

<b>Application Number</b>	15/1217/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	25th June 2015	<b>Officer</b>	Mr Rob Parkinson
<b>Target Date</b>	20th August 2015		
<b>Ward</b>	Market		
<b>Site</b>	Westcott House Jesus Lane Cambridge Cambridgeshire CB5 8BP		
<b>Proposal</b>	Proposed extension to house additional library space and new teaching / tutorial accommodation to the south side of Westcott House. Proposal incorporates a basement, ground and first floor with a new college entrance off the refurbished Manor Street Car park access.		
<b>Applicant</b>	Ms Victoria Espley Westcott House Jesus Lane Cambridge Cambridgeshire CB5 8BP United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The development proposals make efficient use of a brownfield site in order to accommodate the College's necessary growth of learning resources;</p> <p>The design is of high quality which responds to its context and respects the adjoining listed buildings, minimising its harm on heritage assets and enhancing the setting of the conservation area;</p> <p>The scheme promotes sustainability and ensures convenient and accessible walking and cycling;</p> <p>Landscaping improvements and replanting strategy outweighs the loss of established trees; and,</p> <p>The development would not have any significant impact on the amenity of</p>
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	neighbouring residents.
RECOMMENDATION	15/1217/FUL – APPROVAL subject to conditions

## 1.0 SITE DESCRIPTION / AREA CONTEXT

- 1.1 Westcott House is the theological college for Cambridge University, sited within an island created by Jesus Lane to the north, Malcolm Street to the west, King Street to the south and Manor Street to the east. The main pedestrian and administrative entrance is via the north through buildings adjacent (west) of the Grade I listed All Saints Church on Jesus Lane. The Westcott House Old Court courtyard is enclosed by Grade II listed buildings. Its oldest buildings are situated in the north-west corner; on the west side the original cloisters have been extended upwards to three storeys over time; to the south are the existing Westcott College Library and Chapel. The college also has a New Court to the east enclosed by a modern two-storey apartment block parallel to Manor Street.
- 1.2 Vehicular access to the college is from Manor Street, just to the north of the access to the car park at the King Street shops and flats; here there is room for c.20 parking spaces, informally parked, although there is no clear entrance to the college in this part of the site and visitors have to traverse New Court and Old Court to reach the site's offices. The application site is actually the land adjacent and to the south of the college's chapel, a Grade II listed building. The land is currently used for a cycle store shed, some of the informal area of parking, and the area behind the cycle shed next to the chapel's south elevation.
- 1.3 The southern boundary of Westcott House is a buff coloured 1.8m high brick wall, of no heritage value. Next to this wall inside the Westcott House car park are two substantial trees, a 15m sycamore tree to the west next to the cycle store, and a 11m lime tree to the east within the car park. Further west but outside the college boundary is a mid-height laburnam tree, growing adjacent to the boundary wall. All trees are protected by virtue of being within the conservation area.
- 1.4 The area is bounded predominantly by residential uses; to the west, the back of three-storey terraces on Malcolm Street, and to the south the residents of Malcolm Place. The site is within

the Central Conservation Area and the rest of the College site is a designated Special Area of Advert Control in the Cambridge Local Plan (2006). The site falls within a controlled parking zone.

- 1.5 The Malcolm Place flats form part of a five-storey block which, because of a downwards south-north slope along Manor Street, appears smaller. The whole block has ground floor parking with the King Street parade of shops above that (at ground level to King Street), and above that is a three-storey block of flats arranged in two east-west rows, each with a terrace of south-facing front gardens. These flats are accessed from a first-floor podium via steps up from King Street either adjacent to the Brewhouse pub or through an arch between the shops of King Street. The rear of flats 18-47 directly overlook the southern side of Westcott House, either the chapel (west) or car park (east). West of the flats is a surface car park courtyard and the recently-constructed rear terrace to the Brewhouse pub adjacent to and below some of the flats, overlooking the Malcolm Place car park. Some cars also park between the north wall of the King Street block and the southern boundary wall of Westcott House.

## **2.0 THE PROPOSAL**

- 2.1 The college has identified a need to provide an extension to the library and at the same time reorganise the internal layout of the college. The proposals involve:
- i. demolition of the south boundary curtilage wall, cycle shed, two trees and the Sacristry building of the Westcott House chapel;
  - ii. erection of a basement and two-storey building with tall gables and pitch roof along the south and east sides of the college chapel, to provide: a new college entrance; new library extension and new learning rooms and an external terrace at the west end; new offices for college administration and a new office for the principal; and, create a new pedestrian link through to the Old Court from the car park;
  - iii. erection of an external lift core on the west side of the library;
  - iv. strip-out 6no. existing apartments at second floor above the library / behind the west side of the Chapel and 1no. unit at ground floor, and refurbish to provide 5no. new apartments in their place at second floor;

- v. Provide a new cloister along the south side of the Old Court, extending the existing cloister along the north side of the chapel, creating a new access to the chapel cloister and the college's administration rooms;
- vi. re-landscape the car parking area, including new tree planting;
- vii. redevelop the vehicle entrance to the site off Manor Street, part of which includes a new refuse store enclosure and new gates, and a landscaping proposal for the area along Manor Street east of the married accommodation flats; and,
- viii. provide new secure cycle storage for college residents and staff within part of the garage underneath the King Street flats, accessed from the landscaped car park by breaking through the north elevation wall and building a new wall on the inside of the garage to seal it up.

2.2 In order to deliver the above works Westcott House has arranged a land property 'swap' with Jesus College. Jesus College currently owns the Malcolm Place shops, parking and flats onto which part of the library would be extended and the boundary wall between the two would be removed. Westcott House will acquire some of the external car park land to the south of the boundary wall and lease some of the internal garaging for use as bike parking, and in turn transfer ownership of a similar sized area of its own car park over to Jesus College. Both interested parties are aware of the wider implications for their own land.

2.3 In response to a number of concerns with the initial proposals, a set of revised plans and additional information was submitted on 15<sup>th</sup> October and re-advertised for public consultation for at least 14 days from 19<sup>th</sup> October. Further representations received will be provided to the committee meeting.

