

Application Number	14/0272/FUL	Agenda Item	
Date Received	24th February 2014	Officer	Mr John Evans
Target Date	21st April 2014		
Ward	Queen Ediths		
Site	Parking Area Rear Of 66 - 68 Hartington Grove Cambridge Cambridgeshire		
Proposal	Construction of residential accommodation for the Violin workshop on land at the rear of 66-68 Hartington Grove		
Applicant	Mrs Juliet Barker 70A Hartington Grove Cambridge CB1 7UB		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none">1) The reduced eaves and ridge height and footprint address the previous reason for refusal.2) The proposed dwelling will not detract from the character and appearance of the rear garden scene or accessway.3) The visual impact and use of the building will not significantly detract from the amenities of adjacent residential properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a square shaped plot accessed off an unmade accessway on the southern side of Hartington Grove.
- 1.2 To the east of the site is a light industrial premises, formerly 'Comar Instruments'. Permission has been granted for the redevelopment of this site for three dwelling houses. Directly to the south is the Violin workshop which is in the same ownership

as the application site. The north, west and southern boundaries are the rear gardens of residential properties fronting Hartington Grove and Rock Road.

- 1.3 The site is currently used as an informal car park area and has two pre fabricated garages housing material for the Violin workshop.
- 1.4 The site does not fall within a Conservation Area.
- 1.5 The site is outside the controlled parking zone.
- 1.6 There are five tree preservation orders on the site protecting:
 - ☐ T19 – Birch tree to the north east of the site by the site entrance.
 - ☐ T20 – Birch tree to the east of the site.
 - ☐ T21 – Maple tree to the south east of the site.
 - ☐ T22 – Maple tree to the south of the site.
 - ☐ T23 – Birch tree to the south of the site.

2.0 THE PROPOSAL

- 2.1 This revised application seeks permission for the erection of student accommodation for use in connection with the Violin Workshop. The building is a single storey bungalow containing two levels of accommodation. Four bedrooms will be provided and a dining room/lounge.
- 2.2 The applicant intends to use the premises to offer accommodation to students at the Violin workshop over the summer months. Courses are typically one week in duration. For the remainder of the year, it is intended to let the property through the University of Cambridge or Anglia Ruskin University. The applicant wishes to let the property to a single family or visiting scholar for the remainder of the year. (In preference to a shared house with individual tenants).
- 2.3 The building would have a rectangular shaped footprint, with an eaves level of 2.2m and an overall ridge height of 5.6m. Externally, a patio area would be provided and five car parking spaces which would be shared with the Violin workshop.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Arboricultural Implications Assessment
3. Tree Survey

3.0 SITE HISTORY

70 Hartington Grove

Reference	Description	Outcome
13/0477/OUT	Outline application for demolition of existing building and erection of three dwelling houses (resubmission)	Approved
12/1404/OUT	Outline application for demolition dismissed at of existing building and erection appeal of three dwelling houses.	Refused

66 Hartington Grove

Reference	Description	Outcome
C/84/1030	Erection of bungalow	Approved
13/0059/FUL	Erection of two storey house	Refused

The previous application **13/0059/FUL** was refused for the following reason:

The combination of the proposed building's large footprint and its height produces a bulky and visually dominant building. It is considered that the proposal would dominate the amenity of adjacent properties to the north and west of the proposed building, namely occupants of No.66 Hartington Grove and No.57 Rock Road. It would fail to comply with policies 3/4, 3/7 and 3/12 of the Local Plan (2006).

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	No

5.0 POLICY

5.1 See Appendix 1 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	3/4 3/7 3/11 3/12 4/4 4/13 5/1 7/10 8/2 8/6

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
	<u>City Wide Guidance</u> Cambridge City Council (2011) - Open Space and Recreation Strategy

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.

