

<b>Application Number</b>	14/0956/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	13th June 2014	<b>Officer</b>	Mr Sav Patel
<b>Target Date</b>	8th August 2014		
<b>Ward</b>	Petersfield		
<b>Site</b>	Land To The Rear Of 16 St. Barnabas Road Cambridge CB1 2BY		
<b>Proposal</b>	Proposed dwelling following demolition of two garage terraces		
<b>Applicant</b>	Mr & Mrs Adrian Reith		

<b>SUMMARY</b>	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposed development is considered to be of high quality design and would enhance the character and appearance of the Conservation Area.</p> <p>The proposed development has been designed to mitigate any significant adverse impact on the residential amenity of the adjoining neighbours.</p> <p>The proposal would make efficient and effective use of land.</p>
<b>RECOMMENDATION</b>	APPROVAL subject to conditions.

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site forms an area of land to the rear of 16 and 18 St Barnabas Road. There are currently two blocks of flat roof garages on the site consisting of 20 units, with vehicle access gained from a driveway running between nos. 14 and 16 St Barnabas Road.
- 1.2 There is a yew tree located adjacent to the access and west of the existing garages. The tree is protected by a Tree Preservation Order.

- 1.3 No.16 and 18 St Barnabas Road are two storey semi-detached dwellings which are set back from the road. The rear gardens of both dwellings are smaller than the adjoining gardens due to the location of the garages.
- 1.4 No.12 and 14 St Barnabas Road, which are to the south of the access, are three storey Victorian dwellings. To the rear (east) of these and to the south of the application site is a terrace row of relatively recent housing development known as St Barnabas Court. The rear elevations of the dwellings face towards the southern boundary of the site.
- 1.5 To the north of the garage block is the rear garden of 20 St Barnabas Road. The rear elevation of no.20 is located approximately 16 metres from the garage block adjacent to the northern boundary.
- 1.6 The site is located within the Central Conservation Area and a Controlled Parking Zone.

## **2.0 THE PROPOSAL**

- 2.1 The proposal is for demolition of the garage blocks and development of a detached three bed dwellinghouse with associated provisions.
- 2.2 The proposed dwellinghouse would be 6.7 metres in height; 8 metres in depth (excluding projecting bay) and 17.85 metres wide.
- 2.3 The applicant has proposed to erect a Baufritz Haus, which is a prefabricated sectional building which has eco-friendly properties built into the fabric of the panels including the materials. The panels are manufactured in Germany and shipped to their destination and put together in panels within 3 days on site.
- 2.4 The application is accompanied by the following supporting information:
  1. Planning Statement.
  2. Heritage Statement.
  3. Topographical survey.

4. Tree Report.
5. Contamination Report.
6. Shadowing details.
7. Landscape plans.

### **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
C/67/0055	Erection of 20 multiple garages	APPROVED

### **4.0 PUBLICITY**

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

### **5.0 POLICY**

#### **5.1 Central Government Advice**

National Planning Policy Framework 2012  
 National Planning Practice Guidance 2014  
 Community Infrastructure Levy Regulations 2010  
 Circular 11/95 – The Use of Conditions in Planning Permissions  
 (Annex A)

#### **5.2 Cambridge Local Plan 2006**

3/1 Sustainable development  
 3/4 Responding to context  
 3/7 Creating successful places  
 3/11 The design of external spaces  
 3/12 The design of new buildings

4/4 Trees  
 4/11 Conservation Areas

5/1 Housing provision  
 8/1 Spatial location of development  
 8/6 Cycle parking  
 8/10 Off-street car parking

## Planning Obligation Related Policies

3/7 Creating successful places

3/8 Open space and recreation provision through new development

3/12 The Design of New Buildings (*waste and recycling*)

4/2 Protection of open space

5/13 Community facilities in Areas of Major Change

5/14 Provision of community facilities through new development

### 5.3 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 The proposal would result in a reduction in traffic movement to and from the site but the loss of off street parking spaces if the garage are used by local residents may add pressure to on street car parking in this area.

### **Head of Refuse and Environment**

- 6.2 No objections in principle subject to conditions on construction hours, dust, piling and contaminated land.

### **Urban Design and Conservation team**

- 6.3 Objection: The proposal would appear out of place due to the proposed choice of materials and overall design. On this basis, the proposal dwelling will neither preserve nor enhance the

established character and appearance of the Conservation Area.