2.4 The revisions / additional information comprise:

- Amended site plan area to include the bike store and street front lands;
- 0.31m reduced height of the ridge of the middle and northern-most gables, and a 0.20m reduced height of the southern-most gable ridge;
- Amended tree survey and tree implications, including retaining the Laburnam to the rear of the site.
- Additional detail on the new car park pleached hornbeam tree planting.

- Clarification over car parking strategy and loss of existing parking.
- New gates and landscaping at entrance and alongside the King Street flats, including security details.
- Details of the new cloister and access, and landscaping around it.
- Details of library windows and the means to prevent overlooking in the close relationship to neighbours.

### 3.0 RELEVANT SITE HISTORY

Reference	Description	Outcome
C/72/0585	Erection of single storey extension to existing dining hall and kitchens to enlarge Principal's lodge.	Approved 03.11.1972
C/86/0585	Erection of bin store, cycle store and formation of 3 car parking spaces.	Approved 18.07.1986
C/88/0371 & C/88/0370	Erection of second floor extension to provide additional student accommodation.	Approved 01.07.1988
C/89/1077	Formation of window in wall to cloister.	Approved 30.01.1990
C/93/0820	Change of use of ground floor from residential accommodation for master to student dining/kitchen rooms and erection of new roof dormers to new bedrooms.	Approved 06.04.1994
C/93/0821	Alterations to ground and first floors and roof space to convert existing masters lodge accommodation to student dining/kitchen rooms, and reprovide master's lodge.	Approved 06.04.1994
C/94/0044	Subdivision of seminar room and new access off existing internal stair.	Approved 12.04.1994
C/01/0597 & C/01/0598	Erection of a single storey extension to existing kitchen facilities and internal alterations to Grade II listed building.	Approved 24.07.2001
07/0833/LBC	Internal and external alterations to Grade II listed building.	Approved 25.09.2007
07/0866/FUL	Internal and external works to Grade II	Approved

	listed building.	25.09.2007
08/0688/LBC	Internal works to Grade II Listed Building	Approved 26.09.2008
13/0184/LBC	Rebuild boundary wall to provide bin enclosure. Existing vehicular access gates replaced with a separate pedestrian gate, all electronically operated.	Approved 09.04.2013

#### 4.0 PUBLICITY

- 4.1 Advertisement: Yes (both apps)  
 Adjoining Owners: Yes (both apps) (including revisions)  
 Site Notice Displayed: Yes (both apps) (including revisions)  
 All members of the public who initially commented were also written to, to be notified of the revisions.

#### 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 3/11 3/12 3/14 4/3 4/4 4/10 4/11 4/13 4/15 8/1 8/2 8/4 8/6 8/9 8/10 8/11

- 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 –
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	Planning Practice Guidance March 2014
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)  Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)  Public Art (January 2010)
Material Considerations	<u>City Wide Guidance</u>  Arboricultural Strategy (2004)  <u>Area Guidelines</u>  Cambridge Historic Core Conservation Area Appraisal (2006)

#### 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 that should be taken into account.

## **6.0 CONSULTATIONS**

### **6.1 Cambridgeshire County Council (Highways Development Management)**

Initially there was no transport statement on which to provide comments but the applicants confirmed there is a reduction in car parking spaces on site so the impact will be lessened.

### **6.2 Environmental Health Officer**

The proposals are acceptable subject to imposing conditions on construction hours and nuisance control during construction, agreeing details of plant noise insulation such as to protect neighbour amenity, and ensuring appropriate mechanical ventilation where necessary to prevent sound disturbance to users of the development.

### **6.3 Urban Design and Conservation Team**

- Supports the proposals as an appropriate 'domestic' treatment and approach which follows pre-application advice.
- Successful use of stepped building line and stonework detailing.
- Accepts the detailed access through the side of the library and retained fabric.
- Supports use of the atrium and glazing to maintain light to the listed building.

### **6.4 Head of Streets and Open Spaces (Tree Team)**

#### **Initial proposals:**

- Agrees with removal of Lime (tree T1) at the entrance on Manor Street and removal of Laburnam (T8) at the rear of the site.
- The car parking layout and boundary wall design / position should be revised to retain the 11m tall Lime (T2) on the south side of the car park.
- The assessment of the group of three Himalayan birches (T4, T5, T6) to the north of the car park has undervalued their contribution and has not accounted for the full impact from the development.
- The 15m tall Sycamore (T7) has some value but is not the main feature of the site nor the predominant contributor to the conservation area. If plans are revised to retain the 11m tall T2 lime (as above), opposite the retained 14m tall T3 lime on the north side of the car park, the current setting to the site and the contribution to the conservation area will be preserved in the most part. The poor condition of this tree and its relatively short

remaining lifespan would not justify amending or constraining the development in order to preserve it.

- The scheme requires better replacement planting (both variety and locations).

#### **Updated proposals:**

No comments received at the time of writing. I will report any further comments on the amendments sheet or orally at the committee meeting.

### **6.5 Head of Streets and Open Spaces (Landscape Team)**

#### **Initial proposals:**

The principle of the development and the general intentions are supportable, but more provision must be given to landscape to avoid creating an extremely hard-surfaced, urban environment around what is a predominantly a pedestrian, student-oriented space. Specifically improvements are needed to:

- The proposed pleached hornbeam hedge may not function spaced 2.5m apart to accommodate parking areas underneath unless trees are closer and not spaced around parked cars. Further, the trunks may be vulnerable to being struck by vehicles and their root areas may become compacted, so adequate space and protection must be provided, e.g. using a specific planting bed.
- The neighbouring laburnum tree should be protected during construction.
- There may be too many parking spaces to allow appropriate compensatory replacement tree planting, and root cell systems must be detailed.
- Further details are needed for the 3m area between the extension and flats.
- Further detail is needed for the area between apartments and Manor Street.
- Would prefer to see bin storage removed from the street frontage and internalised on the site.
- The study garden external roof terrace could create overlooking into the neighbouring gardens on Malcolm Street and some rear elevation windows to the King Street flats. Modification to the design and/or boundaries is required to lessen the impact of this space.
- Further detail is needed for landscaping the area around the new cloister.

