

Application Number	14/1938/S73	Agenda Item	
Date Received	8th December 2014	Officer	Miss Catherine Linford
Target Date	9th March 2015		
Ward	West Chesterton		
Site	1 Milton Road Cambridge CB4 1UY		
Proposal	Section 73 application to vary condition 2 of application 14/0543/FUL for substitution/addition of plans to permit amendments to be made to the scheme.		
Applicant	S C Milton Road Ltd		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed amendments would not have a significant detrimental impact on the appearance of the approved buildings, the character or appearance of the Conservation Area, or the setting of the Portland Arms which is a Building of Local Interest (BLI). <input type="checkbox"/> The proposed amendments would not have a significant detrimental impact on the occupiers of neighbouring properties or future occupiers of the site.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is a ‘T shaped’ parcel of land situated on Mitchams Corner, at the junction of Milton Road and Victoria Road, with frontages on Milton Road, Victoria Road and Corona Road. The surrounding area is mixed in character with the Staples site opposite to the south; residential properties adjacent to the site on Victoria Road to the west; commercial and residential properties adjacent to the site on Milton Road to

the north; and residential properties adjacent to the site on Corona Road to the north.

- 1.2 Planning permission has been granted on the site for the erection of student accommodation comprising 211 student rooms (following demolition of existing buildings) and a commercial unit to be used for Class A1 food retail purposes, together with bicycle and car parking and associated infrastructure (14/0543/FUL). Demolition works have commenced.

2.0 THE PROPOSAL

- 2.1 Permission is sought to vary condition 2 of the previous permission (14/0543/FUL) to permit minor material amendments to the approved scheme. The amendments are as follows:

Site wide

- Addition of a gate and turnstile to the main entrance on Milton Road;
- Installation of a fence between Block A and Block C to conceal refuse and cycle storage;
- Relocation of cycle storage;

Block A

- Single storey extension to the rear;
- Removal of double doors on southern elevation due to the relocation of the refuse store;

Block E

- Replacement of student room with a refuse store and relocation of this student room within the building;
- Replacement of internal cycle and refuse store with gym and laundry room;
- Bay window moved across one room on the northern elevation due to the provision of the refuse store.

Block F

- Ground floor corridor deleted and rooms extended into this space with individual entrance doors provided on the southern elevation;
- Relocation of windows on the northern elevation; and
- Rooflights inserted on the northern elevation.

2.2 If permission is granted for the minor material amendment this will lead to a variation of condition 2 and will result in a fresh planning permission being granted.

3.0 SITE HISTORY

Reference	Description	Outcome
06/0075/OUT	Outline consent for residential development and related infrastructure	A/C
13/1326/FUL	Erection of student accommodation comprising 260 student rooms (following demolition of existing building) and a commercial unit to be used for A1 food retail purposes; together with bicycle and car parking and associated infrastructure.	REF
14/0543/FUL	Erection of student accommodation comprising 211 student rooms (following demolition of existing buildings) and a commercial unit to be used for Class A1 food retail purposes, together with bicycle and car parking and associated infrastructure.	A/C

The Decision Notice for the previously application 14/0543/FUL is attached to the report as Appendix 1.

PUBLICITY

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

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 Local Plan 2006	3/1 3/4 3/7 3/14 4/4 4/11 4/12 5/1 5/12 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
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)

	<u>City Wide Guidance</u> Arboricultural Strategy (2004) Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines:</u> Buildings of Local Interest Castle and Victoria Conservation Area Appraisal

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 policy in the emerging Local Plan is of relevance:

Policy 21: Mitcham’s Corner Opportunity Area

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No significant adverse effect upon the Public Highway should result from this proposal if it gains the benefit of Planning Permission.

Head of Refuse and Environment

- 6.2 No objection, subject to a condition requiring a noise report and insulation scheme for the gym.

Urban Design and Conservation Team

- 6.3 The proposed amendments are acceptable in design terms. Further details relating to the treatment and design of the entrance gates, fences and turnstile should be provided as part of the public art submission and material condition. The treatment of the courtyard extension should be conditioned. The treatment of the fence proposed between Blocks A and C should be conditioned, we recommend that a 'hit and miss' brick wall should be specified as we are concerned that a solid wall or fence will have a fortress like appearance.