6.0 CONSULTATIONS

Cambridgeshire County Council (Engineering)

- 6.1 I am unclear what the current parking provision is used for and whether a demand will be decanted on-street. If so this demand would appear in competition with existing residential uses in the area and there may be an impact upon residential amenity.
- 6.2 Provided that the residents of the new accommodation proposed are subject to an accepted regime of proctorial control the impact of the accommodation per se should be acceptable in highway terms, however displaced student parking from non-residential courses may impact upon residential amenity as above.

Head of Refuse and Environment

- 6.3 No objections subject to construction hours and noise related conditions.

Streets and Open Spaces (Tree Team)

- 6.4 Awaiting comments. Tree removals previously considered acceptable.
- 6.5 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:

59 Rock Road
61 Rock Road

66 Hartington Grove
68 Hartington Grove

7.2 The representations can be summarised as follows:

Comments on the principle of development

- The area currently attracts anti-social behaviour, so development of the site is supported.
- Use of the property as student accommodation is not in character with the area.
- Original approval for the development of the site was for a single storey bungalow.
- The site should be excavated to further reduce the height of the building.
- The dwelling may not be let to a family.

Amenity Issues

- The proposed cycle shed is linked to the southern boundary of 66 Hartington Grove. This creates a loss of light and overshadowing.
- Side elevation of 66 Hartington Grove is incorrect.
- Loss of light to habitable living areas of 66 Hartington Grove.
- A shadow survey should be requested to understand the impact.
- The location and use of the access driveway will have a negative impact on 68 Hartington Grove.
- The use of the house for students is not compatible with the quiet residential character of the area.

Access and Parking Issues

- The access is very narrow for emergency vehicles.
- Loss of car parking spaces.

Tree Comments

- The roots of the Scots Pine to the bottom of 57 Rock Road's garden should be preserved.
- The silver birch in the southern corner is too large and should be removed.

Other matters

- Drainage and foundation issues.
- Maintenance of the driveway.
- Bin collection point.
- Private driveway not owned by the applicant.
- The drawings do not show the borehole for the ground source heat pump.
- Impact of digging and construction on 68 Hartington Grove.

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. Residential amenity
4. Trees
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Disabled access
9. Third party representations
10. Planning Obligation Strategy

Principle of Development

8.2 Local Plan policy 7/10 states that the development of purpose built student accommodation will only be permitted if; occupancy conditions exist to ensure the accommodation is only available to full time students of the University of Cambridge or Anglia Ruskin University; that appropriate management conditions are in place; they are reasonably close of accessible to the institutions they serve, and they make provision for students who are disabled. The applicant intends to use the bungalow for short stay accommodation for instrument making courses at the violin workshop, over the summer months. Typically these course are one week in

duration. For the remainder of the year, approximately 9 months, the property will be let via the University of Cambridge of Anglia Ruskin University.

- 8.3 In my view, I consider the proposed use of the accommodation for three months a year by the violin workshop acceptable. Subject to the imposition of a suitable planning condition that the premises shall only be used by full time students of the University of Cambridge, Anglia Ruskin University or for short term courses at the violin workshop, I consider the proposal acceptable.
- 8.4 Windfall and student hostel sites for College and University of Cambridge staff will be permitted by policy 7/7, subject primarily to amenity related criteria, which are covered in the relevant subsection below.
- 8.5 The proposed accommodation is reasonably close to the two Universities in Cambridge and the parking and amenity impacts of the use can be mitigated through the imposition of a suitable condition requiring a management plan. This is discussed in the amenity section below.
- 8.6 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 development of the plot in this manner will not have a significant harmful impact on the open character of the garden scene. The principle of subdivision is therefore acceptable and in accordance with Cambridge Local Plan 2006 policies 3/10 and 5/1.

Context of site, design and external spaces

- 8.7 The key design issue is the design and appearance of the new building in its setting. The previous reason for refusal related to amenity issues only. The revised building would be less prominent in the rear garden scene and is acceptable in its context.
- 8.8 The proposed building can be comfortably accommodated within the application site. The siting of the building is positioned 2m from the west boundary and 4m from the

southern boundary which will ensure the single storey building will not be overly cramped or constrained in its plot.