### **Updated proposals:**

1. Despite moving the hedge position and providing a guard the pleached hornbeams will still be extremely vulnerable to damage from car parking in what is a tight car park layout, and are shown to be too far apart to enable proper tight knitting of the hornbeam tree branches. To remedy this:
  - o The trees must be spaced by at least 2.5m width to accommodate a car, possibly resulting in fewer car parking spaces;
  - o Or set cars further back from the trees, but this would mean only one side of the car park could be used as reversing space becomes too narrow;
  - o The concrete ring for directing roots is not appropriate - use a tree pit instead;
  - o Planting bed spacing should be allowed for, and more space provided.
  - o Alternatively remove pleached hornbeams from the south (King St) side of the car park and instead use a wire trellis structure and climbing plants closer to the boundary and a safe distance away from cars.
2. The gap to Malcolm St gardens is too narrow and the tree is a constraint.
3. Planting in the 3m gap between the new extension and the King Street apartments will be unlikely to succeed and should be shade tolerant.
4. The gate / bin / access and frontage is much improved.
5. The roof-top study garden box hedging perimeter is not an appropriate screen nor suitable for amenity so should be replaced with a taller planter and an alternative hedging material.
6. This would currently be inconsistent with Local Plan policies 3/7 and 3/11.

### **6.6 Head of Streets and Open Spaces (Sustainable Drainage Officer)**

The proposals represent best practice in separating foul and surface water, using infiltration where possible and using adequate treatment for run-off to ensure there is no flooding in a 1 in 100 year + 30% climate change event.

### **6.7 Historic England**

No objections, the scheme can be assessed by LPA conservation officers.

**6.8 Amenity Societies (Victorian Society / Twentieth Century Society – consultation required if works include demolition to listed buildings):**

No comments received at the time of writing.

**6.9 Cambridgeshire County Council (Archaeology)**

This is an area of high archaeological potential being close to the Roman cemetery, and works could reveal archaeological assets. A programme of archaeological works should be agreed through a written scheme of investigation, to be required by conditions, to records and/or preserve finds.

**6.10 Access officer**

The car parking shall require Blue Badge parking spaces with full marking ie hatching to side and rear. Reception and teaching rooms need hearing loops. There needs to be good colour contrast throughout. Tactile signage should be provided. There could be handrails in the stepped auditorium. Double doors should be powered, or asymmetrical with one leaf having a minimum clear opening of 900mm.

6.11 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:

In support:

- 3no. Westcott House residents.
- Pembroke College, Trumpington Street.
- 113 Hills Road.
- 1 Short Street.
- Corpus Christie College.
- 21 Victoria Street.

In objection:

- 32 Manor Place.
- 17 Malcolm Place.
- 18 Malcolm Place.
- 21 Malcolm Place.
- 24 Malcolm Place.

- Councillor Oscar Gillespie.
- Churches Conservation Trust, owners of All Saints Church.

## 7.2 The representations can be summarised as follows:

### Support:

- The street scene along Manor Street will be improved;
- The entrance to Westcott House will be improved;
- Reduce litter and remove anti-social behaviour in problematic alley, and removes the dilapidated cycle shed;
- Avenue of trees will enhance street;
- Toilets will be able to benefit visitors to All Saints Church;
- The large meeting venue space for 150 people will attract business investment and social and community uses;
- There will now be full disabled access to Westcott House;
- 'Future-proofing' college;
- Enhances College's role within the church and its ministry in the city;
- Use of brownfield site, reducing demand on greenfield sites;
- Improves functionality and efficiency of college's office and teaching;
- Sympathetic design which minimises impact on neighbours;
- Reverts staircase within the building back into intended original use;
- Optimises below-ground potential to minimise scale of building.

### Objections:

- Loss of light from the roof being directly outside habitable rooms.
- Loss of outlook from the roof cutting across habitable rooms.
- Sense of enclosure and overbearing building.
- The roof terrace area will create noise, and buildings amplify the noise.
- Accumulation of noise from this and other activities, e.g. the pub.
- The roof terrace area will create overlooking and loss of privacy.
- Loss of 'buffer' between residents and the college.

- Scaffold and construction – access, noise, disturbance problems.
- Proximity of building causes loss of airflow / breeze to flats.
- Thin separation exacerbates existing crime and anti-social behaviour.
- Loss of laburnum and sycamore trees causes loss of outlook, colour, biodiversity, bird habitat, screening and soft landscaping feeling.
- Tree removal is not justified to provide non-essential roof terrace.
- Inefficient use of land and layout when building could be positioned away from residential neighbours.
- Loss of library's architectural assets (e.g. arched window removal) and masking of the library facade instead of refurbishment.
- Design does not respect character or context.
- Such a new building would be more appropriate at New Court to enclose the courtyard.
- Considerate student use can not be guaranteed.
- Replacement trees are at the wrong end of the site to adequately compensate for losses.
- Access at the rear / north of 18-47 Malcolm Place becomes too thin for access by emergency vehicles.
- There is no assessment of the impact from traffic, including construction.

7.3 Additional representations have been received in response to the revisions / amendments made; these are from:

- 17 Malcolm Place
- 20 Malcolm Place
- 24 Malcolm Place
- 21 Victoria Street

These comprise:

Support:

- The amendments are generally an improvement and reaffirm the advantages and quality of this project, both for Westcott House and for the surrounding neighbours.

New objections (i.e. those which do not repeat the previous concerns):

- If the Laburnum tree does deteriorate, there should be a decent-sized 'replacement' planted in that corner, otherwise the area will look very stark, and the loss of wildlife habitat would also be an issue.
- The "pleached" trees do not give us a natural look nor are they particularly wildlife-friendly... Would regular maintenance (with noisy power tools) be needed?
- The Loss of up to 12 Car Parking Spaces for Local Businesses is a very serious issue. This number will not be easily replaced.
- The Arboricultural Report is too dismissive of some trees' value and still provides no justification for removal. The Laburnum tree, T8, in the SW corner is also being unnecessarily maligned, perhaps with a view to later felling / large-scale pruning, and rating it as being within "Terminal decline" seems a harsh view - and the tree has been lovely and given pleasure (and supported wildlife) for many years.
- The proposed damage to the listed building is contrary to the original intentions and aspirations of the College founder, Bishop Westcott.
- The proposals contradict Bishop Westcott's affection for trees.
- Removing the trees reduces CO2 absorption and building cooling.
- There could be a depreciation in property values.
- The proposals are not consistent with Westcott House's 2011 Ministry Council's Inspection Report which advocates protecting the site.
- Expanding teaching and the mission can be achieved by other means.
- Adjustments have not been extensive enough.
- A flat roof with a fascia gable would be more appropriate instead.