English Heritage

- 6.4 The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist Conservation advice.

Landscape

- 6.5 While the principle of an extension is acceptable, the area causes the removal of a portion of the open green space. This is disappointing as the scheme is very much a hard-paved scheme with little green space to enjoy. It is encouraging, however, that this space will effectively act as a patio area during times of pleasant weather accommodating an indoor/outdoor use pattern. We feel that because of this, we can approve of this addition.

Drainage

- 6.6 No comment.

Architectural Liaison Officer

- 6.7 Having previously viewed and commented on the various submissions for 1 Milton Road, Cambridge I was satisfied with the security arrangements proposed. With the latest documents

and drawings, the security arrangements appear to have been enhanced in terms of students entering the site with gate and turnstile proposals between supermarket and the Portland Arms Public House. Visitor management is always an issue, I assume during normal office hours this would be through main reception, out of office hours would require a resident to attend the gate to allow entry which would be fine. I would not like to see automatic gate release to allow visitor access.

6.8 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:

- 4 Corona Road
- 14A Corona Road
- 16 Corona Road
- 12-20 Victoria Road

7.2 The representations can be summarised as follows:

- The rear access to 16 Corona Road would be blocked by a cycle store
- The Victoria Road gate has been removed from the scheme
- The proposed entrance doors on the south elevation of Block F would cause noise and have an impact on privacy
- Blocking of a right of way

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. Context of site, design and external spaces
2. Residential amenity
3. Refuse arrangements

4. Car and cycle parking
5. Third party representations

Context of site, design and external spaces

Site wide amendments

Addition of a gate and turnstile to the main entrance on Milton Road

- 8.2 The entrance on Milton Road, between Block B and the Portland Arms, would be the main pedestrian entrance into the site, and as it is not manned it is proposed that a turnstile is installed here, with a gate, which incorporates an 'air lock' system, alongside it to provide cycle access. This arrangement would secure the entrance, preventing tailgating. At first, the Urban Design and Conservation team did raise concerns about the prominence of the turnstile but as views of the turnstile looking north would be blocked by the existing 2m high wall adjacent to the Portland Arms it is considered to be acceptable in principle.
- 8.3 It is proposed that the gates, and fencing and turnstile form part of the public art scheme for the site along with the gate on Victoria Road. As the public art scheme has not been finalised or approved I recommend that full details of the turnstile and fencing is secured by condition to ensure an appropriate treatment of the turnstile and fencing if the public art scheme is not approved (28).

Installation of a fence between Block A and Block C to conceal refuse and cycle storage

- 8.4 The addition of a fence between Blocks A and C is supported as it would conceal the refuse and cycle storage. It is recommended that a 'hit and miss' brick wall is used instead of a solid fence as this would appear less 'fortress like'. I recommend that details are required by condition (29).

Relocation of cycle storage

- 8.5 The relocation of cycle storage would not have a detrimental impact on the site and this is considered to be acceptable.

Amendments to Block A

Single storey extension to the rear

- 8.6 The proposed single storey extension would result in a reduction in the amount of external amenity space available on the site. However, the proposed extension would provide a communal amenity space with large, full height sliding doors providing access and surveillance of the central courtyard and it is therefore considered to be acceptable. The Urban Design and Conservation team and the Landscape team support the proposed extension, and it is recommended that materials samples are required by condition (20 and 21).

Removal of double doors on southern elevation due to the relocation of the refuse store

- 8.7 This amendment would have no detrimental impact on the appearance of the building and is acceptable.

Amendments to Block E

Replacement of student room with a refuse store and relocation of this student room within the building

- 8.8 This amendment would have no detrimental impact on the appearance of the building and is acceptable

Bay window moved across one room on the northern elevation due to the provision of the refuse store

- 8.9 This amendment would have no detrimental impact on the appearance of the building and is acceptable

Amendments to Block F

Ground floor corridor deleted and rooms extended into this space with individual entrance doors provided on the southern elevation

- 8.10 This amendment would have no detrimental impact on the appearance of the building and is acceptable.

