

Application Number	15/2196/FUL	Agenda Item	
Date Received	14th December 2015	Officer	Mr Sav Patel
Target Date	8th February 2016		
Ward	Abbey		
Site	63 Ditton Walk Cambridge Cambridgeshire CB5 8QD		
Proposal	Erection of 3No. self- contained flats (1 x 2bed and 2 x 1bed) following demolition of the existing workshops with associated refuse, cycle, access and landscaping works at the land of 63 Ditton Walk Erection of 3No. self-contained flats (1 x 2bed and 2 x 1bed) following demolition of the existing workshops with associated refuse, cycle, access and landscaping works at the land of 63 Ditton Walk Erection of 3No. self-contained flats (1 x 2bed and 2 x 1bed) following demolition of the existing workshops with associated refuse, cycle, access and landscaping works at the land of 63 Ditton Walk.		
Applicant	Mr Ian Purkiss C/o Agent United Kingdom		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would enhance the appearance of the site by replacing a redundant commercial building with a building that sympathetically assimilates into the residential context of the site; - The proposed building is of high quality in terms of its design which responds to the existing pattern of the development along Ditton Walk and is of a scale which is respectful of this
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	<p>setting;</p> <ul style="list-style-type: none"> - The proposal would not have any adverse impact on the residential amenity of the adjoining neighbours and would provide future occupiers with a high quality living environment.
RECOMMENDATION	APPROVAL subject to conditions.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site consists of a pitched roof single storey vacant warehouse building which is set back from the road. The building is more or less full width apart from a narrow gap along the western boundary which is contained between two sections of the building which are located on the western boundary. The building straddles most of the eastern boundary past the rear elevation of no.65 Ditton Walk which is a two storey end of terrace residential property. The red line boundary for the application site does not include a small section of site to the rear. This area of land contains an outbuilding and whilst in the applicant ownership is not part of the proposed development site.
- 1.2 To the west of the site is an existing car repair use with a large front forecourt area and beyond this use there are other commercial uses. To the east is a terrace of two storey dwellings with deep rear gardens, particularly no.65 and 67. To the north-east of the site is a recent development of a three storey residential apartment block and car parking area.
- 1.3 The residential form of the area is characterised by mainly two storey Victorian semi-detached and terrace houses, which are set back from the highway with small front threshold spaces. There are several recent infill houses and small scale residential developments along Ditton Walk and nearby to the site.
- 1.4 The application site is not located within any designated area of constraint and there are no listed buildings or similar building nearby. However, to the north of the site is Stourbridge

Common which is a protected open space and within the Conservation Area.

2.0 THE PROPOSAL

2.1 The proposal is for the demolition of the existing single storey pitched roof warehouse building and the construction of a two storey and a half storey detached building with accommodation in the loft space consisting of three self-contained flats (2x 1bed units and 1x2bed). The proposal also includes bin and cycle storage and communal space to the rear with a private garden for the round floor flat (flat 1).

2.2 Following concerns with the potential impact on the residential amenity of the adjacent neighbour at no.65 Ditton Walk in terms of overbearing and overshadowing, the applicant agreed to revise the scheme. The original proposal consisted of 5 flats (3x1bed and 2 x studios).

2.3 The revised scheme has resulted in several amendments to the original scheme. The amendments consist of the following:

- The removal of the first floor rear projection, which contained a one bed flat;
- The footprint of the building has been moved on to the south-west boundary and 2.9 metres beyond the front elevation of no.65 (originally 1.9 metres);
- The internal layout has been reconfigured to now include three flats instead of five;
- The two storey rear elevation of the proposed building has been located in line with the rear elevation of no.65;
- The single storey rear protection has been given a half hip roof;
- The front elevation has been altered;

2.4 The applicant has also submitted a shadow study at Officer's request to show the potential level of shadowing arising from the proposed development. The amendments and additional shadow study have been consulted upon.

2.5 The rear ground floor flat would have its own private amenity space.

2.6 The proposed building has been designed to read and appear as a private dwelling, similar to the recently constructed semi-detached units at nos. 77 and 79. The building would contain a bay window and entrance door on the front elevation. The ridgeline would be higher than the two storey terrace to the north but similar to the semi-detached units at no.77 and 79.

3.0 SITE HISTORY

Reference	Description	Outcome
09/1101/FUL	Erection of part single and two storey commercial building to be used in connection with catering butchers (following demolition of existing building).	APPROVED

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No

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 5/1 7/3 8/2 8/6

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

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

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal is likely to impose additional parking demands upon on street parking. This is unlikely to result in any significant adverse impact on highway safety. However the potential impact on residential amenity should be considered. Otherwise the proposal would have no significant impact on the public highway subject to the following conditions/informatives:
- Redundant crossover closed;
 - Traffic management plan;
 - Offence to carry out work to highway without permission;
 - Public utility apparatus;

Environmental Health

Original comments:

- 6.2 The proposal is unacceptable due to concerns regarding noise from the adjacent commercial units impacting the residential amenity of future occupiers and lack of a noise assessment.

Comments on additional noise assessment

- 6.3 The proposed development is acceptable subject the mitigation recommendation in Cass Allen's Acoustic Assessment dated 26 May 2016 are implemented and to the following conditions/informatives:
- Construction hours
 - Waste collections
 - Construction/demolition noise/vibration and piling
 - Dust condition
 - Contaminated land (x6)
 - Dust informative
 - Asbestos
 - Site investigation
 - Remediation works
 - Materials chemical testing

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.4 The proposal is acceptable subject to a surface water drainage condition.

Landscaping

6.5 The amendments have addressed original concerns and the Officer has recommended hard and soft landscaping condition and a boundary treatment condition.

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:

- 62 Ditton Walk
- 60 Ditton Walk
- 3 The Whistlers, St Ives (Father lives at no.65 Ditton Walk)
- 69a Ditton Walk

7.2 The representations can be summarised as follows:

- Too many units for a small site;
- No parking would have an adverse impact on local residents;
- Scale of development is too large in terms of immediate neighbours which would be visually dominated;
- The development should be similar to no.65, 67 and 69;
- Inadequate size of proposed units;
- Lack of private amenity space;
- Insufficient bin and cycle parking;
- The proposed development would affect natural light to no.65;
- Loss of privacy and security of elderly person;
- The forward projection of the building beyond no.65 would result in loss of vision up the road;
- Noise and disruption;
- Not enough neighbours consulted – no site notice was displayed;
- Resident only parking could be introduced to restrict car parking by future occupiers;

- Concerns with the potential increase in stand water and drainage;
- Overshadowing of rear gardens;
- Materials for the building need to be specifically chosen and match 65-69a;
- No information about how the proposed building would be constructed in terms of construction traffic, noise and deliveries;
- Demolition will cause large amount of disruption;
- Roof of building needs to be checked for asbestos;

7.3 No comments have been received on the amended plans.

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.

8.0 ASSESSMENT

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

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

Principle of Development

8.2 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. The site is located within a mainly residential context with elements of commercial uses nearby. Therefore, the proposed redevelopment of the site which requires the removal of existing structures on the site to provide a new building consisting of three flats is acceptable in principle.

8.3 Although the last lawful use of the existing warehouse building appears to be B8 use, the site is not within an identified

protected industrial/storage site and as such it would not conflict with Policy 7/3 of the Cambridge Local Plan (2006). However, policy 7/3 does consider loss of floorspace within these use classes elsewhere in the City. It states that loss of floorspace will only be permitted where:

- a) There is sufficient supply of such floorspace in the City to meet the demand and/or vacancy rates are high; and either
- b) The proposed development will generate the same number or more unskilled or semi-skilled jobs than could be expected from the existing use; or
- c) The continuation of industrial and storage uses will be harmful to the environment or amenity of the area; or
- d) The loss of a small proportion of industrial or storage floorspace would facilitate the redevelopment and continuation of industrial and storage use on a greater part of the site; or
- e) Redevelopment for mixed use or residential development would be more appropriate.

8.4 Having consulted with colleagues in the Policy Planning team, they have advised me that there is sufficient supply of available floorspace in the City and wider area for employment site. This is also supported by the findings from the Employment Land Review Update and Review of Selective Management of Employment Policies 2012. Therefore the proposal would comply with part a) of policy 7/3. Criteria (b) and (d) of policy 7/3 are not applicable to this application, because no new employment development is proposed. In my view, criteria (c) and (e) are both satisfied by the proposal; the development would be compatible with the increasingly residential character of the area, and the elimination of industrial use from the site would lead to an improvement in visual amenity for neighbouring occupiers, and a reduction in the noise and disturbance associated with deliveries and collections by commercial vehicles and other activity on the site.

8.5 Furthermore, paragraph 22 of the National Planning Policy Framework states "*Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local*

communities". Consequently the loss of B8 storage use is acceptable as a matter of principle.

- 8.6 In my opinion, the principle of residential development is acceptable and in accordance with policy 5/1 of the Cambridge Local Plan (2006). In the context of the findings of the Employment Land Review 2008, it is my opinion that the loss of employment use on the site is acceptable, and in accordance with policy 7/3 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

- 8.7 The site forms part of an area of commercial site which is being incrementally redeveloped for housing. The site consists of a single storey pitched roof building which is set back from the road by between 11.8 and 18 metres and extend along a large section of the boundary with no.65. The site context is characterised by mainly two and two and half storey dwellings fronting Ditton Walk with small front threshold spaces. The proposed development would respond to this characteristic by being two and half storey and similar in appearance to the modern dwellings at no.77, 79, 81 and 83 Ditton Walk. These four dwellings form part of a larger development consisting of a three storey block of flats (19 flats) in Maltings Close which is located to the rear of the site (north-west). The block of flats is located to the rear adjacent to Coldham's Brook and separated from the rear boundaries of the dwellings facing Ditton Walk by a car parking area and garden land. There are other infill and new housing developments nearby such as Abbey Gardens which consists of two and half storey dwellings and near the junction with Newmarket Road.
- 8.8 The existing terrace to the north of the site; at no.65 to 69a, consists of modest size dwellings which have been extended at the rear. The applicant has responded to these dwelling in the proposed design. The fenestration of the proposed building would continue the articulation of the terrace in terms of window position and the eaves line. The same detailing has been carried through in the semi-detached units to the north of the terrace which were designed by the same architect. This detailing allows the proposed building to respond to the architectural character of the terrace with modern variations. The proposed building would therefore in my view relate sympathetically with the existing terrace without appearing out

of character or unduly dominant against the existing pattern of development.

8.9 To the south of the site is existing commercial use consisting of a single storey building with small lock up units. Beyond this are other commercial units such as a car repair garage. Housing is located to the north, east and south of the existing commercial units. I do not consider the proposal would have any adverse impact on these commercial units.

8.10 In this context, the proposed redevelopment of the site to create a two and half storey building consisting of three flats is considered to be acceptable. The proposed building has been designed to appear as a single residential dwelling from the front in order to integrate into the street scene. The ridgeline is higher than the existing terrace but similar to the semi-detached units to the north of the terrace. Therefore the proposed building would not appear out of character within the street scene. The difference in the ridge height between the proposed and existing terrace would be 1.45 metres. Whilst the proposed building would appear noticeably taller this would not be out of character in the street scene as the buildings at no.77 and 79 are the same height as the proposed. The building is stepped forward of the existing terrace by approximately 2.9 metres. This layout would continue the existing stagger between the existing terrace and semi-detached units to the north. I am therefore satisfied with the design, scale and layout of the proposed development.

8.11 In my opinion the proposed development is of high quality and responds sensitively to the site contexts and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/12

Residential Amenity

Impact on amenity of neighbouring occupiers

8.12 The main impact from the proposed development would be on the occupier of no.65 Ditton Walk being the closest dwelling to the site. There are no dwellings or sensitive uses to the south of the site which would be adversely affected by the proposed building.

8.13 Concerns have been raised by the potential impact on the proposed building in terms of privacy, outlook, overshadowing and noise and disturbance. I set out below my response to each of the above issues.

Privacy

8.14 The proposed building does not contain any clear glazed windows serving habitable rooms in the side (north) elevation at first floor level that would cause direct overlooking of the existing rear gardens. There is one landing window but this will be obscure glazed. I have recommended an obscure glazing condition. The windows in the rear elevation face into the site and directly over the proposed communal space and are to a bathroom and ensuite respectively. There is currently a sense of mutual overlooking from the existing windows in the rear elevation of the terrace over each other's garden. The proposed development is not considered to be caused any additional levels of overlooking over and above that which already exist. The rooflights in the rear roofscape would serve a staircase and bathroom and would not be a primary source of outlook. These windows would have internal cill heights of 1.45 metres and given the angle of view would not allow for direct views over the gardens of the existing terrace dwellings. I have recommended an obscure glazing condition accordingly. None of the ground floor windows would cause any overlooking. I have recommended a boundary treatment condition to ensure the site boundaries are treated to ensure the impact of the communal space and amenity space for Flat 1 is adequately screened from view. In these terms, therefore, the proposed development would not in my view cause any significantly adverse overlooking or loss of privacy issues.

Outlook

8.15 Concerns have been raised by the potential impact of the proposed building on the outlook from the front ground floor window of no.65 in terms of views south along Ditton Walk. No.65 is current set off the side boundary with the application site by 900mm. The original proposal was to locate the building on the boundary line with no.65. However, following concerns with the impact on the outlook from the door and kitchen window in the side elevation of no.65 the scheme was amended. The proposed extension has been pulled off the

boundary and located on the south-west boundary. The first floor rear elevation has been moved so in line with the no.65 and the single storey rear element has been given a half hip roof. The revised layout is now considered to be acceptable in terms of the outlook from the kitchen and first floor window bedroom window in the rear elevation. The proposed building has however been moved further forward than that originally proposed. However, I do not consider the revised location of the building would have an adverse impact on the outlook from the living room window in the front elevation. The building would not conflict with the 45 degree line from the centre of the ground floor window.

Overshadowing

- 8.16 The application is located south-west of no.65 and so there were concerns with the potential level of overshadowing of the kitchen window and door which are located in the side elevation and also the first floor bedroom window. The revised scheme has significantly reduced the impact on these rooms. The applicant also submitted a shadow study so that whilst the proposal building will cause a degree of shadowing it not be considered significant such that it would warrant refusal. In my view the proposed scheme is located in the only location; with the first floor in line with the rear elevation of no.65, that would be acceptable and minimise the impact from overshadowing.

Noise and disturbance

- 8.17 The revised proposal now seeks planning permission for three flats instead of five. This is likely to significantly reduce the level of activity in terms of comings and goings from the site. Two of the units would be accessed via the side elevation. I have also recommended a boundary treatment condition to ensure the boundary with no.65 is defined by a solid boundary to mitigate noise. I am satisfied that the proposed development would not cause significant levels of noise disturbance on the residential amenity of the adjoining neighbour to warrant refusal.
- 8.18 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

- 8.19 The future occupiers of the three flats would have access to a large area of communal space at the rear of the site which includes bin and cycle storage. The ground floor flat would have a private garden area which is fenced off from the rest of the communal garden in order to mitigate the impact on other residents walking past the bedroom and living room windows. Each flat offers a high quality level of living accommodation for future occupiers without causing any inter-overlooking issues.
- 8.20 Concerns were raised by the Environmental Services Team regarding the noise impact on future occupiers from the adjacent commercial units to the south of the site. However, following the submission of a noise report the Environmental Services Team agreed with the findings and withdrew their objection to the proposal subject to the implementation of the recommended mitigation measures in the noise report and conditions.
- 8.21 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7, 3/12 and 4/13

Refuse Arrangements

- 8.22 The proposal includes a dedicated storage area for the waste receptacles which is located at the rear of the site and within the pull distance of the Waste Design Guide.
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.24 The proposed development would not have any adverse impact on highway safety. The proposal would reduce the number of vehicle movements that would normally be associated with a commercial use.
- 8.25 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car parking

- 8.26 The proposal does not include any off street car parking. The Local Plan encourages a modal shift towards alternative modes of transport in sustainable location which are close to public transport links, shops and services. The site is located within walking distance of bus stops located on Newmarket Road. The site is also located within 14 minute walk and 5 minute cycle ride of Cambridge Retail Park off Newmarket Road and the Tesco Extra store off Cheddar Lane. The site is also within close proximity to public open space such as Barnwell Park and Ditton and Stourbridge Common. Therefore the site is considered to be located within reasonable walking and cycling distance of local amenities. Furthermore, given the proposed units comprise 2 x 1bed and 1 x bed there is a high probability that future occupiers will not own their own car. I have therefore applied a car club informative.

Cycling parking

- 8.27 The proposal includes parking for seven cycles in a storage area located at the rear of the site opposite the bin store. The side access provides sufficient wide (1.5 metres) to push a cycle and bin along. The side access would contain a security gate half way down to increase security of the rear communal area.
- 8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.29 I have addressed the majority of the concerns raised by neighbours in the above section of the report. However, I set out below the issues I have not directly addressed:

Representations	Response
Too many units for a small site:	The number of units have been reduced from 5 to 3.
No parking would have an adverse impact on local	See para 8.27

residents;	
Scale of development is too large in terms of immediate neighbours which would be visually dominated;	The scale of development is in keeping with the pattern of new development along Ditton Walk and in the area.
The development should be similar to no.65, 67 and 69;	Noted.
Inadequate size of proposed units;	The Council does not have any internal space standards from which to assess proposals for residential development. However, the units are considered to be adequate in terms of their size.
Lack of private amenity space;	The rear ground floor flat has access to a private area. The other two flats would have access to a generous communal area to the rear.
Insufficient bin and cycle parking;	The proposal makes appropriate provision for bin and cycle parking.
The proposed development would affect natural light to no.65;	This has now been addressed through revisions to the scheme. See para 8.16
Loss of privacy and security of elderly person;	The proposal would not result in any loss of privacy. There are no windows at first floor or above that would directly look into the neighbouring garden.
The forward projection of the building beyond no.65 would result in loss of vision up the road;	The proposed forward projection would screen off some oblique views south from the living room window at no.65. However, it would be unreasonable to warrant refusal on this basis.
Noise and disruption;	See para 8.17
Not enough neighbours consulted – no site notice was displayed;	All neighbours directly adjoining or adjacent to the site have been consulted. Therefore sufficient consultation has taken place.

	A site notice is not required for this proposal as it is not for a listed building or in a Conservation Area.
Resident only parking could be introduced to restrict car parking by future occupiers;	This is a matter for residents to take up with the County Council.
Concerns with the potential increase in stand water and drainage;	The proposal would improve the current site drainage by increasing the permeable surface area.
Overshadowing of rear gardens;	The applicant has submitted a shadow study which demonstrates the proposed development would not cause significant additional levels of overshadowing.
Materials for the building need to be specifically chosen and match 65-69a;	I have recommended a materials condition.
No information about how the proposed building would be constructed in terms of construction traffic, noise and deliveries;	I have recommended a construction and delivery/collection hours conditions
Demolition will cause large amount of disruption;	The disruption is likely to be temporary and I have recommended conditions to mitigate the impact during construction works.
Roof of building needs to be checked for asbestos;	This is not a material planning consideration and would be dealt with under Building Regulation.