7.4 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. Any further comments received after the time of writing will be reported to Members in the amendment sheet or orally at the meeting.

## **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 including impact on heritage assets;
2. Context of site, design and external spaces;
3. Residential amenity;
4. Highways, cycling, walking and refuse arrangements;
5. Third party representations.

### **Principle of Development**

8.2 A need to expand the library and learning resource rooms has been demonstrated in an era when many colleges find themselves in the same position and in need of modernisation; if handled sensitively from a design and amenity perspective, the innovative development of this underused area will ensure appropriate reuse of a brownfield site, and provide a much improved entrance to the college and contribution to the conservation area. However, these benefits must be balanced against the impacts on the listed building, amongst other considerations.

8.3 The proposals will make a very significant difference to the views of the listed building in that the east façade and the southern elevation of the chapel and library will be concealed from external views by the extensions. There are also some areas of intervention into the historic fabric but these are sensitively handled and minimal in their extent; both are discussed in further detail below. In NPPF terms these proposals amount to 'less than substantial harm' to the listed building, which can only be justified if the public benefits of the proposal are seen to outweigh the harm caused.

8.4 In this respect I consider the expansion of the College's teaching facilities to be necessary and of benefit to each of the College, its residents and the city's educational offer and economy. The improved quality of the 5no. refurbished apartments at second floor will help maintain high housing standards and retain students on site, being more spacious and able to meet the demands of students than the existing six

second-floor and single ground floor bedsit rooms, so justifying the loss of two small bedsits. The landscaping and holistic approach will improve conditions for visitors and residents including the families on site, and the new and expanded library and learning resource rooms in a high quality bespoke facility will help release other rooms in the College to revert to either their original or intended use (e.g. the staircase area), and provide more room for future developments in what is a very constrained college environment.

- 8.5 As such I consider this scheme to provide sufficient public benefit to outweigh the harm caused to the listed building. Further, I consider that the conservation area as a heritage asset will be enhanced through the development, because the site's relationship to the public realm and views into this part of the conservation area will be much improved.
- 8.6 In my opinion, the principle of the development is acceptable and in accordance with Local Plan policies 3/1, 3/6 and 7/5, the NPPF principles in respect of listed building 'harm' and related public benefit, and to consider this proposal favourably would be to do so in accordance with the requirements of Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building and its setting or any features of special architectural or historic interest, as well as preserving and enhancing the character of the conservation area.

### **Context of site, design and relationship to listed buildings**

- 8.7 The design of the new library facility has been carefully considered to link into the site and respect the listed buildings of the chapel and existing library. By becoming the new entrance to the college the building presents to the east and its new landscaped courtyard approach, and has a strong façade in the form of three gables, the southernmost being slightly smaller and set-back from the main building line to give the impression of subservience. The three-gabled roof form was welcomed at pre-application stage and by English Heritage (as was) as a way to preserve the original gable of the chapel and reduce the overall scale and sense of mass, whilst offering a contrast to the form of the adjoining old court.

- 8.8 Materials are a high quality reflection of those already found at the site and in views from the rest of the conservation area should tie-in nicely. These can be reaffirmed by conditions but include warm-red handmade brick gable facades in Flemish bond and lime mortar (to match Westcott House), and window and door surrounds and gable peaks from yellow/cream sandstone.
- 8.9 The plain, functional east elevation gable and the more decorative south elevation of the listed building will be screened by the new development along the majority of its length. However, the original building fabric is not lost from view, because the proposals extend onto the building and respect its adjacency. The ground floor uses are aligned around the preserved building and the new corridor which links through the new administrative block directly into Old Court will help people engage with the listed building more readily. At the first floor, the teaching rooms are arranged around a floor-to-ceiling atrium area stood off the chapel, and a door to the chapel's first floor balcony offers access to that part of the listed building. The designs use both the full-length glazed roof and the atrium space to maintain light reaching into the chapel itself, meaning the existing stained glass windows can be retained and appreciated.
- 8.10 The actual loss of historic fabric is minimal. The sacristy room to be demolished is a modern addition and serves little function currently. The main intervention comes from creating a ground floor access link from the existing listed library, through a window into the new extension, and removing a small window within the cloisters into an archway. The proposals have dealt with these constraints by detailing retention of the stone surrounds and re-use of windows where appropriate, for example the cloister window and its stone surround are proposed for reuse in the lobby of the extension. Replacement architraves and arches will be in sandstone to be in keeping with the original listed building. Despite these alterations, the overall impact on the significance of this Grade II listed building is however limited.
- 8.11 The scheme also includes a new lightweight material stand-off cloister to Old Court and a proposed lift core to give level access to all floors, sited at the rear of the existing library on the west elevation, to be clad in lead / zinc. Doing so retains the

integrity of the listed building by minimising intrusion into original fabric, and uses a complementary material which will not be overbearing to neighbours to the west.

- 8.12 By removing the existing boundary wall the extension fills the space which currently attracts antisocial behaviour, and the maintenance strip between buildings will be gated-off on the southern elevation. Although the existing neighbouring staff car parking area adjacent to the King Street apartments will remain permeable through either the lower-ground undercroft car park and an alley on King Street, the gates along the southern elevation prevent further access into the college and new windows will ensure appropriate natural surveillance, reducing the potential for this space to continue to attract anti-social behaviour.
- 8.13 The new secure cycle store has a visual link with the main development by re-cladding the relevant parts of the King Street building's north façade with a brick-weave treatment in matching brick, with materials to be agreed.
- 8.14 In my opinion, subject to fulfilling conditions to require careful choice of materials and detailing, for example, the proposals are acceptable in responding to the site context and character of the area, in accordance with Local Plan policies 3/4, 3/7, 3/11, 3/12, 3/14, 4/10, and 4/11.

### **Trees and landscaping**

- 8.15 There are 7no. trees within the development site, none of which have TPO designation but are protected by virtue of being within the conservation area. In views from the publicly accessible part of the conservation area, on Manor Street, three trees dominate; the most prominent and second-largest of all is a Category B 14m-tall Lime to the north of the car park (T3), which remains unaffected and the centrepiece of the site with parking arranged carefully around it. However, the tallest, a Category C 15m-tall sycamore and a Category B 11m-tall lime tree (T2) along the southern boundary are both proposed for removal which has led to concerns amongst some residents and the tree officer.
- 8.16 The sycamore has up to 20 years expectancy and the T2 lime tree 20-40 years. Both trees are rather unwieldy and currently

compromise the amenity of some of King Street apartments by blocking north-facing windows. Although they could be managed through pruning, in particular the lime, their nesting and biodiversity value would remain low.

- 8.17 The loss of the sycamore is necessary for the footprint of the building and could not be accommodated by a redesign if the visual harmony and symmetry of the new extension is to be retained; in any case its contribution to the conservation area is less valuable than the setting created by the two nearby limes in the car park, which effectively screen most of this sycamore tree anyway. The concern amongst residents is understandable given its stature but with less than 20 years expectancy and making only a limited contribution to the conservation area, I do not consider its removal to be unacceptable if the rest of the development can adequately compensate for the loss.
- 8.18 The 11m-tall lime tree T2 is removed for aesthetic and management reasons, being undesirable in a car park environment and already being too close to the flats, and proving awkward to arrange the new parking layout around. Despite its potential longevity the tree is not widely viewable within the conservation area and is not individually protected, whereas the replacement hornbeams will offer more biomass and a more dramatic and effective entrance into the site, and be more appropriate for the residential amenity of its neighbours. Given the intention of the landscaping strategy, the loss of these two sizeable trees is not considered unacceptable on balance.
- 8.19 Within the site, the group of 3no. young Himalayan birch trees in the New Court garden would also be removed (T4, T5, T6); whilst these are considered Category C due to their asymmetric growth they have 40+ years lengthy remaining growth but are likely to be dramatically affected by the new building and construction thereof, so would be compromised. They appear to have been planted deliberately as part of a landscaping scheme for New Court, and as their value is less important to the conservation area than for the residents (being obscured by the tall lime T3), it is acceptable for them to be replaced with a single tulip tree of semi-mature stature.

- 8.20 Additionally, the Lime (T1) at the eastern end next to Manor Street is virtually dead and should be removed regardless of development proposals. The Laburnum tree (T8) at the rear of the site is diseased but still flowering and of some amenity value; although originally proposed for removal it is outside the development site and the applicant's control and is now proposed for retention, despite being in terminal decline, so will need to be protected during construction to continue to offer some years of visual amenity.
- 8.21 Various forms of replacement planting are proposed. The car park will be bordered by a row of new pleached hornbeam trees long both the north and south boundaries of the site; the landscape officer remains concerned that there may not be enough growing room for these, and they may be vulnerable to damage, despite the applicant providing new details of tree pits and planting specifications. In principle, the hornbeams are considered more beneficial than a single lime and sycamore; they are a native species, adaptable, robust and resilient to pruning management. The applicant is willing to provide further revised details for the Landscape Officer to hopefully address the outstanding concerns, and these will be presented and reported to Members within the committee meeting; if the rows of new semi-mature pleached hornbeams can be planted in an appropriate underground medium, with appropriate drainage, irrigation, surface protection and stem guards, they should be appropriately defended and able to prosper, and provide greater biomass, screening and habitat than the existing trees do. Further comments from the landscape officer will be sought in advance of the meeting.
- 8.22 To the south these new trees will provide substantial screening from the King Street apartments and soften the concrete facade. To the north such hedging offers a new and effective boundary to New Court, creating a natural enclosure to the courtyard which has to date been open to the car park; in combination with the link through the new building to Old Court the residents around New Court will have much more privacy and amenity for their apartments facing into the landscaped space and play area. In a practical sense the hornbeams are individually easier to maintain than the lime and sycamore, and are also more user-friendly for car parking.

- 8.23 Other planting includes low-level planting within the area between the extension and the King Street building, new planting alongside Manor Road, the semi-mature tree in New Court, new planting around the cloister in Old Court, and box hedging around the perimeter of the first floor study garden. The latter, proposed as a screen and natural buffer setting to the first floor study garden, is also subject to concern of the landscape officer; again, the applicant is seeking to address this by proposing alternatives for the meeting.
- 8.24 In revising the car park the materials include granite block pavers across the central car park area, with car park bays identified. The main surface will remain loose gravel within a containment grid, and an identifiable walkway of larger slabs, although some revision may be needed to ensure a level pathway of solid material is available to those with restricted mobility. Precise details of all the landscaping will be agreed by condition, as will appropriate arboricultural method statements to confirm the precise details of the tree protection and methods of construction around the trees. Landscaping and bird and bat box conditions will ensure appropriate quality and stature of replacement planting to enhance biomass and the variety of planting across the whole site, and encourage further wildlife. Subject to these conditions the scheme will offer more biodiversity and biomass than what the existing site contains, and for a longer lifespan than would be currently expected, and will improve the range of biodiversity. As such I consider the proposals to be in accord with Local Plan policies 3/4, 3/7, 3/11, 3/12 and 4/4.

### **Residential Amenity**

- 8.25 The development will infill the space between the existing chapel and library and the north elevation of the King Street apartments. The chapel is currently 10.50m north of the windows, with an eaves height of 7.50m, roughly half-way up the lowest of the residential windows facing the site. The proposals will leave the extension's closest wall 3.05m from the apartments; the eaves are 5.20m high, level with the bottom of neighbouring windows, but the revisions have reduced the overall height of the ridges by 20-31cm, to be 7.80m high and 5.30m away from- and level with- the base of the middle window of the three levels of residential apartment windows. This arrangement has raised concerns for neighbouring

residents over the potential loss of view to the north, loss of daylight, interrupted air flow, increase in noise, and potential for overlooking. Concerns from loss of natural vegetation and biodiversity are addressed above.

