be installed along the common boundary with number 5. This is welcomed as this will mitigate any potential overlooking to these occupiers and subject to the screen being installed and maintained (Condition 10 and 11) which can be controlled by condition and I recommend the proposal is acceptable.

Extension to the Existing Frontage Building

- 8.16 The main change is the removal of part of the rear extension and side to create bike storage and access to the amenity area for the private garden. The reduction of the built form will allow the garden to number 7 a more open view out of it and therefore is acceptable.
- 8.17 There is a first floor window that will look back at the proposed dwelling to the rear and the private amenity space of the ground floor flat. I consider that there is sufficient distance between this window and the closest opening to the new dwelling and therefore consider that this is acceptable. The overlooking to the ground floor flat amenity space is also acceptable as this is no different to the existing situation along Hooper Street and Sturton Street.

Conversion of the frontage building

- 8.18 The conversion of the existing 6 Hooper Street into two flats is acceptable. Although there have been comments about the increase in people leading to increase in noise and disturbance, I note that this property could be converted into a small HMO (C4) to accommodate no more than 6 people without needing any formal permission which could lead to a more significant impact on noise and disturbance than the proposed 2 two bed.
- 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 The reduction in the number of bedrooms and the more open plan layout as submitted will create a high quality living area with private space and associated bins and bike storage in a highly central location close to local amenities.
- 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 Comments have been received regarding the number of bins shown on the plans as not being adequate. The Environmental Health Officer has also commented that this is not sufficient but recommends a condition (Condition 13). I consider that there is room on site to accommodate the required number of bins as per the Council requirement and recommend a condition.
- 8.23 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12 and 4/13, and advice provided by the Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide

Highway Safety

- 8.24 The local highway authority have commented that the proposal will not lead to any highway safety concerns. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2

Car and Cycle Parking

Car Parking

- 8.25 There is no car parking to be provided on site. I consider that this is acceptable as the site is within close proximity to local amenities on Mill Road and cycle and bus routes.

- 8.26 Comments have been received regarding the provision of no disability car parking space on site. I do not consider that this is a reasonable reason for refusal as there is parking available on street for disabled users close to the site.

Cycle Parking

- 8.27 There is cycle parking to be provided on site. There are no further details about the space and enclosure and therefore I recommend a condition for large scale details of the proposed cycle parking.
- 8.28 Subject to condition, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Trees

- 8.29 The impact of the proposal on the existing cherry tree was raised by the previous Inspector, and has been raised by third party objectors. This tree is in the rear garden environment and is not highly visible from the street. It plays a limited role in the wider area and its loss has been accepted by the Arboriculture Officer. I agree with her advice and accept her request for tree protection conditions.

Third Party Representations

- 8.30 The issues raised relating to Party Wall and asbestos are not the subject of planning control.
- 8.31 The other issues raised have been addressed in the main body of the report above in sections headed "Context and design...." and "Impact on Heritage Asset" and "Residential Amenity"

Planning Obligations

- 8.32 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 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

- 8.33 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.
- 8.34 The application proposes the erection of 1 two-bedroom house. 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 house are calculated as follows:

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

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

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

Provision for children and teenagers					
Type of unit	Persons per unit	J per person	Jper unit	Number of such units	Total J
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

and

8.35 The application also proposes the conversion of 1 residential unit containing 3 bedrooms to form 2 new units containing two bedrooms each totalling 4. In conversions, the contributions for open space are based on the number of additional bedrooms created, each additional bedroom being assumed to contain one person. Contributions for provision for children and teenagers are only required if they are in units with more than one bedroom. The totals required for the new units resulting from the proposed conversion are calculated as follows:

Outdoor sports facilities					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	J per person	Total J
3	4	1	1.5	238	387

Indoor sports facilities					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	J per person	Total J
3	4	1	1.5	269	403.5

Informal open space					
Existing total bedrooms	New total bedrooms	Net additional bedrooms	Assumed net additional persons	J per person	Total J
3	4	1	1.5	242	363

Provision for children and teenagers: not required

8.36 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), was completed on 9th January 2014. I am satisfied that the proposal accords with 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

- 8.37 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

- 8.38 A S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), was completed on the 9th January 2014. I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

- 8.39 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	1	75
Flat	150	1	150
Total			225

8.40 A S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), was completed on the 9th January 2014. I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.41 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

8.42 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 proposal is smaller in size and scale to the existing work shop building and I have concluded that this scheme has addressed the concerns of the Inspector and concerns raised by third party objectors and I recommend APPROVAL subject to conditions and informatives.

10.0 RECOMMENDATION

FOR RECOMMENDATIONS OF APPROVAL

1. APPROVE subject to the following conditions and reasons for approval:

Appendix 1: Decision Notice of Planning Reference 11/0441/FUL

Appendix 2: Planning Inspector Decision Notice for refused application reference 11/0441/FUL

Appendix 3: Minutes of the Development Control Forum meeting of 11th December 2013

Appendix 4: Full Details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

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. Prior to the commencement of development, with the exception of below ground works, full details of all external materials shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the Conservation Area. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

4. Notwithstanding the plan reference 06/552L/57B floor plan details are required showing the position and size of the window.

Reason: To protect the character and setting of the Conservation Area. (Cambridge Local Plan (2006) policy 4/11).

5. 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)

6. 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)

7. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

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

8. 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 LPA. 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.

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

(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.

9. The windows identified as having obscured glass on drawing number 06/552L/57B on the south and east elevation at ground floor level shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use of the dwelling 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).

10. Prior to the occupation of the new dwelling in the rear part of the site of 6 Hooper Street the green screen shown on drawing number 06/552L/57B shall be installed to the full height and details of the planting shall be submitted to and agreed in writing by the local planning authority. The Green Screen shall be implemented and retained in perpetuity unless otherwise agreed in writing by the local planning authority.

Reason: To protect the amenity of adjoining occupiers. (Cambridge Local Plan (2006) policy 3/4, 3/7 and 3/12).

11. A maintenance schedule for the green screen covering full details of planting and replacement planting shall be submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

Reason: To protect the amenity of adjoining occupiers. (Cambridge Local Plan (2006) policy 3/4, 3/7 and 3/12).

12. Prior to commencement and in accordance with BS5837 2012, a phased Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including demolition, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: For the protection of trees on and adjoining the site. (Cambridge Local Plan (2006) policy 4/4).

13. 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 amenity of the adjoining occupiers.
(Cambridge Local Plan (2006) policies 3/7 and 4/13)

INFORMATIVE: The applicants are reminded that the future occupiers will not have any on street parking permits except visitors.

INFORMATIVE: To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

'Council's Supplementary Planning Document' 'Sustainable Design and Construction 2007':
<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

'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