

Application Number	10/0785/FUL	Agenda Item	
Date Received	4th August 2010	Officer	Mr John Evans
Target Date	29th September 2010		
Ward	Petersfield		
Site	1A Mill Street Cambridge Cambridgeshire CB1 2HP		
Proposal	Erection of 5 studio apartments with associated infrastructure (following demolition of existing building).		
Applicant	Mr. Julian Robarts C/o Januarys Consultant Surveyors F.A.O. Justin Bainton 7 Dukes Court 54-62 Newmarket Road Cambridge CB5 8DZ		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a rectangular shaped plot situated on the northern side of Mill Street.
- 1.2 The plot is currently occupied by Nadia's Bakery, a 2 storey red brick commercial premises. To the north of the site is the rear extension of numbers 5-7 Covent Garden. To the south of the site, across the street, is the flank gable end of the Six Bells Public House and its rear yard. To the east are the terraced residential properties of Mill Street. To the west are numbers 9 and 9a Covent Garden, which are 2 residential flats within the square shaped corner building, on the junction of Covent Garden and Mill Street.
- 1.3 The site falls within the Central Conservation Area. The site is within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 This application seeks consent for the demolition of the existing bakery and the erection of a new building containing 5 studio apartments.

- 2.2 The new building follows the eaves level of the existing terraces at 4.8m. The roof has a dormer window which is set back into the main roof plane by 3m, which gives the building an overall height of 7.5m. The building is 7.5m in depth and all the studio apartments are orientated to the south. There is no northerly outlook.
- 2.3 Storage for bicycles and bins for the proposed development and the existing flats is located within the ground floor courtyard to the west of the new building.
- 2.4 The application is accompanied by the following supporting information:
1. Design and access Statement
 2. Environmental desk study
 3. Utilities Statement
 4. Flood Risk Assessment
 5. Site Waste Management Plan

3.0 SITE HISTORY

Reference	Description	Outcome
10/0813/CAC	Demolition of existing building.	Concurrent application

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

- 5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable

development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

- 5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.
- 5.4 **Planning Policy Statement 3: Housing** has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010)
- 5.5 **Planning Policy Statement 5: Planning for the Historic Environment (2010):** sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because

of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.

- 5.6 **Planning Policy Guidance 13: Transport (2001):** This guidance seeks three main objectives: to promote more sustainable transport choices, to promote accessibility to jobs, shopping, leisure facilities and services, by public transport, walking and cycling, and to reduce the need to travel, especially by car. Paragraph 28 advises that new development should help to create places that connect with each other in a sustainable manner and provide the right conditions to encourage walking, cycling and the use of public transport.
- 5.7 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
- 5.8 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

5.9 Community Infrastructure Levy Regulations 2010 – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

5.10 East of England Plan 2008

T2: Changing Travel Behaviour
T9: Walking, Cycling and other Non-Motorised Transport
T14 Parking
ENV6: The Historic Environment
ENV7: Quality in the Built Environment

5.11 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies
P6/1 Development-related Provision
P9/8 Infrastructure Provision

5.12 Cambridge Local Plan 2006

3/4 Responding to context
3/7 Creating successful places
3/11 The design of external spaces
3/12 The design of new buildings
4/11 Conservation Areas
4/13 Pollution and amenity
5/1 Housing provision
7/3 Protection of Industrial and Storage Space
8/2 Transport impact
8/6 Cycle parking

Planning Obligation Related Policies

3/7 Creating successful places
3/8 Open space and recreation provision through new development
3/12 The Design of New Buildings (*waste and recycling*)

4/2 Protection of open space

5/14 Provision of community facilities through new development

10/1 Infrastructure improvements (*public open space, recreational and community facilities, waste recycling*)

5.13 **Supplementary Planning Documents**

Cambridge City Council (March 2010) – Planning Obligation Strategy: provides a framework for securing the provision of new and/or improvements to existing infrastructure generated by the demands of new development. It also seeks to mitigate the adverse impacts of development and addresses the needs identified to accommodate the projected growth of Cambridge. The SPD addresses issues including transport, open space and recreation, education and life-long learning, community facilities, waste and other potential development-specific requirements.

5.14 **Material Considerations**

Central Government Guidance

Letter from Secretary of State for Communities and Local Government dated 27 May 2010 that states that the coalition is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

City Wide Guidance

(For applications received before 16 March 2010)Cambridge City Council (2004) – Planning Obligation Strategy: Sets out the Council's requirements in respect of issues such as public open space, transport, public art, community facility provision, affordable housing, public realm improvements and educational needs for new developments.

Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010) Sets out how all residential developments should make provision for public open space, if not on site then by commuted payments. It incorporates elements from the Planning Obligations Strategy

Supplementary Planning Document (2010) and the Open Space and Recreation Strategy (2006).

Cycle Parking Guide for New Residential Developments (2010) – Gives guidance on the nature and layout of cycle parking, and other security measures, to be provided as a consequence of new residential development.

The Mill Road and St Matthews Area Conservation Area Appraisal

6.0 CONSULTATIONS

Historic Environment Manager

- 6.1 Recommends approval subject to conditions. The only element causing a degree of concern is that others may consider this proposal to set a precedent for box dormers. That is not considered to be the case here because the top element is designed as part of a whole, it is stepped well back from the face of the building and because the slope of the roof from the eaves to the vertical matches in slope angle to that of the adjacent properties.

Cambridgeshire County Council (Transport)

- 6.2 As a result of this proposal the parking for the existing household will be displaced on-street.

The Residents' Parking Scheme in this area is already over-subscribed and, at times, residents experience difficulty in finding parking spaces. This proposal will exacerbate this situation, to the detriment of existing residential amenity.

Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the new dwellings will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets. This should be brought to the attention of the applicant, and an appropriate informative added to any Permission that the Planning Authority is minded to issue with regard to this proposal.

Head of Environmental Services

6.3 Awaiting comments.

Cambridgeshire County Council (Education)

6.4 Contributions to Life Long Learning required.

Cambridgeshire County Council (Archaeology)

6.5 Our records indicate that the site lies in an area of high archaeological potential. The plot is situated adjacent to a known Roman cemetery (Historic Environment No. MCB2912) in which several high-status items were unearthed. In addition, to the south of the site rests a medieval moated area (HER No. MCB17770). An Archaeology condition is suggested.

6.6 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: **2, 4 and 6 Mill Street.**

7.2 The representations can be summarised as follows:

Objections in principle

- The existing has obvious links with the mill and granary barns that used to be on the streets in this area.

Design concerns

- The proposed application represents an overdevelopment of an already dense area.
- Front facade would be out of keeping with the street.
- The height of the building is out of character.

Amenity objections

- The view from the proposed 3rd floor windows will look directly into 2 Mill Street.

- Balconies are unacceptable.
- The 3 storey building will loom and overshadow the properties opposite.
- The height of the building will reduce the amount of light into 3 Mill Street.
- 5 new households will be an overdevelopment.
- There is insufficient space within the development for bin storage.

Car parking

- The 5 new apartments means up to 10 more cars requiring residents parking spaces.
- Mill Street and surrounding streets cannot cope with any more traffic.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Disabled access
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

8.2 Local Plan policy 7/3 states that development which results in the loss of B1(c) floorspace in the City, will only be permitted if there is a sufficient supply of such floorspace to meet demand, and either: the proposed development will generate the same number of skilled or semi skilled jobs; the continued use will be harmful to the environment; the loss of a small proportion of

floor space would facilitate the redevelopment and continuation of industrial and storage use on a greater part of the site; or where redevelopment for mixed use or residential development would be more appropriate. The proposed site is not allocated an employment area within the Cambridge Local Plan 2006 and the number of jobs which the premises provide is limited. Furthermore, the premises is not identified within the Employment Land Review as a site that will contribute future supply of industrial and storage space.

- 8.3 The surrounding context is a dense residential area, and while the current bakery operates without any obvious harm to residential amenity, a different future commercial use may be less compatible with neighbouring residential properties. The redevelopment of the site for residential would be more appropriate than the current use and is therefore acceptable.
- 8.4 The provision of additional dwellings on previously developed land, and the provision of higher density housing in sustainable locations is generally supported by central government advice contained in Planning Policy Statement (PPS) 3: Housing. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.
- 8.5 The existing building is of no particular architectural or historic merit and in my view does not positively contribute to the character and appearance of the Conservation Area. I note some concerns that the existing bakery has links with the mill and granary barns which used to occupy the streets in the area. However, I do not feel that this is so important as to justify constraining redevelopment of the site.

Context of site, design and external spaces

- 8.6 The key issue is the design and appearance of the new building within the surrounding context, and its impact upon the character and appearance of the Conservation Area.
- 8.7 New buildings must demonstrate that they have responded to their context and drawn positive inspiration from the key characteristics of their surroundings, in accordance with Local

Plan policy 3/4. The plot is relatively wide, mirroring the 6 Bells public house opposite, which characterises the western end of Mill Street. I note concerns regarding the projecting dormer roof treatment, and the appearance it would have within the street scene. I recognise that Mill Street is a largely uniform terrace and that there are no other front roof extensions.

- 8.8 However, the roof treatment of the application proposal is acceptable for 3 reasons. Firstly, it is integral to the design of the new building itself and not an ad hoc later addition, which can sometimes poorly integrate with the character of an existing building. Secondly, in my view it will serve as a visually attractive 'book end' to the western end of Mill Street, in which the plot and building (in common with the public house opposite) have always had a different appearance from the main line of terraces. The flat roof of the existing building itself rises above the eaves level of the main terrace, breaking the symmetry of the roofscape; what is proposed restores the eaves line. Thirdly, the design of the new building continues the principal roof plane of the terrace, and the front roof projection is subordinate to, and set well within the roof plane. As such, in my view the building will make a positive contribution to the character and appearance of the street scene and Conservation Area, in accordance with Local Plan policies 3/4 and 4/11.
- 8.9 In terms of detailed design, the front facade of the building would have a different window arrangement to the existing Victorian terraces along Mill Street. However, I do not feel that its more contemporary appearance will be harmful to the character and appearance of the Conservation Area. The imposition of a suitable planning condition can ensure that a good quality facing brick is agreed, and that a natural slate be used for the roof.
- 8.10 In terms of external space, to the east of the new building is a secure, gated area for the storage of bicycle and refuse for both the proposed building and the existing 2 flats which address Covent Garden. It is well integrated into the overall development; and convenient for future occupiers, which reflects the careful design of the building in accordance with Local Plan policy 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The proposal will have a physical impact upon the flats to north at number 9 and 9a Mill Street. Number 9 to the north of the corner building will lose some of its accommodation through the demolition of the single storey side extension. However, this flat will retain a large central living area with adequate windows serving the property from Covent Garden. In addition, the bicycle and refuse storage will be integrated within the overall development, given these existing flats a secure external storage area.
- 8.12 The development will also have an impact on the immediate neighbours at numbers 1 to 4 Mill Street. I recognise that the windows, are relatively large in relation to the facade, but the design of the dwellings would result in a conventional front to front relationship across the street, which is a typical configuration of terraced properties in areas of predominantly Victorian housing. I think the fact that the site is principally opposite the rear garden of the Six Bells Public House helps reduce the impact on neighbours, who are at an angle across the street.
- 8.13 The physical proportions of the building does not create any loss of amenity for neighbours because the new building is constructed to the western flank wall of number 1 Mill Street, and the plot is relatively shallow in depth compared with the main terraces.
- 8.14 Potential harm could result from the use of the building and the comings and goings of future occupiers. However, given the nature of the development, its location and the car parking restrictions which exist, future occupiers are less likely to own private motor cars. Cycle parking is well integrated and I do not feel the use of the building will result in significant harm to the amenities currently enjoyed by neighbouring residential properties.
- 8.15 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

- 8.16 The development provides an adequate standard of amenity for future occupiers. The 2 ground floor studios benefit from direct access onto the street. The upper floor flats are accessed through the private courtyard and have generous window openings for daylight. In my opinion the proposal is compliant with Cambridge Local Plan 2006 policies 3/7 and 3/12.

Refuse Arrangements

- 8.17 The proposal provides adequate space for the secure storage of refuse away from the public domain. The refuse area would accommodate 3 communal bins, one that is 940 litres in volume, and two others 660 litres in volume. This provision is part of a coordinated waste strategy for both the existing flats and the proposed development, which has been agreed by the Council's Waste Officer. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.18 The development would not provide any off street car parking. I recognise concerns which regarding congestion and car parking problems in the locality. However, future occupiers of the studio apartments would not qualify for a residents car parking permit, so there should not be any undue increase in pressure on the existing scheme.
- 8.19 The site is located in close proximity to public transport links and local shops and services. As such, this type of accommodation which does not have off street parking is acceptable and in accordance with the Council's strategy of seeking to reduce reliance on the private car.
- 8.20 The courtyard area to the west of the new building contains an area for the storage of 8 bicycles. This is sufficient for both the new development and the existing flats at number 9 and 9a Covent Garden.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.22 The representations received have been considered in the above report.

Planning Obligation Strategy

8.23 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.24 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.25 The application proposes the erection of 5 studio flats. A house or flat is assumed to accommodate one person for each

bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards children's play space are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238	5	1,785
Total					1,785

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269	5	2,017.50
Total					2,017.50

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242	5	1,815
Total					1,815

Community Development

8.26 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
Studio	1256	6,280	6,280
Total			6,280

8.27 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Waste

8.28 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75		
Flat	150	5	750
Total			750

8.29 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1.

Education

8.30 Upon adoption of the Planning Obligation Strategy (2010) the Council resolved that the Education section in the 2004 Planning Obligations Strategy continues to apply until it is replaced by a revised section that will form part of the Planning Obligations Strategy 2010. It forms an appendix to the Planning Obligations Strategy (2010) and is a formal part of that document. Commuted payments are required towards education facilities where four or more additional residential units are created and where it has been established that there

is insufficient capacity to meet demands for educational facilities.

8.31 In this case, 5 additional residential units are created and the County Council have confirmed that there is insufficient capacity to meet demand for lifelong learning. Contributions are therefore required on the following basis.

Life-long learning					
Type of unit	Persons per unit		£per unit	Number of such units	Total £
1 bed	1.5		160	5	160
2+- beds	2		160		
Total					800

8.32 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2004), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8 and Cambridge Local Plan (2006) policies 5/14 and 10/1.

Conclusion

8.33 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

9.1 The proposed development would result in a new building which make a positive contribution to the character and appearance of the street scene, within the Conservation Area. The studio apartments would contribute to the housing stock of the City and are adequately served with refuse and bicycle provision. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the satisfactory completion of the s106 agreement by 1 January 2010 and 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. 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 3/12).

3. Full details of all lintels and sills to new openings [for doors or windows) to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: In the interests of maintaining the character and appearance of the Conservation Area, Cambridge Local Plan 2006 policy 4/11.

4. All joinery [window frames] is to be recessed at least 50 / 75mm back from the face of the wall / facade. The means of finishing of the reveal is to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

Reason: In the interests of maintaining the character and appearance of the Conservation Area, Cambridge Local Plan 2006 policy 4/11.

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

Reason: In the interests of maintaining the character and appearance of the Conservation Area, Cambridge Local Plan 2006 policy 4/11.

6. 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: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

7. Except with the prior written agreement of the local planning authority in writing 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)

8. 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)

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. 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).

Reasons for Approval

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England Plan (2008) T2, T9, T14, ENV6, ENV7.

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8

Cambridge Local Plan (2006): 3/4, 3/7, 3/8, 3/11, 3/12, 4/11, 4/13, 5/1, 5/14, 7/3, 8/2, 8/6

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.