- 8.26 The development is basement level with two storeys above, although the pitched gable roof is relatively steep as a result of the 3-bay symmetry of the building, and the separation distance of only 3.05m between the two buildings is very close. However, the design has been carefully arranged such that eaves height and activity levels are sensitively positioned. The eaves of the south wall are level with the cills of the north-facing windows of the King Street apartments, which prevents any direct overlooking and avoids a sense of overbearing neighbouring buildings. However, the roof pitch rises to 5.20m from ground level, positioned 5.30m to the north of the eaves, which creates an angle of 25 degrees above the bottom of the closest King Street windows. Although the roof cuts across the entire height of the lower non-residential window, and results in a degree of loss of existing near-distance outlook and views from these lowest residential windows, I consider the relationship of building form and proximity to its neighbours to be acceptable, on balance.
- 8.27 Prior to the revisions the angle was 27 degrees, which was far from ideal, but the revised 25 degrees is an accepted angle for maintaining the necessary levels of light and outlook to these north-facing windows. Further, the effect is lessened by using traditional roofing materials which blend in with the surroundings rather than proposing a contemporary material which might otherwise appear jarring and more obvious. As a result, whilst the concerns are understandable, the effect is not unacceptable in planning terms and will not cause a significant detrimental impact.
- 8.28 It is also necessary to consider the function of the King Street apartments whose rooms might be affected. These north-facing windows do not serve principle habitable rooms as most appear to be bedrooms or studies, for which outlook and light is less important, rather than the south-facing front rooms overlooking the apartments' gardens. A number of the rooms are already obscured by trees.

- 8.29 Overlooking between the two uses is minimised by designing-out such potential. At first floor level the library study desks are positioned away from windows and the south-facing windows are obscured at the top half, to prevent upwardly-angled views. Similarly the students receive appropriate light but do not feel overlooked.
- 8.30 Concerns over noise arise from the potential use of the rear (west) first-floor roof terrace / study garden. This is understandable given the proximity, but in practice the opportunities for the space to become more than a study area are limited; the terrace is accessible only from the first floor of the extension, which itself is only open during staffed study hours, so the roof terrace will be used only between 0900 – 1800 Monday – Friday as an extra study area. Whilst students need an external area for breaks from study, the terrace use will still be controlled through appropriate conditions which ensure the terrace is used for study only and as a result would maintain an acceptable degree of privacy between uses.
- 8.31 Further protection to residential amenity shall be secured through conditions to restrict construction hours and agree dust, piling and noise control measures, and agree details of the plant and noise insulation methods.
- 8.32 Overall, the difference in site levels alongside the King Street apartments, and the position of the flats at third-storey level to the south means there is an acceptable neighbourly relationship between the two buildings and differing uses. This is further improved by the details of the interior uses, and techniques used for removing direct views to residential windows. As such I consider the proposals to be in accord with Local Plan policies 3/14, 4/13 and 4/15.

### **Highways impacts, cycling, walking and refuse arrangements**

- 8.33 The proposals do not include additional residential accommodation for students but does include additional teaching and lecture hall floorspace, so there will be some additional demand on the local transport network. As this is a highly accessible site with numerous bus routes along King Street, it is not necessary to provide additional on-site car parking linked to the increased floorspace. In fact, the

proposals result in a net reduction in number, and an improvement in quality of, car parking at the site.

- 8.34 The existing car park provision has room for 21 cars but has no identified disabled parking provision and no delineated spaces. Often an additional 7 cars are parked in an ad hoc fashion in unintended places so the arrangement is haphazard and encourages ad hoc parking in undesirable locations such as alongside the windows to the family apartments facing Manor Street. This makes the site entrance uninviting and potentially hazardous, and compromises features like bin stores and visitor cycling stands.
- 8.35 The revised car park arrangement with 13 spaces and 2 additional disabled spaces greatly improves this situation by formalising layout and excluding cars from certain areas, to the benefit of residential amenity. The Manor Street frontage is re-landscaped with planters for residents and a new boundary treatment, the refuse store has a bespoke area with convenient access, and cars are arranged along the southern boundary only, with convenient access to the building and the cycle stores. There is a net reduction of 8 cars on site, but addition of two dedicated disabled spaces and a much improved access to the college.
- 8.36 Such loss of on-site parking is considered acceptable; the controlled parking zone prevents on-street parking, there are public car parks close by, and the college will have access to other local college parking areas for any essential users overspill. To further lessen the demand the College will be required by condition to implement their Green Travel Plan which encourages public transport, cycling and walking amongst residents, staff and visitors alike. I consider the new policy-compliant 40-bike cycle store in the King Street garages with direct access into the site will offer much improved convenience and security to residents and reduce reliance on private cars, and a condition will secure its long-term use. The 8no. visitor cycle stands (16no. cycles) at the site entrance will also be of great benefit in encouraging sustainable travel to the lecture hall and library.
- 8.37 The improved design of the entrance gates and boundary treatments provides a safe segregated pedestrian route into the site, keeps vehicles out of the highway, and a condition will

require the gate design to be part of their public art strategy and help provide an attractive setting to the site and conservation area.

- 8.38 The extent of the building footprint to the south and the associated realigned boundary and land-swap deal with Jesus College means that at least 5 formal parking spaces would be lost from the parking area around the King Street flats (although up to 10 cars have been seen to squeeze into the same space). These are all spaces used by staff of King Street shops, not deliveries which are from King Street, and are rented from Jesus College. This is a private matter and an issue of convenience of accessing the workplace.
- 8.39 As such the improved entrance, cycling and walking environments, more formal and convenient parking layout, and reduction in general car parking availability at the site makes the scheme sustainable, promotes non-car travel and provides a better relationship to the area and its conservation setting. As such I consider the proposals comply with Local Plan policies 3/1, 3/7, 3/12, 3/14, 8/1, 8/2, 8/3, 8/4, 8/6, 8/9, 8/10.

### **Disabled access**

- 8.40 The car parking revised layout includes appropriate disabled parking, and a condition can be used to ensure materials and signage are able to identify the spaces and their clearance. The new lift ensures level access is possible at ground, basement and first floor level, with internal links to the rest of Westcott House, but the constraints of the listed building preclude any new direct connection being provided from the lift to second floor of the existing Westcott House. One of the benefits of the new cloister on the south of Old Court is that it creates new covered level access between the college's administrative function and the existing chapel cloister, removing temporary ramps.
- 8.41 The Access Officer has recommended a number of additional features be provided within the new development; these suggestions should be able to be accommodated in the new build but would depend on the detailed designs and specific requirements of Building Regulations, and be more appropriately controlled through those processes. It is proposed that an Informative Note can adequately outline the

suggested content of an Accessibility Plan for introduction when final interior details are worked up.

- 8.42 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

### **Public Art**

- 8.43 The newly-refurbished entrance to the site provides the development with an opportunity to provide details within the new gates and boundary walling, which can be imaginatively designed to provide elements of public art. The applicant has agreed this could be progressed through conditions.

- 8.44 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

### **Renewable energy and sustainability**

- 8.45 The development creates slightly less than the 1000sq.m. floorspace required to provide on-site renewable energy. Nevertheless the scheme is energy efficient in its overall design; in my opinion the proposal is in accordance with the Sustainable Design and Construction SPD 2007.

### **Drainage**

- 8.46 The proposals include a sustainable drainage strategy which includes appropriate measures for infiltration and reducing flood risk to an acceptable level. Conditions should be used to require installation of the surface water drainage scheme prior to first use of the development. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/13.

### **Archaeology**

- 8.47 The proposal could easily unearth some archaeological remains and a permission can use conditions to ensure archaeological assets are investigated, recorded and preserved as appropriate. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/9.

## Third Party Representations

8.48 I have addressed the issues raised in representations, as listed below, in the paragraphs indicated in the following table.

<b>Objections raised:</b>	<b>Paragraphs:</b>
Loss of light to habitable rooms.	8.25 – 8.28.
Loss of outlook.	8.29.
Sense of enclosure and overbearing building design.	8.25 – 8.26.
Loss of air flow and ventilation to neighbouring flats.	The extension is not close enough to create this concern.
Roof terrace area noise, overlooking and loss of privacy.	8.30 and conditions.
Loss of buffer between uses.	This is not a concern as the design is appropriate.
Access to flats during construction.	Access will be maintained.
Construction noise, dust and disturbance.	8.31 and conditions.
Crime and anti-social behaviour could increase.	8.12 – 8.13.
Loss of trees causes loss of outlook, colour, biodiversity, habitat, screening and soft landscaping.	8.15 – 8.20.
Tree removal is not justified and the proposed replacements are not adequate nor in the right place.	8.15 – 8.24.
Inefficient use of land and layout and other locations could be better, away from residential neighbours, and at New Court it could enclose the courtyard.	8.2 – 8.6. The proposal in this location must be considered on its own merit.
Loss and masking of library's architectural assets.	8.3 and 8.10.
Design does not respect character or context.	8.7 – 8.14.
Considerate student use cannot be guaranteed.	This is not a planning matter but conditions will help.
Access at the rear / north of 18-47 Malcolm Place becomes too thin for access by emergency vehicles.	The access is sufficient both through the King Street building and new car park.

Traffic impacts have not been assessed.	The reduction in vehicle parking and therefore movements is acceptable.
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**Regarding the amendments (responses to new issues only):**

<b>Concerns raised:</b>	<b>Response:</b>
What is the precise change to the extensions?	The extension remains as close to the Malcolm Place residents as was previously shown, but the height of the roofs is reduced by a 0.31m reduced height of the ridge of the middle and northern-most gables, and a 0.20m reduced height of the ridge of the southern-most ridge (ie closest to King St).
If the laburnum tree dies in the future can a replacement be provided?	This is not in the applicant's control but the tree should be protected during the work and the planting within the site is more than adequate for all the trees being lost.
Do pleached hornbeams require frequent power tools?	No, their maintenance needs care and hand tools to enable shaping the growth.
Loss of parking for businesses.	See paragraphs 8.36 and 8.38.
Disagreement with the valuations of the tree survey and the tree impacts.	The tree survey amendments have been accepted by the tree officer and the likely impacts are minimised where possible or losses are adequately replaced. See paragraphs 8.15 – 8.24.
The proposals are not consistent with the original aims of Bishop Westcott when he founded the College.	Listed building and tree issues are addressed above. The College business plan is not a planning consideration.
The proposals are not consistent with Westcott House's 2011 Ministry Council's Inspection Report which advocates protecting the site.	Listed building issues are addressed above. The College business plan is not a planning consideration.
Loss of CO2 absorption potential.	CO2 absorption should increase overall.

Depreciation in property values.	Not a material planning consideration.
Expanding teaching and the mission can be achieved by other means.	The application can only be considered on its own merits, not by comparison to possible hypothetical alternatives.
Adjustments are not extensive enough.	The revisions have improved the scheme.
A flat roof with a fascia gable would be more appropriate instead.	The proposal must be considered only on the basis of the current design proposed, the listed building and amenity impacts of which are acceptable on balance.

## 9.0 CONCLUSION

- 9.1 The development proposal represents an innovative response to the site constraints and an effective solution to underused and unsightly brownfield land. The design successfully preserves the vast majority of fabric of the listed building and makes sensitive and complementary additions which also allow its assets to be appreciated from within the development. The scale and mass maintains an appropriate relationship to the neighbours and uses careful techniques to minimise the impact on amenity to an acceptable level. Further, by taking a holistic approach to the way the site is experienced, impact from the loss of significant trees within the site is more than outweighed by the replacement planting and refurbishment of the site area.
- 9.2 Overall, the scheme meets the objectives of the National Planning Policy Framework and complies with the relevant policies of the 2006 Cambridge Local Plan, and as there are no significant material considerations felt to outweigh the benefits of the plans, the proposals should be approved subject to the recommended conditions.

