

Application Number	14/1878/FUL	Agenda Item	
Date Received	28th November 2014	Officer	Mr Amit Patel
Target Date	27th February 2015		
Ward	West Chesterton		
Site	Land Between 60 - 68 Victoria Road Cambridge Cambridgeshire CB4 3DU		
Proposal	Proposed residential development to erect 10 studio flats, following the demolition of existing building on site.		
Applicant	c/o agent United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> -The development would not be overbearing or cause any significant loss of amenity in terms of light or privacy to neighbouring properties. -The design of the new building would be acceptable in its context. - The proposal will not have a harmful impact on the Conservation Area.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is 62 – 66 Victoria Road. It is currently used as an office. The area is predominately residential in character. There is a mixture of dwelling types in the area from the traditional Victorian two-storey dwellings to modern flatted development.

- 1.2 To the north is the builder's yard which has a cluster of commercial uses. Number 68 is an office which is used by Kidman and Sons and to the east is residential property.
- 1.3 The site is within the extended Central Conservation Area but not close to a listed building. There is a Building of Local Interest on the opposite side of the site. There are no trees on the site and it is within a Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 This application seeks approval for demolition of the existing building and erection of a two-storey building to contain 10 residential units. The ground floor flats will have their own individual entrances with flats 1 to 3 being accessed off Victoria Road and flats 4 and 5 accessed from the rear. The upper flats are accessed from the rear by a single stair way located between flats 4 and 5.
- 2.2 There will be some private amenity space for each of the ground-floor flats. Bin storage will be to the rear adjacent to the gable walls of flats 4 and 5. Bike storage will be mainly in the north east corner of the site with some space adjacent to flats 4 and 5. The plan shows that there will be 10 spaces in total.
- 2.3 The building will have a secure route around it with access adjacent to flat 1 which serves the bin and bike store and access to flats 4 and 5 and upper flats.
- 2.4 The proposed building will have a traditional Victorian façade with bay windows. These bays are two storeys. The fenestration will give the impression of three buildings in a terrace, with the pattern of doors and windows similar to those on nearby buildings.
- 2.5 The application has been amended. The amendments are as follows:
- Solar panels shown on elevations
 - Report on solar panels and justification of 10% renewable technology

3.0 SITE HISTORY

Reference	Description	Outcome
C/02/0491	Alterations to artists studios (sui-generis use) to improve facilities fire escape and teaching.	A/C
C/98/0075	Variation of condition 2 of C/99 1239/FP to reduce Car Parking. Change of use from offices ancillary to builders yard (sui generis) to offices (Class B1).	Refused

4.0 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	3/4 3/7 3/11 3/12 4/9 4/11 4/13 5/1 8/1 8/2 8/6 10/1

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

Central Government	National Planning Policy Framework March 2012
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Guidance	<p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95</p> <p>Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)</p>
Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
	<p><u>City Wide Guidance</u></p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
	<p><u>Area Guidelines</u></p> <p>Castle and Victoria Road Conservation Area Appraisal (2012)</p>

5.4 Status of Proposed Submission – Cambridge Local Plan

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

For the application considered in this report, there are no policies in the emerging Local Plan are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No off street parking is provided. Although this would not have a significant impact upon highway safety it may have an impact on residential amenity of surrounding area. The future occupiers would not qualify for Residents Permits and the existing vehicle cross over to be returned to normal footway kerb, traffic management plan, no works within the highway without prior consent, no encroachment and public utilities.

Head of Refuse and Environment

Application as submitted

- 6.2 No objection to the application in principle, subject to conditions relating to contaminated land, construction hours, demolition, construction collection and delivery hours, piling, dust and waste.

The proposal is adjacent to Victoria Road. The noise insulation scheme would be required to mitigate the impact of traffic noise from Victoria Road as this is a busy thoroughfare.

Comments in response to Amendment 8th April 2015

The previous comments stand.

Urban Design and Conservation Team

Application as submitted

- 6.3 The proposal sits well within its context and has taken its cues from the surrounding area and materials will need to be conditioned. Support the proposal subject to conditions relating to sample panel, roofing details and joinery.

Comments in response to Amendment 8th April 2015

The previous comments stand.

County Archaeology

- 6.4 The proposal is close to previous finds within the locality and an archaeology condition is recommended.

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:

- 10 Greens Road
- 12 Greens Road
- 31 Hinton Road
- 33 – 35 Victoria Road
- 72 Victoria Road

- 7.2 The representations can be summarised as follows:

- Over development of the site as it covers a large foot print and leaves little circulation space;
- Not sustainable as there is no room on site to collect rain water
- The proposed units would not have good ventilation due to the site context
- Overlooking from the site
- The cycle racks are not in accordance with the Cycle Parking Standards
- Car parking will be on the side streets increasing the pressure on existing occupiers
- Contractors storage would be difficult on the site
- Storage for the tenants
- There is insufficient knowledge by the agents regarding the site because not clearly showing the existing site, no scale and misleading and incorrect information on the planning application form.
- Restrict neighbouring sites from being developed

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

- 33 – 35 Victoria Road

7.4 The representations can be summarised as follows:

- The amended scheme by adding solar panels on the roof does not resolve the comments made previously

7.5 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 and Impact on the Conservation Area
3. Renewable energy and sustainability
4. Public Art
5. Residential amenity
6. Refuse arrangements
7. Highway safety, Car and cycle parking
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

8.2 There is nothing in policy terms which prevents the principle of a loss of the office space on this site from being acceptable. The use of the site for housing would accord with Cambridge Local Plan policy 5/1.