### **Street and Open Space (Trees)**

- 6.4 The tree officer has concerns with the impact on the existing Yew within the site but following discussions with the applicant, the officer has agreed to some pruning to enable a crane to access the site. A tree report has been submitted following consultation with the officer but to date I have not received the officer's comments. I will therefore advise members of the officer's comments to the tree report on the amendment sheet or verbally at the committee meeting.
- 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:

- 15 St Barnabas Court (support)
- 16 St Barnabas Court (object)
- 17 St Barnabas Road (support)
- 18 St Barnabas Road (support)
- 19 St Barnabas Court (support)
- 56 St Barnabas Road (support)
- 6 Luard Road (object)
- 37 Devonshire Road (object)

7.2 The representations can be summarised as follows:

- The development fails to respect the characteristic of the locality and is not in keeping with the character of the area;
- Not attractive and in stark contrast with surrounding buildings;
- Design is flat and boxy;
- Development would be an eyesore
- Concerns with the flat roof which could lead to roof terrace and roof top paraphernalia;
- Impact on trees including Elder tree;
- Proposed up-lighting of trees and hedges;

- Concerns with the coaching room – potential commercial use;
- Would result in loss of light and appear overbearing and create a sense of enclosure;
- Would not have a positive impact on the setting of the area in terms of height, scale, form, materials, detailing and landscape impacts;

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. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligation Strategy

### **Principle of Development**

8.2 The proposed residential redevelopment of the site to create a three bed detached dwellinghouse is considered to be acceptable in this location and context. Windfall housing sites such as this are permitted subject to the existing land use and compatibility with adjoining uses.

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 built form of the area is characterised by mainly traditional Victorian two storey semi-detached and terraced dwellings. The dwellings in St Barnabas Road are located on generous plots and are set back from the road. The terraced row of dwellings

on Devonshire Road, to the east of the site are more compact and have smaller gardens. The new housing development to the south of the site reflects the traditional form and character of the area.

- 8.5 The applicant has proposed to erect a Braufritz house, which is a German made prefabricated building which has energy efficient properties and a short build time. Each elevation come ready made and is slotted together on site once the foundations have been laid. The building once assembled would be a flat roofed two storey rectangular box. The overall design would be in stark contrast with the traditional houses that surrounding built form. However, this juxtaposition, in my view, is considered to be acceptable in this isolated back land context.
- 8.6 Whilst the appearance of the building would appear out of keeping with the general character of the area, I am of the view that a bespoke dwelling that is distinct from the existing built form could work on this site in this location. The site is set back from the public realm and views of it are from oblique angles. The existing Yew tree screens the site from between no.16 and 14 St Barnabas Road. The NPPF states that "...planning policies and decisions should not attempt to impose architectural styles or to stifle innovation, originality...and whilst the visual appearance of individual buildings are important factors inclusive design goes beyond aesthetic considerations."
- 8.7 In my view, the proposed development is original and innovative whilst also being a purpose built energy efficient structure. The external sections would be made from timber cladding and contain an oriel window. The fenestration in each elevation is articulated in an irregular arrangement which add to the building's originality.
- 8.8 Therefore, on balance, whilst the Conservation Officer has raised concerns with the proposal in terms of its design, I am of the view that the overall appearance of the proposed building is acceptable and would make a positive contribution in this back land location. The proposed dwelling in my view would not have a detrimental impact on the character and appearance of the Conservation Area as it would not be visible from the public realm.

- 8.9 The proposed dwellinghouse would be provided with a sufficient amount of garden space. The dwelling would be located in an off centre location closer to the northern and western boundaries. This would provide space to the rear (east) and side (south) of the dwelling for garden space. The main garden area would be 27.5 metres deep (west to east) and 8 metres wide (north to south). This does not include the space between the side of the dwelling and eastern elevation. In my view the proposed dwelling would fit into this spacious plot without appearing, as overdevelopment.
- 8.10 The dwelling would be located away from the rear gardens of St Barnabas Court which are currently over 10 metres in depth. The dwelling would be located between 16 and 19 metres from the rear elevation of the property in St Barnabas Court; 22 metres from the rear elevation of no.16; 25 metres from the rear elevation of no.18; and 17 metres from the rear elevation of nearest dwelling in Devonshire Road.
- 8.11 The site layout also contains provision for cycle and bin storage and two parking spaces. I am therefore satisfied that the proposed dwelling would fit comfortably into the site and provide the future residents with a high quality level of external and internal living accommodation.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/11.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.13 The proposed dwelling is unlikely to appear overbearing or cause a significant overshadowing issue on any of the surrounding dwellings due to the separation distances from existing dwellings and orientation of the site.
- 8.14 The northern elevation of the proposed dwelling would face towards the rear most section of the garden at no.20 and beyond. The dwelling at no.20 benefits from a deep rear garden extending approximately 46 metres from the rear elevation of the existing two storey outrigger. The rear sections of these gardens are covered mainly by mature trees.