Relocation of windows on the northern elevation and insertion of rooflights on the northern elevation.

- 8.11 This amendment would have no detrimental impact on the appearance of the building and is acceptable
- 8.12 In my opinion the proposed amendments would not have a detrimental impact on the appearance of the approved buildings, the character or appearance of the Conservation Area, or the setting of the Portland Arms which is a Building of Local Interest. These proposed amendments are therefore compliant with Cambridge Local Plan (2006) policies 3/4, 3/12, 4/11 and 4/12.

Residential Amenity

Site wide amendments

Relocation of cycle storage

- 8.13 The cycle storage alongside the common boundary with 16 Corona Road has been extended and will not block the entrance to this neighbouring property. I consider it to be acceptable.

Amendments to Block A

Single storey extension to the rear

- 8.14 The proposed extension would not have a detrimental impact on neighbouring properties and I consider it to be acceptable.

Amendments to Block E

Replacement of student room with a refuse store and relocation of this student room within the building; and replacement of internal cycle and refuse store with gym and laundry room

- 8.15 This amendment would not have an impact on neighbouring properties. However, the introduction of a gym may cause noise disturbing the occupiers of the neighbouring student rooms and I therefore recommend a condition requiring a noise insulation scheme (27).

Bay window moved across one room on the northern elevation due to the provision of the refuse store

- 8.16 This window would look into the site and would not have an impact on neighbouring properties. I consider it to be acceptable.

Amendments to Block F

Ground floor corridor deleted and rooms extended into this space with individual entrance doors provided on the southern elevation

- 8.17 Concern has been raised that the introduction of individual entrance doors would lead to a loss of privacy for 16 Corona Road and cause noise and disturbance. The proposed doors would replace windows and in my view would not lead to an increase in overlooking. I consider that the comings and goings to these five rooms would be infrequent and would not be high number and it is therefore my view that it would be unreasonable to withhold permission.

Relocation of windows on the northern elevation and insertion of rooflights on the northern elevation.

- 8.18 The relocation of windows on the northern elevation of Block F would not result in an in overlooking. I therefore consider this amendment to be acceptable. Views would not be possible from the proposed rooflights and I therefore also consider this amendment to be acceptable.
- 8.19 In my opinion the proposed amendments adequately respect the residential amenity of its neighbours and of future occupiers and I consider that they are compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Third Party Representations

The Victoria Road gate has been removed from the scheme

- 8.20 The gate on Victoria Road has not been removed from the scheme and is shown on the submitted plans.

Blocking of a right of way

- 8.21 It was originally proposed that the residents of Corona Road that have a right of way over the site would be provided with a code or a fob to open the gate. Otherwise the gate will be kept closed for security reasons and to prevent ad hoc parking on the site. This has not changed.

9.0 CONCLUSION

- 9.1 The proposed amendments would not have a significant detrimental impact on the appearance of the approved buildings, the character or appearance of the Conservation Area, or the setting of the Portland Arms which is a Building of Local Interest (BLI). The proposed amendments would also not have a significant detrimental impact on the occupiers of neighbouring properties or future occupiers of the site.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of two years and seven months 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. 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)

4. 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)

5. 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: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 4/13)

6. 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)

7. 7a. Prior to the commencement of demolition hereby approved (excluding any pre-construction, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

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

7b. Prior to the commencement of the development hereby approved (including any pre-construction enabling works or piling, but excluding demolition), the applicant shall submit a report in writing, regarding construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details. 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 during the construction period. (Cambridge Local Plan 2006 policy 4/13)

8. The development hereby permitted shall not be occupied until a Management Plan for the student accommodation has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbouring residents. (Cambridge Local Plan 2006, policy 3/7)

9. Prior to the commencement of construction, 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) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

The scheme as approved shall be fully implemented and a completion report submitted prior to the occupation of the residential development. The approved scheme shall remain unaltered in accordance with the approved details.

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

10. All deliveries to the local convenience store shall be via the front of the retail premises on Milton Road. There shall be collections or deliveries only between the hours of 09.30hrs to 16.00hrs and 18.00hrs and 21.00hrs Monday to Saturday; and there shall be no collections or deliveries outside the hours of 09.00hrs and 13.00 hrs on Sundays and Bank Holidays, and there shall not be by articulated vehicles at those times (Sundays and Bank Holidays).

Reason: In the interests of highway safety and residential amenity (Cambridge Local Plan 2006, policies 4/13 and 8/2.

11. No development approved by this permission shall be COMMENCED (excluding demolition) 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 Local Planning Authority. 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 LPA 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.

(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 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 residential amenity. (Cambridge Local Plan 2006, policy 4/13).

12. No development approved by this planning permission shall take place (excluding demolition) until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority: 1) A preliminary risk assessment which has identified: all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, potentially unacceptable risks arising from contamination at the site. 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly the River Cam and underlying Secondary A Aquifer) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2013) position statements A4 to A6, J1 to J7 and N7.

13. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly the River Cam and underlying Secondary A Aquifer) from potential pollutants in line with Environment Agency Groundwater Protection (GP3, 2013) position statements J6 and J7

14. Air intake for the mechanical ventilation shall be taken from the rear of the buildings.

Reason: In the interests of the amenity of occupiers. (Cambridge Local Plan 2006, policy 4/13)

15. Prior to the occupation, the on-site storage facilities for waste, including waste for recycling and the arrangements for the disposal of waste shall be provided. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents and occupiers of the site (Cambridge Local Plan 2006, policy 3/12 and 4/13)

16. The convenience store hereby approved shall be open between the hours of 07.00 hrs and 23.00 hrs Monday to Sunday only.

Reason: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 3/7 and 4/13)

17. Prior to occupation, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

Reason: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 4/13)

18. Development shall not begin (excluding demolition) until a scheme for surface water disposal has been submitted to and approved in writing by the local planning authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The scheme shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly the River Cam and underlying Secondary A Aquifer) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2013) position statements G1 to G13, N7 and N10. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration sustainable drainage systems (SUDS) such as soakaways, unsealed porous pavement systems or infiltration basins.

19. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect and prevent the pollution of controlled waters (particularly the River Cam and underlying Secondary A Aquifer) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2013) position statement N7. Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

20. 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)

21. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

22. Prior to the commencement of construction (excluding demolition and enabling works), details of the link between Block A and the Portland Arms PH are to be submitted to and approved by the Local Planning Authority and the construction carried out in accordance with the details approved.

Reason: In order that the position and nature of the new construction does not adversely affect the appearance of the Building of Local Interest and to comply with Cambridge Local Plan 2006 policies 4/11 and 4/12.

23. No occupation of any new building erected pursuant to this permission 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)

24. 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)

25. Prior to installation full details of the collapsible handrails proposed on the roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and the impact on the character and appearance of the Conservation Area. (Cambridge Local Plan 2006, policy 3/12 and 4/11)

26. The bollards shown on dwg no. 110-00-Rev32 shall be installed prior to occupation and retained in perpetuity.

Reason: To prevent ad hoc parking. (Cambridge Local Plan 2006, policy 8/2)

27. 1. Prior to the occupation of the gym, a noise report that considers the impacts of airborne and impact noise upon the student development shall be submitted in writing to the local planning authority for consideration.

2. Following the submission of the noise report and prior to the occupation of the gym, an acoustic insulation scheme detailing the noise and vibration insulation performance specification of the internal building envelope of the gym to protect the adjoining residential units from activities within the gym, shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of the amenity of the occupiers of the neighbouring student rooms. (Cambridge Local Plan 2006, policy 4/13)

28. Prior to installation full details of the gates, fencing and turnstile shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that their appearance does not have a detrimental impact on the character or appearance of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

29. Prior to installation full details of the fence/wall between Blocks A and C shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that its appearance does not have a detrimental impact on the character or appearance of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

30. Prior to the commencement of development hereby approved (excluding any pre-construction, enabling works or piling, or demolition) full details of the service doors for the food store shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that deliveries do not impact on the highway network. (Cambridge Local Plan 2006, policy 8/2)

31. The Management Plan required by condition 8 shall include arrangements for the beginning and end of term.