- 8.9 The previous application was refused primarily because of the likely harmful visual impact created by a two storey building. It was the 'combination of the proposed building's large footprint and its height producing a bulky and visually dominant building'.
- 8.10 This revised scheme has a reduced impact because of the single storey design, which would be appropriate in this backland setting, adjacent to private rear gardens.
- 8.11 The reduced footprint of the application proposal, and more importantly the reduction in eaves height to 2.5m, will ensure the dwelling will not significantly erode the open character of the gardenscape and will be subservient in scale to the main two storey dwellings along Hartington Grove and Rock Road.
- 8.12 Facing brickwork is acceptable in this context. A slate roof may be preferable to the proposed concrete roof tile, although materials can be agreed through the imposition of a suitable planning condition.
- 8.13 In my opinion the proposal would respond positively to site context and constraints and would not be harmful to the character and appearance of the area and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.14 The proposed building will be most visible from the rear of 57 Rock Road and 66 Hartington Grove, which formed the previous reason for refusal of 13/0059/FUL. Given the significant reduction in height at eaves level from 3.8m previously proposed, to 2.5m, I now consider the relationship of the proposed dwelling with these properties acceptable. The single storey bicycle shelter which would abut the northern boundary with 66 Hartington Grove is 2.3m in height, which is only 0.5m above a standard fence panel and would not therefore be overly intrusive.

- 8.15 The main ridge height rises to 5.6m which is a reduction of approximately 1m as compared with the previous application. Importantly, the roof plane now slopes more steeply away from the rear garden of 66 Hartington Grove so I do not consider this revised proposal to create a significantly harmful visual impact or sense of enclosure.
- 8.16 The position of the proposed house may create some overshadowing to the end section of the rear gardens of 64, 66 and 68 Hartington Grove through the day. In my view give the modest overall height of the proposed dwelling, the angle of its roof slope and the siting 2m off the northern boundary of the main roof, I do not consider the likely impact so harmful as to justify refusal. There is also substantial vegetation on the northern boundary which will further screen the application site from residential properties to the north.
- 8.17 The development will result in some impact from general comings and goings to the property. Given the overall reduction in the number of car parking spaces, the impact from a single dwelling, albeit in shared occupation, is unlikely to create significant disturbance for neighbouring residential properties. The imposition of suitable planning conditions can ensure that car ownership is appropriately controlled and that a management plan for the premises is agreed for the use of the property.
- 8.18 The applicant intends to resurface the unmade access to reduce the noise impact of vehicles entering and leaving the site. In my view this will appropriately mitigate potential disturbance.
- 8.19 In my opinion the proposal overcomes the reason for refusal of the previous scheme and 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 3/12.

Amenity for future occupiers of the site

- 8.20 The proposed dwelling would have a useable garden area and would provide a high-quality living environment and an appropriate standard of residential amenity for future occupiers.

I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Trees

- 8.21 Policy 4/4 of the Local Plan explains that development will not be permitted which would involve the felling, significant surgery or potential root damage to trees of amenity or other value unless there are demonstrable public benefits accruing from the proposal which outweigh the current and future amenity value of the trees. When felling is permitted, appropriate replacement planting will be sought wherever possible.
- 8.22 The site contains five Tree Preservation Order (TPO) trees. Three TPO trees would remain and two removed. The Council's Arboriculturalist previously considered the loss of these trees to be acceptable providing the inclusion of a specific condition. I therefore consider the loss of these trees to be acceptable. I consider the proposal is compliant with policy 4/4 of the Local Plan (2006).

Refuse Arrangements

- 8.23 Refuse storage is adequately integrated into the scheme. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

Car Parking

- 8.24 The development will result in the loss of three car parking spaces leaving five spaces for the accommodation and the violin workshop. Given the use of the building for student accommodation and short courses at the violin workshop, the imposition of suitable conditions can ensure car ownership is strictly controlled.
- 8.25 The five proposed car parking spaces exceeds the Council's maximum car parking standards for student accommodation, which suggests one space to be appropriate. However, given the reduction of car parking from the existing use of the site, I consider the retained provision acceptable. The position of

protected trees would prevent siting the building closer to the accessway.

Cycle Parking

- 8.26 A secure covered attached outbuilding will provide five cycle parking standards which exceeds the Council's minimum standards. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Disabled access

- 8.27 The proposal would be compliant with Part M of the Building Regulations. The ground floor external door will have ramped access. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Third Party Representations

- 8.28 The issues raised have been discussed in the above report and are summarised in the table below:

Issue	Report section/officer comment
Noise and disruption during construction	A construction management plan condition has been imposed to ensure noise, disturbance and construction disruption is kept to a minimum.
The silver birch in the southern corner is too large and should be removed.	The applicant intends to retain this tree.
The dwelling may not be let to a family.	The development is for student accommodation and not a dwelling and will be restricted to students of Cambridge University, ARU or the violin workshop, who have their own management protocol to ensure the impact of the use does not adversely affect the amenities of the area.
The site should be excavated to further reduce the height of the building.	Paragraph 8.10.

Side elevation of 66 Hartington Grove is incorrect.	While the later extension to 66 Hartington Grove has not been included on the block plan. This notwithstanding I consider the proposed relationship of the new dwelling and adjacent residential properties acceptable.
Maintenance of the driveway.	The violin workshop consider the driveway to be in their ownership and it will be resurfaced.
The drawings do not show the borehole for the ground source heat pump.	This does not require planning permission and is not specified within the application.
Bin collection point.	Bins will need to be moved into Hartington Grove for collection.
The roots of the Scots Pine to the bottom of 57 Rock Road's garden should be preserved.	This tree will be protected during the works.

Planning Obligation Strategy

8.29 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.

The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.30 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.

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		
3-bed	3	238	714		
4-bed	4	238	952	1	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		
3-bed	3	269	807		
4-bed	4	269	1076	1	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		
3-bed	3	242	726		
4-bed	4	242	968	1	968
Total					968

- 8.31 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with 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)

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	1	75
Flat	150		
Total			

- 8.33 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with 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. It was agreed at Development Plans Scrutiny Sub- Committee on 25 March 2014 that from 1 April 2014 monitoring fees for all financial and non-financial planning obligations will be 5% of the total value of those financial contributions (up to a maximum of £50,000) with

the exception of large scale developments when monitoring costs will be agreed by negotiation. For this application a monitoring fee of £153.55 is required.

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 This revised application addresses the previous reason for refusal. The proposed dwelling will not be harmful to the character and appearance of the area or the amenities of adjacent residential properties. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and the following conditions:

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

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

2. No development shall 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)

3. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). 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: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

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

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

6. a. Prior to the commencement of 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 noise upon the proposed development shall be submitted in writing for consideration by the local planning authority.

b. 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: In the interests of the amenities of future occupiers, Cambridge Local Plan 2006 policy 4/13.

7. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA 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 LPA 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 LPA 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 LPA. The LPA 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 LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

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

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

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. 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: In the interests of the amenities of future occupiers, Cambridge Local Plan 2006 policy 4/13.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

10. The development hereby permitted shall be used as a residential institution for students attending full-time courses of education at the University of Cambridge or Anglia Ruskin University and who are subject to proctorial control; or for students attending courses at the adjacent violin workshop who are subject to their own car parking management arrangements.

Reason: The use of the car parking area has the potential to cause disturbance C2 (Residential institutions) use, the occupants of which are subject to a system of parking control administered by the University of Cambridge. (Cambridge Local Plan 2006 policy 8/10)

11. Prior to the commencement of the development a management plan for the use of the premises by the Violin workshop for residential courses shall be submitted to and approved by the Local Planning Authority. The management plan shall include details of car parking arrangements and measures to ensure the amenities of neighbouring residential properties are not adversely affected. The premises shall be operated in accordance with the management plan.

Reason: To ensure that the impact of the use premises for student accommodation provided by the violin workshop is managed to minimise the impact on surrounding residential properties. Cambridge Local Plan 2006 policy 3/4.