- 8.15 The first floor layout has been designed so the bedrooms are located on the northern side with windows facing the rear most sections of the garden of no.20 and plots beyond. In order to mitigate the overlooking of private space, the proposal includes fixed fins to the side of each window which would restrict views west towards the private amenity area of 20 St Barnabas Road. Whilst this would not prevent overlooking of garden space, the garden space that would be overlooked would not be considered as private space and on this basis in such an urbanised context would not cause adverse levels of overlooking. The nearest window in the rear elevation (first floor) to the rear elevation of no.20 would be 23.5 metres away. None of the windows would directly face the rear elevation of no.20. I am therefore satisfied that the proposed dwelling would not cause any significantly adverse levels of overlooking on no.20 such that it would warrant refusal.
- 8.16 The terraced row of dwellings within Devonshire Road would not be directly overlooked as there are no habitable windows in the eastern elevation. The eastern elevation contains a dressing room window but this is to be above eye level. Furthermore, the windows in the northern elevation would not face onto the rear gardens. I am therefore satisfied that the proposed dwelling would not cause any significantly adverse levels of overlooking on the dwellings in Devonshire Road, particularly nos.33, 34 and 35.
- 8.17 The first floor of the southern elevation of the proposed dwelling contains several windows which would serve a bathroom, laundry room, linen store and en-suite. All these windows are proposed to be obscurely glazed. An Oriel window is proposed to serve the study room which would be angled away from the dwellings in St Barnabas Court. Therefore as there are no habitable rooms windows in the southern elevation, I am satisfied that the proposed dwelling would not cause any significant overlooking issues.
- 8.18 The western elevation facing the rear of no.16 and 18 St Barnabas Road is proposed to contain two windows; a study window and a high level bedroom window. The study window would contain a fixed fin that would prevent views north-west towards no.18 and 20. However, the window would be 22 metres from the nearest window in the rear elevation of no.16 St Barnabas Road which is a ground floor rear extension.

Furthermore, as the proposal includes the retention of the existing tree, this would help to screen views into the garden of no.16. Therefore, in view of the level of separation, I am satisfied that the proposed dwelling would not cause any adverse levels of overlooking that would not otherwise be unreasonable in this urban context.

- 8.19 In terms of overshadowing, the application is supported by shadow diagrams, which show the potential relationship with surrounding dwellings. In summer months, the proposed dwelling would not cast a shadow over any of the surrounding dwellings until late afternoon where a section of the garden of no.35 and 36 Devonshire Road would be in shade. Also, during the vernal and autumnal equinox, and winter solstice, a small section of the rear garden of no.20 will be in shade but the majority will receive sunlight. In light of this, I am satisfied that the proposed dwelling would not cause any adverse levels of shading on any of the surrounding dwellings.
- 8.20 The applicant has also submitted a visual impact study which shows the proposed dwelling from different angles including from surrounding gardens. This study shows that the proposed dwelling would not appear dominant and blend into the site and surrounding context without appearing as an alien form.
- 8.21 Vehicles numbers using the entrance to the site would significantly reduce, and therefore the occupiers of 16 St Barnabas Road would benefit from significantly less vehicles passing, and significantly less noise would result.
- 8.22 The proposal also includes a 1m wide footway to access the rear garden of no.34 Devonshire Road. The dwelling is set a further 2.5m from this footway. This would enable the resident to maintain an access to St Barnabas Road.
- 8.23 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

- 8.24 Any future resident of the proposed dwelling would benefit from high quality living accommodation in terms of the space within

the dwelling. The landscape plan show how the garden area would be landscaped and would provide the future resident with a generous private amenity space that is multi-functional.

- 8.25 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 (or 3/14).