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 and Impact on the Conservation Area

- 8.4 The proposal is to demolish the existing building, which will include the loss of the office space. The proposed dwellings would be within a single building form. The fenestration will give the appearance of three dwellings, which will mirror the traditional Victorian dwelling form and design. The Conservation Officer has commented that the proposal is acceptable subject to conditions relating to sample panel, roofing and joinery details and I agree with their advice and recommend conditions 5 to 8.
- 8.5 Representations have been received that this is an over development of the plot as the circulation area around the building and density have increased. Although there will be a high concentration of units on this site I consider that this provides a mixture of tenure in the area and fits into the context.
- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12, 4/11 and 5/1.

Renewable energy and sustainability

- 8.7 Representations have been received that there is no room on site to collect rainwater. The Sustainable Drainage Officer has commented that there are different methods and designs to incorporate water harvesting, not just adding water butts. There are no details provided and therefore a condition is recommended to submit this information. I agree with this advice and recommend a condition.
- 8.8 The applicants have amended the scheme to include solar panels on the roof and calculations of the effect of these. The Senior Sustainability Officer has commented that the both the schemes proposed would exceed the 10% required but suggests that a use of inverter or micro filters on the panels shall be used as the roof slopes would be in shade at different parts of the day. I consider that this could be conditioned and recommend a condition. (Condition 17).
- 8.9 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in

accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Public Art

- 8.10 All major developments are required to provide Public Art either on site, if appropriate, or as a commuted sum. This is a very constrained site. A strategy for Public Art will need to be agreed through the section 106 agreement. The applicants have proposed a commuted sum which is appropriate in my view.
- 8.11 In order to pass the Community Infrastructure Levy tests the provision of public art needs to be directly related to the development, reasonable in scale and kind and necessary to make the development acceptable in planning terms.
- 8.12 In this case the provision of commuted sums would facilitate the provision of public art in the vicinity of the site. The commuted sum is based on construction cost so has a direct relationship with the scale of development. The provision of public art is necessary to enable the development to be in accordance with planning policy and would enhance the development.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.14 The Environmental Health Officer has commented that this is a residential area and therefore there is potential for construction activity having a noise and disturbance on the nearby occupiers. They recommend conditions relating to construction hours, delivery hours, piling dust and waste to mitigate the impact of the proposal and I agree with their advice. (condition 10-13 and 15).
- 8.15 The proposal is for a two-storey building with 2 two-storey wings. The site is on a slight incline and therefore the site levels are different with number 60 Victoria Road set down. Number 60's plot is angled away from the application site. Comments have been received regarding overlooking to neighbours. There will be windows at upper levels on the application site

that will give views northwards to the Builders Yard and adjoining occupiers. As number 60 is currently in residential use the impact to this neighbour is critical. Due to the design and context of the plot any overlooking to this neighbour from the proposed development will be towards the rear part of the garden which is already overlooked currently and therefore I do not consider that this would be a reasonable reason for refusal in this instance. There will be overlooking to the Builders Yard and number 68 but these sites are in commercial use and I do not consider that this would be significantly different to the existing situation.

- 8.16 The proposed building will extend beyond the rear elevation of number 60 by 3m but at an angle. Being located east of the proposal site there will be some loss of light in the later parts of the evening. I do not consider that this loss paramounts to the proposal being unacceptable. It will be set off the common boundary and will not give rise to enclosure of 60 Victoria Road.
- 8.17 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

- 8.18 The Environmental Health have commented that the proposal is acceptable subject to comments relating to contaminated land (condition 9) and noise insulation. The noise insulation is covered below in the report and due to Victoria Road being a busy thoroughfare the noise and disturbance from traffic noise on the future occupiers is a concern.
- 8.19 Representations have been received regarding the ventilation of the building. The Environmental Health Team have commented that this can be achieved by mechanical purposes and recommend a condition to secure this. I agree with their advice and recommend a condition. (Condition 14).
- 8.20 The ground-floor units will have some amenity space. The building will contain units on the upper floors that will not have any private amenity space except that of the circulation space around the building. Each unit is self-contained and will have access to the bins and bike storage. This site is close to large

expanse of open space Jesus Green and Midsummer Common which would provide open areas for occupiers to enjoy.

