

Application Number	16/1514/FUL	Agenda Item	
Date Received	16th August 2016	Officer	Michael Hammond
Target Date	11th October 2016		
Ward	Abbey		
Site	Land At 161 Newmarket Road Cambridge Cambridgeshire		
Proposal	Erection of four self-contained flats & associated works & infrastructure.		
Applicant	N/A C/O Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposal would enhance the character and appearance of the Conservation Area. - The proposed works would not adversely impact on the amenity of neighbouring properties. - The proposal would provide an acceptable standard of living environment for future occupants.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site comprises an empty parcel of land on the north side of Newmarket Road. The site is situated between the land formerly used as a car sales lot to the west, and the dentist surgery building to the east. To the north-east of the site are the Beche Court terraced properties which were built in the 2000's. The gardens of these neighbours are sunken below the ground level of the application site. Opposite the site to the south are the recently constructed flats of Beacon Rise. There are a

variety of uses and building types present along Newmarket Road.

- 1.2 The site falls within the Central Conservation Area.
The site falls within the Air Quality Management Area.
The site falls within the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The proposal, as amended, seeks planning permission for the erection of four self-contained flats.
- 2.2 The proposed building would adjoin onto the existing dentist surgery building to the east, extending the terrace. The building would be two-and-a-half storeys in scale and constructed with a pitched roof and chimney. The eaves line would be marginally above the eaves line of the existing terrace adjacent and the ridge line would be approximately 1m higher than the adjacent terrace. There would be a small front (south) facing dormer window and front and rear rooflights. The building would occupy the entire width of the application site.
- 2.3 The building would be sub-divided internally to provide four one-bedroom flats. All of the flats would be accessed from Newmarket Road through an entrance lobby. Flat nos.1 and 2 would occupy the lower-ground and ground floors of the building and would have access to small private courtyard spaces to the rear of the site. Flats nos.3 and 4 would occupy the first-floor and roof space of the building and these flats would not have their own private outdoor space. There would be an undercroft area along the western boundary to provide a route through to the proposed bin and cycle store areas situated in the north-west corner of the site.
- 2.4 The application has been amended following concerns raised by officers regarding potential visual enclosure and overlooking to the adjacent properties of Beche Court to the north. The amendments consisted of lowering the eaves height by 1m down to 5.5m (from Newmarket Road ground level) and the ridge down by 0.5m. The roof form has also been changed to a traditional pitched roof. The application originally proposed standard and louvered windows on the rear elevation at ground-floor and first-floor level. These have been replaced with high level windows to prevent overlooking out to the north.

2.5 The application is accompanied by the following supporting information:

1. Planning and Heritage Statement
2. Drainage and Flood Risk Strategy
3. Acoustic Assessment
4. Air Quality Assessment
5. Phase I & II Geo-Environmental Assessment
6. Design and Access Statement
7. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
C/74/0033	Provision of new vehicular access	Permitted.
C/73/0455	Use of land as car park and provision of vehicular access	Refused

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/10 3/11 3/12 3/13 4/9 4/11 4/13 4/14 5/1 8/2 8/4 8/6 8/10

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

Central Government Guidance	<p>National Planning Policy Framework March 2012</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95</p>
Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p> <p>Eastern Gate Supplementary Planning Document (October 2011)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p>
	<p><u>Area Guidelines</u></p> <p>Riverside and Stourbridge Common Conservation Area Appraisal (2012)</p> <p>Newmarket Road Suburbs and Approaches Study (October 2011)</p>

5.4 Status of Proposed Submission – Cambridge Local Plan

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

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection subject to the following condition and informatives:

- Traffic Management Plan Condition
- Traffic Management Plan Informative
- Residents Parking Informative

Environmental Health

Original Comments (09/11/2016)

6.2 Further information regarding plant noise is required.

Comments on Additional Information (31/10/2016)

6.3 The proposed development is acceptable subject to the following conditions and informatives:

- Construction Hours
- Collection during construction
- Piling

- Contaminated Land
- Acoustic Assessment compliance condition
- Ground-floor windows non-openable
- Ventilation Scheme
- Site investigation informative
- Remediation works informative
- Materials chemical testing informative
- Contaminated land guide informative

Refuse and Recycling

6.4 No comments received.

Urban Design and Conservation Team

6.5 The proposed development is acceptable subject to a materials sample condition. It is considered there are no material conservation issues with the proposal.

Cambridgeshire County Council (Archaeology)

6.6 No objection subject to archaeology condition.

6.7 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:

- 553 Newmarket Road
- 3 Beche Court
- 4 Beche Court
- 5 Beche Court

7.2 The representations can be summarised as follows:

- The proposed building is too high and out of keeping with the Conservation Area.
- Where is the ventilation scheme going to be placed? It could result in noise disturbance to Beche Court properties.

- Overlooking/ loss of privacy due to change in ground levels between site and Beche Court properties.
- Visual enclosure/ dominance
- Potential impact on the stability of adjacent walls.
- Will the timber wall be replaced, maintained or increased in height?
- Concern regarding impact of drainage solutions on adjacent land.

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 (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 (s106 Agreement)

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 mixed use context with a combination of residential and commercial uses nearby. Therefore, the proposed redevelopment of the site to provide a new building consisting of four flats is acceptable in principle.

8.3 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces (and impact on heritage assets)

8.4 The Eastern Gate Supplementary Planning Document (2011) identifies the application site as forming part of a potential development site and outlines an indicative building frontage extending from the existing terrace of the dental surgery adjacent.

8.5 The Newmarket Road Suburbs and Approaches Study (2011) describes the area of the site as follows:

“Continuing west from Godesdone Road is a range of mostly mid-late 19th century properties, altered to fit their predominantly commercial use. This range is followed by a car sales lot which breaks the building line and which allows views through to Beche Court, a modern infill development.”

8.6 The character assessment map of this study identifies the buildings either side of the application site as ‘buildings important to the character of the area’. The view of the site from the south is also characterised as a ‘view which detracts’. The Riverside and Stourbridge Conservation Area Appraisal (2012) also labels the site in the same manner.

8.7 In respect of the context of the site provided by the supplementary planning document and area guidelines, I am of the opinion that the proposed redevelopment of the site is acceptable in principle.

8.8 The proposed building would have the appearance of a two-and-half-storey scale residential building by virtue of the rhythm of windows, legible entrance points and similar form to the nearby terraces. It is acknowledged that the proposed ridge and eaves are higher than the adjoining terrace. However, the height would mirror that of the existing buildings further to the west and would act as a transition point between the two-storey scale to the east and the two-and-half storey scale to the west. The Urban Design and Conservation Team is supportive of the proposed increase in height given the inconsistency in the street scene. The western-most block of the building which extends further to the south would provide a break in the facade to help reduce the perceived massing of the scheme from public viewpoints.

- 8.9 The proposed materials, a slate roof with brick walls, are supported by the Conservation Team and I agree with this. The detailing of the brick would be dealt with by way of a sample condition.
- 8.10 A small low threshold of hedge planting is proposed along the Newmarket Road boundary to provide defensive planting along the ground-floor windows. This would also help to improve the greenery in the area which is identified as a desired improvement to the public realm in the Newmarket Road Suburbs and Approaches Study (2011). A boundary treatment condition has been recommended to ensure that this planting is acceptable and maintained accordingly.
- 8.11 An archaeology condition has been recommended in accordance with comments from the archaeology team.
- 8.12 Overall, I consider the proposed development would enhance the character and appearance of the Conservation Area.
- 8.13 In my opinion, subject to conditions, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/12, 4/9 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.14 The proposed works would not detrimentally impact on the adjacent dentist surgery in my opinion. There would be no loss of privacy, overshadowing or visual dominance of the rear windows of this commercial use.
- 8.15 The proposed building is situated a considerable distance from the nearest building of nos.155 – 163 Newmarket Road to the west and I am of the view that the privacy, outlooks and levels of light reaching this neighbour would not be compromised by the proposed development.
- 8.16 The main consideration in my opinion is the impact of the proposed works on nos.5 and 6 Beche Court to the north of the site.

Impact on nos.5 and 6 Beche Court

- 8.17 Nos.5 and 6 Beche Court comprise an end-of-terrace and terraced property situated to the north and north-east of the application site. The properties appear to have been built at some point in the 2000's and are modern in style. There is a noticeable drop in levels between the ground-level of Newmarket Road and these neighbouring properties. The rear kitchen/ dining rooms of these properties are set roughly 2.6m below the ground level of Newmarket Road. The two properties are laid out identically with small rear gardens/ courtyards, ground-floor rear kitchen/ dining room fully glazed windows and doors, and first-floor rear bedroom windows. No.6 is three-storeys in scale and has a second-floor bedroom window that faces towards the application site. The owner/ occupier of No.5 has objected to the application and I have visited this property. No comment has been received from the owner/ occupier of no.6.
- 8.18 As explained in paragraph 2.4 of this report, the proposal has been amended following concerns raised regarding overlooking. The proposal originally included standard sized windows at ground-floor and first-floor level which would have overlooked the rear gardens and habitable rooms of these neighbours. Following this, the agent has changed the internal layout where appropriate and replaced these windows with high level windows which would only serve for natural lighting purposes and would not offer views towards these neighbours. The lower ground-floor level French doors would face onto the brick wall enclosing the courtyard. Overall, I consider the amended scheme has overcome the concern raised and the proposal would not compromise the privacy of these neighbours. I have recommend a condition to ensure any windows inserted in the rear elevation at a later date are designed to prevent overlooking issues.
- 8.19 The proposed works are situated to the south and south-west of these neighbours and consideration therefore needs to be made of the potential overshadowing impact of the works. The agent has submitted a shadow study showing the impact of the proposed works in the morning (09:00), midday (12:00) and early afternoon (15:00). At the vernal (March 21st) and autumnal (September 21st) equinoxes, there would be slight increases over the western portion of the garden of no.6 at the midday