## 10.0 RECOMMENDATION

**10.1 APPROVE planning application 15/1217/FUL at Westcott House, Jesus Lane, Cambridge, CB5 8BP, and grant planning permission subject to 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 within the site until the applicant, or their agent 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 ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

4. 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)

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 and type of jointing and 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 visual amenity 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 3/4 and 3/12)

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. No rainwater goods shall be installed until full details of the means of rainwater collection and disposal have been submitted to and approved in writing by the local planning authority. Rainwater goods shall thereafter be installed only in accordance with the approved details. Discharge of this condition may require the submission of materials samples as well as large-scale drawings.

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

8. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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. There should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on 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)

10. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / 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 nearby properties  
(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 nearby properties Cambridge  
Local Plan 2006 policy4/13

12. 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 treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced 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)

13. No development shall commence until there has been submitted to and approved in writing by the local planning authority a plan detailing the entrance gates, landscaping and hedge planting to be provided along Manor Street and in combination with the entrance details shown in plan PA09-P-121 Rev A, such details to include brick and mortar types and bonding, and the proposed planting of the reinforced beech hedge behind, and the form of art to be included within the architectural detail of the gate and railings.

Reason: To ensure an appropriate boundary treatment is implemented, to enhance the appearance of the conservation area, provide an appropriate setting to the listed building, and promote public art within the designs. (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11 and 3/12).

14. 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)

15. No development shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority. 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)

16. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

17. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

18. 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)

19. 22. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for including integral nesting boxes and bat roosting facilities as may be possible to accommodate within the building, and the development shall be provided in accordance with these details.

Reason: To provide biodiversity enhancements to complement the tree hedging rows and to compensate for the loss of potential nesting habitat within existing trees. (To improve biodiversity in accordance with the guidance within the National Planning Policy Framework).

20. Prior to the commencement of development a scheme for surface water drainage works shall be submitted to and approved in writing by the local planning authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2006 policy 4/16)

21. No development shall commence until details of facilities for the covered, secured parking of residents and staff bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The proposed facilities be based on the approved details seen within the cycle store details in Figure 2 of page 5 of the Planning Response document dated October 2015, and the store shall be fitted with residents and staff-only secure access. The details shall include means of cladding the north elevation of the King Street building and infilling the internal south wall of the garage area within the same building, to a high quality of design with materials to be agreed.

The development shall be completed in accordance with the approved details, the facilities shall be made available for use upon the earlier of either the first occupation of the new bedroom accommodation or the first use of the new resource centre, and shall be retained as such thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles and secure a high quality of design appropriate to the conservation area. (Cambridge Local Plan 2006 policy 8/6, 3/11, 3/12).

22. No development shall commence until details of facilities for the parking of visitor's bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The details shall be based on the proposed visitor cycle storage numbers and locations shown in the landscape plan PA09/P/120/RevA. The development shall be completed in accordance with the subsequently approved details, and these shall be made available for use on commencement of the use of the resource centre, and shall be retained as such thereafter.

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

23. No use or occupation of the development shall take place until the details of providing necessary means of mechanical ventilation to the development, and acoustic insulation thereof, sufficient to prevent sound disturbance to users of the development and neighbouring users, have first been submitted to and approved by the local planning authority. The development shall be completed with these approved features.

Reason: To ensure appropriate neighbouring amenity and living and working conditions within the site. (Cambridge Local Plan 2006 policy 3/7, 3/12).

24. Before the development hereby permitted is occupied, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Full details of the plant will be required prior to use/occupation of the buildings associated with this application, including calculations to prove the plant noise limits are achieved.

Sound levels from plant and equipment associated with the application requires assessment to ensure local amenity is protected. It is required that the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Reason: To ensure appropriate neighbouring amenity and living and working conditions within the site. (Cambridge Local Plan 2006 policy 3/7, 3/12).

25. Upon first use of the development the College shall implement the Green Travel Plan received October 2015 and make a copy of the Plan available to all residents and staff.

Reason: To promote and encourage sustainable travel options (Cambridge Local Plan 2006 policy 8/2, 8/3, 8/4).

26. The first floor roof terrace study garden hereby permitted shall only be used between the hours of 0900 and 1800 Monday to Friday, and there shall be no use of the space on Saturdays, Sundays, Public or Bank Holidays. Further, the terrace garden shall only be used in association with the activities of the learning resource centre hereby approved.

Reason: To ensure an appropriate relationship with neighbouring uses and to preserve residential amenity. (Cambridge Local Plan 2006 policies 3/7, 3/12, 3/14).

27. There shall be no amplified noise played on the first floor roof terrace study garden at any time.

Reason: To ensure an appropriate relationship with neighbouring uses and to preserve residential amenity. (Cambridge Local Plan 2006 policies 3/7).

**INFORMATIVE:** The applicant and developer are advised that an Accessibility Plan for the development will help achieve the necessary and high quality accessibility to all. Such details to improve the access to the college and the development for persons of restricted mobility and/or ability could include but not be restricted to: Means to identify disability spaces within the car park and accesses thereto; reception and teaching rooms to include hearing loops; considerate use of colour contrast throughout; tactile signage where possible; handrails in the stepped auditorium; double doors should be powered, or asymmetrical with one leaf having a minimum clear opening of 900mm.

**INFORMATIVE:** The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

**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>

-Guidance on the assessment of dust from demolition and construction

[http://iaqm.co.uk/wp-content/uploads/guidance/iaqm\\_guidance\\_report\\_draft1.4.pdf](http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf)

-Control of dust and emissions during construction and demolition - supplementary planning guidance

[https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014\\_0.pdf](https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf)

**INFORMATIVE:** To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into a noise assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

**INFORMATIVE:** The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

**INFORMATIVE:** Dust condition 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>

-Guidance on the assessment of dust from demolition and construction

[http://iaqm.co.uk/wp-content/uploads/guidance/iaqm\\_guidance\\_report\\_draft1.4.pdf](http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf)

-Control of dust and emissions during construction and demolition - supplementary planning guidance

[https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014\\_0.pdf](https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf)

**INFORMATIVE 3.** To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into a noise assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.