### **Refuse Arrangements**

- 8.26 No specific details of the refuse store have been provided but it is proposed to be located adjacent to the northern boundary of the site. I have therefore recommended detailed of the refuse storage provision to be provided by a condition.
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

### **Highway Safety**

- 8.28 No highway safety issues have been raised. The proposal would result in a reduction in the amount of vehicle movements into and out of the site which would significant minimise any highway safety issues.
- 8.29 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

### **Car and Cycle Parking**

- 8.30 The proposal includes two parking spaces. There appears to be sufficient space within the site to enable vehicles to manoeuvre in order to enter and leave the site in forward gear.
- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

## Third Party Representations

8.32 I set out below my response to the objections raises:

- The development fails to respect the characteristic of the locality and is not in keeping with the character of the area;	See 8.5 to 8.7
- Not attractive and in stark contrast with surrounding buildings;	See 8.5 to 8.7
- Design is flat and boxy;	As above
- Development would be an eyesore	As above
- Concerns with the flat roof which could lead to roof terrace and roof top paraphernalia;	As above – roof paraphernalia – no roof top plant or solar panels are proposed.
- Impact on trees including Elder tree;	A soft and hard landscape, and tree protection condition has been recommended.
- Proposed up-lighting of trees and hedges;	No specific details of external lighting has been proposed for consideration.
- Concerns with the coaching room – potential commercial use;	Some working from home activity is acceptable. In this instance it would be an ancillary part of the overall use.

## Planning Obligation Strategy

### Planning Obligations

8.33 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

8.34 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.

8.35 The application proposes the erection of 1 three-bedroom houses. 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:

<b>Outdoor sports facilities</b>					
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	1	714
4-bed	4	238	952		
<b>Total</b>					<b>714</b>

<b>Indoor sports facilities</b>					
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	1	807
4-bed	4	269	1076		
<b>Total</b>					<b>807</b>

<b>Informal open space</b>					
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	1	726
4-bed	4	242	968		
<b>Total</b>					<b>726</b>

<b>Provision for children and teenagers</b>					
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		
3-bed	3	316	948	1	948
4-bed	4	316	1264		
<b>Total</b>					<b>948</b>

8.36 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)

## 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:

<b>Community facilities</b>			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256		
3-bed	1882	1	1882
4-bed	1882		
<b>Total</b>			<b>1882</b>

- 8.38 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with 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:

<b>Waste and recycling containers</b>			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150		
<b>Total</b>			<b>75</b>

- 8.40 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

- 8.41 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 £257.60 is required.

### 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 consists of the demolition of the existing flat roof garage blocks and erection of a two storey dwelling. The garages are negative buildings within the conservation area, and their removal would enhance the setting of the character and appearance of the Mill Road aspect of the Central conservation area. According to the applicant, none of the garages are directly designated for local residents and therefore no loss of parking for local residents would occur.
- 9.2 The proposed dwelling is a contemporary design that also uses high quality materials. The scale of the development would also compliment the character of the area without appearing obtrusive.
- 9.3 The proposed dwelling would not have any adverse impact on the residential amenity of surrounding residents to the level of separation and obtrusive scale.

9.4 It is considered that the application proposals are an appropriate form of development in this location and would not conflict with the provisions of the Development Plan or undermine its aims and objectives. The proposals constitute sustainable development meeting the provisions of the NPPF, and should therefore be granted conditional planning consent accordingly.

## **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. 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. 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)

5. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

6. 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)

7. No development, including demolition, shall commence on site until the following details have been submitted to and approved by the local planning authority:
  - (a) A plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
  - (b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) apply;
  - (c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
  - (d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree;

(e) details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage during the course of development.

(f) details of any trees proposed for removal.

In the condition retained tree means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Reason: To safeguard and ensure the protection of those existing trees which are to be retained on or adjacent to the site. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/4)

8. 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)

9. 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)

10. 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)

11. 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 adjoining properties during the construction period (Cambridge Local Plan 2006 policy 4/13).

12. 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 order to ensure that any contamination is identified on the site before the commencement of the scheme and enable any mitigation/remediation measures to be implemented during the development phase.

13. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

14. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

15. Prior to occupation of the use hereby permitted, 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. The approved arrangements shall be retained thereafter.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006))

16. The windows identified as having obscured glass on drawing number A02.11 shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to occupation 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).

17. The development shall be carried out in accordance with the specification in the Tree Report (Farmland Forestry dated 14 April 2014) received on 28 August 2014.

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)

**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](http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp)