

<b>Application Number</b>	16/1586/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	8th September 2016	<b>Officer</b>	Mairead O'Sullivan
<b>Target Date</b>	3rd November 2016		
<b>Ward</b>	Petersfield		
<b>Site Proposal</b>	5 Hooper Street Cambridge Cambridgeshire DEMOLITION OF 6NO. EXISTING SINGLE STOREY GARAGES. PROPOSED CONSTRUCTION OF NEW 2 STOREY DWELLING HOUSE TO THE REAR OF 5 HOOPER STREET.		
<b>Applicant</b>	Ms RONIT RONEN 41 HIGH STREET GREAT WILBRAHAM CAMBRIDGESHIRE CB21 4JD		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The proposed design is considered of a high quality and would not harm the character or appearance of the Conservation Area</li> <li><input type="checkbox"/> The proposal would not result in any significant harmful impact to the amenity of the surrounding occupiers</li> <li><input type="checkbox"/> The proposal would provide a high quality living environment for future occupiers</li> </ul>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The application site is land to the rear of 5 Hooper Street. 5 Hooper Street is a 2 storey brick detached property with basement which is currently in use as 8 x 1 bed flats. To the rear of the site is an area of hardstanding and 6 garages. The

site lies on the north eastern side of Hooper Street between its junction with Gwydir Street and Kingston Street. This is a predominantly residential area. The area has a mixed character. To the south side of the street is a fenced area surrounding the gardens of 140 Gwydir Street and 75 Kingston Street. There are groupings of terraced houses at both the eastern and western ends of the north side of the street. The adjacent property at No. 3 Hooper Street is also a large detached property that has consent for an extension and conversion to 8 flats. A 2 bed detached dwelling has recently been constructed to the rear of the property to the west at No.6 Hooper Street.

- 1.2 The site lies within the Mill Road Area of the Central Conservation Area. The site falls with Controlled Parking Area H. There are two trees, a chestnut and lime, located to the front of the property which are protected by Tree Preservation Orders.

## **2.0 THE PROPOSAL**

- 2.1 The application proposes the demolition of the 6 existing garages. These are to be replaced by a 2 storey detached dwelling.
- 2.2 The proposal is a two storey L-shaped property with lean-to roofs. The proposal is to be constructed from grey bricks. There is a large glazed area to the upper floor of the front (south) elevation. This is to be screened with a perforated anodized screen. The proposal has been amended to remove the balcony on the front elevation. All other windows proposed at first floor level are either angled or obscure glazed to protect the privacy of surrounding and future occupiers.
- 2.3 The proposal includes 3 bedrooms on the first floor with an open plan living room/kitchen and study at ground floor. One parking space and storage for 3 bins is to be provided to the eastern side of the front elevation. A paved area of outdoor amenity space is to be provided to the front of the property. A winter garden/enclosed terrace is to be provided to the front of the first floor with a further unenclosed roof terrace to the rear.

### 3.0 SITE HISTORY

Reference	Description	Outcome
C/88/0194	ERECTION OF THREE STOREY REAR EXTENSION AND CONVERSION OF EXISTING HOUSE TO 4 FLATS.	Approved with conditions
C/89/0967	USE FOR 18 BEDSITTING ROOMS (CLASS C1).	Withdrawn
C/90/0410	USE OF 4 FLATS FOR MULTI-OCCUPATION (4 PERSONS PER FLAT).	Withdrawn
C/99/1096	Change of use from 12no bedsits to 8no one bedroom flats including new window on eastern elevation.	Approved with conditions

### 4.0 PUBLICITY

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

### 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/10 3/11 3/12 4/11 4/13 5/1 8/2 8/6 8/10 10/1

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

Central Government Guidance	National Planning Policy Framework March 2012  National Planning Policy Framework – Planning Practice Guidance March 2014  Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)  Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
	<u>Area Guidelines</u>  Mill Road Area Conservation Area Appraisal (2011)

### 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 No information has been provided as to the existing use of the car parking. The proposal may displace parking to the surrounding streets. No significant impact in terms of highway safety but has the potential to impact on residential amenity.

### **Environmental Health**

- 6.2 The application is considered acceptable subject to the imposition of a number of conditions. These relate to hours of construction, collections during construction, piling and mitigation of airborne dust. As there are 6 garages on site a condition is recommended regarding unexpected ground contamination. An informative regarding dust is also recommended.

### **Refuse and Recycling**

- 6.3 No comments received.

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

- 6.4 The Conservation Officer has advised that, although the garages are of no particular historic interest, the application does not include any justification for their demolition. Nor does it include any explanation for the choice of materials. Three conditions are recommended; these relate to the approval of materials, roof details and a hard landscaping scheme.

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

- 6.5 No comments received.

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

- 6.6 The Landscape Team have no objections to this proposal

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

6.7 The proposal is acceptable subject to the imposition of a condition regarding surface water drainage.

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

### **7.0 REPRESENTATIONS**

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

- Ground Floor Flat, 6 Hooper Street
- 30 Lyndewode Road

7.2 The representations can be summarised as follows:

- Concerned about demolition of garages and subsequent loss of parking and increase to on-street parking
- The parking spaces must have been a key consideration when planning permission was granted for the 8 flats at 5 Hooper Street
- Concerned about contractors parking during construction
- Balcony and windows to front will overlook adjacent properties
- This part of Hooper Street is becoming increasingly dense and overdeveloped
- Lacks any meaningful garden space contrary to policy 3/10

7.3 Councillor Sinnott has commented on the application. She has requested that the application be heard at planning committee on the grounds of loss of parking and over-development.

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 (and impact on heritage assets)
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning obligations

### **Principle of Development**

- 8.2 Policy 5/1 states that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. The character of the surrounding area is predominantly residential. As a result the proposal accords with policy 5/1
- 8.3 The proposal would be built on the site of 6 existing garages and an area of hard standing to the rear of 5 Hooper Street. As a result policy 3/10 which relates to the sub-division of plots is relevant. This policy requires consideration to be given to the impact on amenities of neighbours (part a), amenity space/car parking (b), impact on the character of the area (c), effect on listed buildings/BLI (d), impact on trees (e) and whether the proposal would compromise comprehensive redevelopment (f). In this case parts (d), (e) and (f) are not relevant. I have addressed the other parts of policy 3/10 below.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

### **Context of site, design and external spaces and impact on the Conservation Area**

- 8.5 The proposal is to the rear of No 5 Hooper Street and set back from the street by over 22m. As a result the new dwelling would not be highly visible in the street scene. The adjacent property at 6 Hooper Street has been subdivided with a modern two storey dwelling being recently constructed to the rear. The proposal is of a similar style and scale to this adjacent dwelling.

- 8.6 The Conservation Officer has raised concerns regarding the proposed use of grey bricks noting that it would draw 'inappropriate attention to the building'. The new build to the rear of No.6 also uses materials which are untypical in the area; being predominantly clad in timber with large glazed elements. The agent has provided a justification for the use of the grey brick. She states that the grey brick would provide a strong contrast to the Gault brick, which is characteristic in the area, and would provide a pleasing combination of colours. She also states her belief that the proposal would sit well with the new build at No.6 and she considers that new, well designed buildings in the Conservation Area should be clearly read as contemporary. I share her view and consider the use of the grey bricks would successfully contrast with the surrounding Gault. I also consider that the proposal would sit well with the new dwelling to the rear of No.6. As a result I consider the proposal acceptable in design terms and consider it would preserve and enhance the character and appearance of the Conservation Area subject to the incorporation of the conditions recommended by the Conservation Officer.
- 8.7 The Conservation Officer has also requested a justification for the demolition of the 6 garages. The applicant has stated that these garages are in poor repair and have no architectural merit. The Conservation Officers comments also note that these garages are of little architectural or historical interest. As a result their loss is considered acceptable and I do not consider further justification for their demolition to be required.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/12 and 4/11.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.9 There is over 9m between the proposed new dwelling and the host flats at 5 Hooper Street. Given the relatively modest height of the proposed dwelling and its siting to the north of the host building I do not consider that it would result in any significant impact in terms of loss of light or visual enclosure.
- 8.10 The proposal has a number of upper floor windows which would look towards the host property. All windows, except those to the



front terrace, are either glazed or angled to prevent any direct overlooking between the two properties. The front terrace is proposed to be screened with a perforated anodised aluminum screen. A condition is recommended requiring details of this screen to be approved prior to occupation of the site. Subject to the incorporation of this condition I consider that the proposal would adequately respect the privacy of the surrounding occupiers.

- 8.11 The proposal would sit in line with the side wall of the adjacent property to the rear of 6 Hooper Street. The proposal would then pull away from the adjacent glazed area with a set away of 3.4m between the upper floor bathroom element and the boundary with No.6. As a result of the siting and design of the proposal I do not consider it would result in any significant loss of light to this property nor would it appear visually dominant.
- 8.12 The proposal would run in close proximity to the extension, which is currently under construction, at No 3 Hooper Street. 3 Hooper Street is currently being extended as part of a recently approved application (15/1194/FUL) which permitted the works and change of use to 8 flats. The proposed balconies to the extension would sit in close proximity to the proposal with a set away of 1.3m from building to building. As these balconies are located due south of the proposal there would be no significant impact in terms of loss of light. Given the relatively low height of the proposal with an eaves height of 4.3m close to this boundary and roof sloping upwards away from the boundary I do not consider the proposal would be unduly dominant when viewed from these adjacent balconies.
- 8.13 There are a number of windows in a narrow depression between 13 and 15 Sturton Street. In this depression are two windows belonging to 15 Sturton Street. These windows do not receive much light given that they face a brick wall and as a result the proposal is not considered to have an unacceptable impact in terms of loss of light or enclosure to this property. The roof terrace, which would look towards these windows, is proposed to include a 1.9m screen which would prevent any inter-looking between users of this space and the windows on No.15 Sturton Street.
- 8.14 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, 3/7 and 3/10.

#### Amenity for future occupiers of the site

- 8.15 The proposal provides a 3 bedroom dwelling. Whilst the outdoor amenity space to the front of the property is relatively small there is additional space provided at first floor level with a roof terrace to the rear and enclosed terrace to the front of the first floor. The total amount of outdoor amenity space (minus car parking and bin storage area, would be approx. 31.5sqm. The roof terrace and front terrace add a further 17sqm of amenity space. The site is also within close proximity to public open space at Mill Road Cemetery which is within 5 minutes walking distance. As a result I consider the proposed new dwelling would provide a sufficiently high quality living environment for future occupiers of the site.
- 8.16 The host building at 5 Hooper Street currently does not have any meaningful outdoor amenity space with the only provision being a hard standing and gravel area between the rear of the property and the garages on site. Whilst the proposal will reduce the size of this outdoor amenity space provision to the host property I consider this to be acceptable given that the existing provision is not of high quality and given the proximity to public open space.
- 8.17 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, 3/10 and 3/12

#### **Refuse Arrangements**

- 8.18 Space for three bins is shown to the front of the property. Although the Refuse Officer has not commented on the proposal, I consider this arrangement to be acceptable.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

## **Highway Safety**

- 8.20 The Highway engineer does not consider the proposal would have any significant impact upon the operation of the public highway. I share this view.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

## **Car and Cycle Parking**

- 8.22 No information has been provided regarding cycle parking for the proposed new dwelling. A condition is recommended to obtain these details prior to the occupation of the dwelling. The applicant would need to provide three cycle parking spaces.
- 8.23 The Highway Engineer notes that the removal of the garages may lead to an increase in demand for on-street parking on the surrounding streets. Both representations have also raised concerns regarding parking. The applicant's agent has responded to the Highway Authority's comment, stating that the garages have not been used for parking for over 15 years. They are currently vacant or used for storage. I have measured the existing garages on site and note that they do not meet with the space requirements for a garage for car parking set out by the Highway Authority.
- 8.24 I note that the previous consent on the site (C/99/1096) required that 8 car parking spaces be provided for the occupiers of the flats. It does not appear that this condition was ever complied with. Given the time that has elapsed since the breach it would not be possible to enforce against the breach of this condition. As a result I have made my assessment based on the information supplied by the applicant regarding the current parking situation on site.
- 8.25 The agent does acknowledge that some informal parking does occur in the gravel/hard standing area to the rear of 5 Hooper Street. However the terms of the lease for the occupiers of the flats at 5 Hooper Street do not include off-street parking provision. However the agent also notes there are no formal arrangements with the owner of the garages to allow parking in this location. As a result I do not consider that the displacement

of this informal parking area would have a significant impact on the amenity of the surrounding occupiers.

- 8.26 One parking space is to be provided for the new dwelling which is considered acceptable. As noted above the existing flats do not include off-street parking. Given that the situation already exists and the site is in a sustainable location within close proximity to public transport, cycle infrastructure and the Mill Road District Centre, I consider this arrangement to be acceptable.
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/10, 8/6 and 8/10.

### **Third Party Representations**

- 8.28 The Highway Engineer has not raised concerns regarding contractor parking. The applicant notes that contractors would park to the rear of 5 Hooper Street during construction and as a result would not put an additional pressure on on-street parking provision. A condition will be imposed to ensure this would be the case. I consider this arrangement to be acceptable. A construction hours condition is recommended to reduce the impact of noise and disruption during the construction phase.

### **Planning Obligations**

- 8.29 National Planning Practice Guidance Paragraph 031 ID: 23b-031-20160519 sets out specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which gives legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.
- 8.30 The guidance states that contributions should not be sought from developments of 10-units or fewer, and which have a maximum combined gross floorspace of no more than 1000sqm. The proposal represents a small scale development and as such no tariff style planning obligation is considered necessary

## 9.0 CONCLUSION

- 9.1 In my view the proposed dwelling is a high quality design. The use of the grey brick would successfully contrast with the surrounding Gault palette. The proposal would also work well with the adjoining new build to the rear of 6 Hooper Street. The proposal would not have a significant impact on the amenity of the surrounding occupiers subject to details of the proposed screen being approved prior to occupation of the dwelling. The existing garages are not used for car parking and the tenants of the flats at 5 Hooper Street do not have any right to park in the gravel area to the rear of the property as part of the terms of their lease. As a result the proposal would not result in any significant increase in demand for on-street parking. The proposal would provide a high quality living environment for future occupiers with adequate amenity space and bin storage provision. A condition is recommended to secure details of cycle parking arrangements.

## 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. The first floor terrace areas to the front and rear of the dwelling, hereby permitted, shall be fitted with minimum 1.7m high screens in accordance with details that shall previously have been submitted to and agreed in writing by the Local Planning Authority. The screens shall be installed in accordance with the approved details prior to occupation of the dwelling and shall be maintained in accordance with the approved details thereafter.

Reason: To protect the privacy of the surrounding occupiers (Cambridge Local Plan (2006) policies 3/4, 3/10 and 3/11)

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

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

5. No metal-clad or other non-traditional roofs shall be erected until full details of such roofs including materials, colours, surface finishes and relationships to rooflights or other rooftop features 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 avoid harm to the appearance of the Conservation Area (Cambridge Local Plan 2006, policy 4/11)

6. Prior to the occupation of the development a hard landscaping scheme, including full details of surface and boundary treatments, is to be submitted to and approved in writing by the Local Planning Authority. Landscape works 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 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)

8. There should be no collections from 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)

9. 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)

10. 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 policy 4/13

11. If during the works suspected contamination or suspect ground conditions are encountered, the Local Planning Authority should be informed, the suspect materials shall be fully assessed and an appropriate remediation scheme should be submitted to and agreed in writing with the Local Planning Authority. Works shall thereafter be constructed only in accordance with the approved details.

Reason: To protect the amenity of future occupiers of the site and to ensure a premises prejudicial to health situation does not arise in the future (Cambridge Local Plan 2006 policy 4/13)

12. No building hereby permitted shall be occupied until details of surface water drainage works have been submitted to and agreed in writing by the Local Planning Authority. Surface water drainage will be implemented in accordance with these agreed details.

Reason: To ensure the development will not increase flood risk in the area in accordance with the National Planning Policy Framework (2012)

13. Prior to the commencement of development details of cycle parking for the new dwelling hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the agreed details before the dwelling is occupied and shall be retained in accordance with these details thereafter.

Reason: To ensure adequate cycle parking provision in accordance with policy 8/6 of the Cambridge Local Plan (2006).

14. The curtilage (garden) of the proposed property as approved shall be fully laid out and finished in accordance with the approved plans prior to the occupation of the proposed dwelling or in accordance with a timetable otherwise agreed in writing by the Local Planning Authority and thereafter remain for the benefit of the occupants of the proposed property.



Reason: To avoid a scenario whereby the property could be built and occupied without its garden land, which is currently part of the host property (Cambridge Local Plan 2006 policies, 3/4, 3/7, 3/10)

15. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows (other than those expressly authorised by this permission), shall be constructed at and above first floor level unless non-opening and fitted with obscure glass up to a minimum height of 1.7m above the internal finished floor level.

Reason: To protect the amenity of adjoining properties (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12).

16. Contractor parking during construction will take place within the site, to the rear of 5 Hooper Street, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of surrounding occupiers during construction in accordance with policy 4/13 of the Cambridge Local Plan (2006)

**INFORMATIVE:** Before the details of the surface water drainage are submitted, an assessment shall be carried out 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 associated 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 + 40% an allowance for climate change. The submitted details shall:

- i. provide 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; and
- ii. provide a management and maintenance plan for the lifetime of the development.

iii. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.

**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)

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

[http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring\\_construction\\_sites\\_2012.pdf](http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.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)