point and over the eastern portion at the early afternoon point. At the summer equinox (June 21st) there would be a very minor increase over the garden of no.6 around midday. In the winter (December 21st) the levels of light reaching this garden would not be significantly affected. There would not be any noticeable increase in overshadowing over the garden of no.5. Overall, the existing 2.3m high brick wall along the southern boundary of these neighbours is already responsible for overshadowing much of these neighbours gardens at key times, which is exacerbated due to the steep change in levels from this wall to the rear walls of these properties. The proposal would only result in a slight increase over part of the garden of no.6 and I do not consider this impact would be significant enough to drastically affect the amenity of this neighbour.

8.20 A concern was also raised with the original proposal regarding the visual enclosure that would be caused on the rear gardens, ground-floor rear windows and first-floor rear windows of these neighbours. As demonstrated on the north elevation drawing, the significant shift in ground levels means that the proposal effectively reads as a three-storey building from these properties, similar to the existing relationship between these properties and the dentist surgery. A shallow pitched roof was originally proposed on the north elevation which means that a large expanse of brickwork running beyond the eaves of the adjacent dentist surgery was proposed. To attempt to overcome this concern, the agent has revised the drawings to lower the ridge height by 0.5m and bring the eaves of the roof down by 1m to be level with the adjacent terrace.

8.21 I do not consider the proposal would harmfully enclose the neighbour at no.5 Beche Court. This neighbour is orientated with its rear outlooks facing towards the existing terrace along Newmarket Road. The proposed building would be visible from the rear outlooks but it would be in more of a peripheral view rather than directly opposite these outlooks. The reduction in the eaves and ridge line would channel views up and over the building and reduce the perceived visual mass from these outlooks. The nearest window of this neighbour is situated over 11.5m from the proposed building and given the compact urban grain of the area I consider this separation distance to be sufficient in this instance.

8.22 There would be a separation distance of just over 10m between the rear ground-floor windows of no.6 and the central staircase element of the proposed building which projects furthest to the rear. This staircase block is set below the main roof of the proposed building. In my opinion, while the proposal would inevitably be visible from this rear outlook, the reduction in height and change in roof form would direct views up and over the pitched roof and would not overbear this rear outlook. There would be a separation distance of over 12.5m between the proposed building and the upper floor windows of this neighbour. I do not consider that these outlooks would be visually dominated by the proposed building by virtue of the separation distance and alteration to the roof form. In my opinion, although the proposed works will clearly be visible from the rear outlooks of this neighbour, I am of the view that the outlooks would not be visually oppressed by the proposed development.

Noise and disturbance

8.23 The movements to and from the proposed flats would be contained to the site itself and would not involve regular comings and goings along neighbouring properties. The use of the courtyard areas for domestic purposes would be similar to that of the adjacent terrace gardens and is acceptable.

Impact on on-street car parking

8.24 The proposal is a car free development. The City Council has maximum car parking standards. The site is situated within the controlled parking zone which covers the vast majority of residential streets to the west, north and east of the site that are in close proximity to the site. There are frequent bus routes along Newmarket Road and the site is within walking distance of the City Centre which is situated approximately 270m to the west of the site. The proposal provides secure covered cycle parking for future occupants and there are excellent cycle links into the City Centre to access local shops and services. In my opinion, the proposed development would not significantly impact on-street parking in the area and is acceptable from a residential amenity perspective.

8.25 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

- 8.26 The site is considered to be in a sustainable location as it is well served by public transport links and is within close proximity to local shops and services. Sufficient bin and cycle storage would be provided for future occupants. All of the habitable rooms would have acceptable outlooks.
- 8.27 The lower floor flats would have access to their own private outdoor courtyard areas. The upper floor flats would not have access to any private outdoor amenity space. The flats are likely to be occupied by single people rather than by families. The majority of upper floor flats along Newmarket Road do not benefit from any outdoor amenity space and the site is situated in an urban context close to the City Centre. St Matthews Piece open space is situated within walking distance to the south of the site and Midsummer Common is nearby to the west. Overall, given the size of the proposed dwellings and context of the site, I am of the view that the lack of dedicated outdoor amenity space for the upper floor flats is acceptable.
- 8.28 The agent has provided an acoustic assessment and air quality assessment which has been assessed by the Environmental Health Team. The Environmental Health Team is satisfied that the habitable rooms of the proposed flats can provide sufficient ventilation without resulting in harm from the noise associated with traffic along Newmarket Road or the adjacent commercial use. Conditions have been recommended regarding the ventilation scheme, acoustic assessment compliance and ensuring that the ground-floor windows are non-openable.
- 8.29 In my opinion, subject to conditions, 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

- 8.30 Bin storage would be provided in the north-west corner of the site and accessed through the undercroft passage. The

capacity of bins appears to meet the RECAP Waste Management Design Guide (2012) and there would be a logical route out to Newmarket Road on collection days.

8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

8.32 No vehicular access is proposed and the Highway Authority has raised no objection to the proposed works, subject to a traffic management plan condition.

8.33 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

8.34 Car parking has been addressed in paragraph 8.22 of this report. A car club informative has been recommended.

8.35 Four cycle parking spaces would be provided by way of Sheffield stands within an enclosed timber shelter in the north-west corner of the site. The level and type of provision proposed is acceptable.

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

Third Party Representations

8.37 The representations have been addressed in the table below:

The proposed building is too high and out of keeping with the Conservation Area.	See paragraph 8.8 of this report.
Where is the ventilation scheme going to be placed?	This would be dealt with by way of condition.
Overlooking/ loss of privacy	See paragraph 8.18 of this report.
Visual enclosure/ dominance	See paragraphs 8.20 – 8.22 of this report.
Potential impact on the	This is a party wall/ civil matter

stability of adjacent walls.	and not a planning consideration.
Will the timber fence/ wall be replaced, maintained or increased in height?	This would be dealt with through the boundary treatment condition.
Concern regarding impact of drainage solutions on adjacent land	The site is not situated within a flood zone. The third party has expressed that option C of the applicant's submitted drainage solutions is preferred. The agreement of this is a building control matter and not a planning consideration.

Planning Obligations

- 8.38 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.
- 8.39 The guidance states that contributions should not be sought from developments of 10-units or less, 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 The proposed development would not significantly harm the amenity of neighbouring properties. It would enhance the character and appearance of the Conservation Area and provide an acceptable living environment for future occupants.

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 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. 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)

10. 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)

11. 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)

12. The noise insulation scheme and mitigation requirements as stated within the Cass Allen Acoustic Assessment dated 10th August 2016 (RP01-16335REV1) shall be fully implemented prior to occupation and shall be maintained in accordance with these details thereafter.

To protect the amenity of the adjoining properties and to provide an acceptable standard of amenity for future occupants. (Cambridge Local Plan 2006 policies 3/12 and 4/13)

13. The windows located on the ground floor Newmarket Road façade shall be non-openable.

Reason: To provide an acceptable standard of amenity for future occupants. (Cambridge Local Plan 2006 policy 3/12)

14. Prior to the commencement of development/construction, details of an alternate ventilation scheme to open windows for the accommodation units shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the rear of the development away from Newmarket Road. The ventilation scheme shall achieve at least 2 air changes per hour. The scheme shall be installed before the use hereby permitted is commenced and shall be maintained in accordance with the approved details thereafter.

Reason: To provide an acceptable standard of amenity for future occupants. (Cambridge Local Plan 2006 policies 3/12 and 4/13)

15. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority.

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

16. Before starting any brick 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 and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

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

Reason: To secure the preservation of the archaeological interest of the area either by record or in situ as appropriate (Local Plan 2006 policy 4/9).

19. Following completion of the development hereby approved, any windows inserted in the rear elevation must be over 1.7m above finished floor level, or, shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 (or equivalent) 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).

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.

INFORMATIVE: Traffic Management Plan Informative:

The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases (wherever possible all such parking should be within the curtilage of the site and not on street).
- iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

INFORMATIVE: The residents of the site will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

INFORMATIVE: The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge- Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>. Hard copies can also be provided upon request

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

INFORMATIVE: Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.

INFORMATIVE: The Council's document 'Developers Guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Council's website on <https://www.cambridge.gov.uk/land-pollution>. Hard copies can also be provided upon request.

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