- 8.21 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.22 Two bin stores are proposed. The Environmental Health Officer has commented that the storage facilities do not give a clear breakdown of what bins are provided. A condition is recommended for further details because I consider that there is sufficient room on site to accommodate the necessary bins. (Condition 15).
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety, Car and Cycle Parking

- 8.24 The Highway Engineer considers that the proposal will not have a highway safety impact subject to conditions relating to redundant crossovers (condition 3), traffic management plan (condition 3), works in a public highway, encroachment and public utilities. The Highway Engineer has raised the issue of whether street parking by residents will have an adverse impact upon residential amenity but my view is that some of the roads are not in a Controlled Parking Zone and anyone with a legal street going car could park there.
- 8.25 The proposal is to be a car free scheme. I support this as the site is close to amenities in Mitchams Corner and public transport links from Milton Road and Victoria Road. The site is also well served by pedestrian and cycle links and therefore with the alternative choices available I consider that a car free development here will have the desired outcome.
- 8.26 Representation have been received that the site is not large enough to accommodate the site set up. The Highway Engineer has recommended a condition to provide details of a contractors compound and I consider that this will alleviate any

concerns regarding highway safety and I agree with their advice and recommend a condition (4).

8.27 Representations have been received regarding the cycle parking not being in accordance with the cycle parking standards. I note that there are to be 10 units on site and 10 spaces. This is in accordance with the Cycle Parking Standards. I note that there is no information regarding spacing between the stands and types of stands to be used, I consider that there is room on site to accommodate the number of cycle spaces on site and this can be controlled by condition. I therefore recommend a condition to provide further details relating to cycle parking (condition 19).

8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/2, 8/6 and 8/10.

Other issues raised by consultees

8.29 The County Archaeology team have commented that the proposal site lies within the locality and therefore recommends a condition. I agree with their advice and recommend a condition (18).

8.30 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/9.

Third Party Representations

8.31 The issues relating to overdevelopment, ventilation of the future occupiers, overlooking, rain water collection, cycle and car parking have been addressed in the main body of my report.

8.32 The issue regarding the agent not knowing the site is not a material consideration and I am satisfied that the information submitted is to a relevant scale and the Design and Access Statement sets out the necessary information regarding the site.

Planning Obligation Strategy

Planning Obligations

8.33 As a result of the Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning

(Department of Communities and Local Government) developer contributions on small-scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. This also applies to all residential annexes and extensions. The proposed development falls at or below this threshold therefore it is not possible to seek planning obligations to secure community infrastructure in this case.

8.34 Officers are working on the interim approach but the work has not been sufficiently advanced to allow it to apply as part of the determination of this application. It is anticipated that applications that will be reported to the Planning Committee in July and future meetings will be subject to the interim approach.

8.35 A section 106 agreement would be required to secure control over the commuted sum payment for Public Art and would be secured via the s106.

9.0 CONCLUSION

9.1 The site is currently used as offices. The application seeks to demolish the offices and replace with 10 independent residential units. The design of the building is compatible with the site context and constraints and consultees have not raised any concerns. In light of this I recommend approval.

10.0 RECOMMENDATION

1. **APPROVE** subject to completion of the s106 Agreement by 28th August 2015 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. The redundant vehicle crossover of the footway must be returned to normal footway and kerb at no cost to the Highway Authority.

Reason: for the safe and efficient operation of the public highway. (Cambridge Local Plan (2006) Policy 8/2).

4. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
 - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: in the interests of highway safety. (Cambridge Local Plan (2006) Policy 8/2).

5. 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)

6. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

7. All new joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' is to be submitted to and approved in writing by the local planning authority prior to installation of new joinery. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

8. All new joinery is to be of timber and not metal or plastic.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

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

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

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

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the local planning authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

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

10. 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)

11. 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)

12. 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&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

13. Prior to commencement 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.
(Cambridge Local Plan 2006 policy 4/13)

14. Prior to the commencement of development/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 shall achieve internal noise levels recommended in British Standard 8233:2014 'Guidance on sound insulation and noise reduction for buildings'. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

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

15. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

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

16. Prior to the commencement of development full details of the rainwater harvesting system shall be submitted to, and approved in writing by, the local planning authority. The development shall then be implemented in accordance with the approved details.

Reason: To protect against future flooding. (National Planning Policy Framework (2012).

17. Details of inverters or micro filters shall be submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved plans.

Reason: To deliver the renewable technology. (Cambridge Local Plan (2006) policy 8/16).

18. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To protect the any archaeology remains. (Cambridge Local Plan (2006) policy 4/9)

19. Prior to the occupation of the building a large scale plan showing the cycle parking spaces, with all dimensions, in accordance with the Cycle Parking Standards in the Cambridge Local Plan (2006) shall be submitted to and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details.

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

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

2. Unless prior agreement has been obtained from the Head of Planning, in consultation with the Chair and Spokesperson of this Committee to extend the period for completion of the Planning Obligation required in connection with this development, if the Obligation has not been completed by 28th August 2015, or if Committee determine that the application be refused against officer recommendation of approval, it is recommended that the application be refused for the following reason(s):

The proposed development does not make appropriate provision for Public Art, in accordance with Cambridge Local Plan 2006 policies 3/7, 3/8, 3/12 and 10/1 and as detailed in the Planning Obligation Strategy 2010.

In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development