9.0 CONCLUSION

9.1 The proposal is for the demolition the existing single storey pitched roof structure and development of a two and half storey building to accommodate three self-contained flats with cycle and bin storage and outdoor space. The original proposal was for five flats and included a first floor extension at the rear. The building was also located on the northern boundary with no.65 Ditton Walk. The scheme was revised following concerns with

the potential impact on the residential amenity of the occupier of no.65 in terms of overbearing sense of enclosure and loss of outlook from the kitchen window and door.

- 9.2 The revised proposal results in the loss of the first floor rear element, relocating the building footprint to the southern boundary, moving the rear elevation of the main building to in line with the rear elevation of no.65 and adding a half hip roof to the single storey rear element. These revisions including the submission of a shadow study have overcome Officer's main concerns with the original proposal. The revised plans have been consulted on and no additional comments have been received from local residents.
- 9.3 The proposed development is of high quality design which responds to and draws inspiration from the site. The building appears as a modern detached property with features that are found locally such as a front bay window, sash windows, lintel and cill detailing and chimney. The eaves line would match the existing terrace to the north but project above the ridge similar to modern houses at no.77 to 79 which are similar in appearance and scale to the proposed development.
- 9.4 The proposed development would not have a detrimental impact on the residential amenity of the adjoining neighbours; south and north. The proposal would not result in any loss of privacy as there are no clear windows in the side elevation at first floor or above that would directly face the garden of no.65 and there are no windows in the southern elevation facing the commercial units in order to mitigate the noise impact from the commercial uses. In terms of future occupiers, the windows in the rear elevation at first floor relate to an en-suite and bathroom with the main living and bedrooms located to furthest away. The rear ground floor flat would have a double door and window serving a living room and bedroom but the applicant has proposed to provide an enclosed garden space to attenuate any noise from the commercial uses. I have recommended a boundary treatment and hard and soft landscaping conditions so that details of the enclosure and boundary details are submitted for consideration prior to occupation to ensure the impact from noise is sufficiently mitigated.
- 9.5 The proposed development is therefore considered to be acceptable and would represent a positive addition to the site

and street scene without having an adverse impact on the residential amenity of the adjacent neighbours.

10.0 RECOMMENDATION

APPROVE 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. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

(b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

5. Implementation of remediation.

Prior to the first occupation of the development or (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

9. Noise assessment and mitigation - plant near new development

Part A

Prior to the commencement of refurbishment/ development works a noise report that includes the provisions of British Standard (BS) 4142:2014, Methods for rating and assessing industrial and commercial sound, which considers the impact of noise upon the proposed development shall be submitted in writing for consideration by the local planning authority.

Part B

Following the submission of a noise report and prior to the commencement of refurbishment/ development works, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise from the neighbouring industrial use shall be submitted to and approved in writing by the local planning authority.

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall thereafter be retained as such.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area Cambridge Local Plan 2006 policy 4/13

10. 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)

11. Prior to the commencement of the use hereby permitted, the arrangements for the disposal of waste detailed on the approved plans shall be provided and information shall be provided on the management arrangements for the receptacles to facilitate their collection from a kerbside collection point. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. Cambridge Local Plan 2006 policies 3/12 and 4/13

12. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

13. 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

14. 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)

15. 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)

16. 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)

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

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

18. Prior to first occupation of the hereby development, the existing vehicular access at the front of the site from Ditton Walk shall be reinstated to kerb and pavement in accordance with the approved details.

Reason: In the interests of highway safety and the efficient operation of the highway in accordance with Policy 8/10 of the Cambridge Local Plan 2006.

19. 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)

20. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel (wherever possible all such parking should be within the curtilage of the site and not on street),
- ii) contractor's site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,

- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles (wherever possible all loading and unloading should be undertaken off the adopted public highway).
- v) movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)

Thereafter the development shall be undertaken in accordance with the approved details.

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

- 21. The window identified as having obscured glass on drawing number PL(21)01 rev P6 shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

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

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

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

-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

INFORMATIVE: Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.

INFORMATIVE: The applicant is encouraged to ensure all future tenants/occupiers of the flats are aware of the existing local car club service and location of the nearest space.