

Application Number	16/1764/S73	Agenda Item	
Date Received	4th October 2016	Officer	Michael Hammond
Target Date	3rd January 2017		
Ward	Trumpington		
Site Proposal	Gonville Hotel Gonville Place Cambridge CB1 1LY Section 73 application to vary condition 2 (approved drawings) of planning permission 15/1200/FUL to remodel and set back the glazed façade link, preserve the existing rear French doors on rear elevation, reduce footprint of glazed link of north-west elevation, amend the roofline above glazed link and internal layout alterations.		
Applicant	Gonville Hotels Ltd c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed amendments would preserve the character and appearance of the Conservation Area. - The amendments would respect the special interest of the Building of Local Interest and the setting of the nearby Listed Buildings. - The amendments would not harm the amenities of neighbouring properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is located on the southern side of Gonville Place, directly opposite Parkers' Piece. The Gonville Hotel is a three storey building which was originally built as a house. The main frontage/elevation faces Gonville Place but it is set back

considerably from the site frontage and is not readily visible from Parker's Piece and Gonville Place. The area to the front of the hotel is used for hotel residents' parking. Gresham House is owned by the Gonville Hotel. There are meeting/conference rooms and offices on the ground floor. The first floor rooms have been converted into small residential use by the hotel. A short gravel vehicular driveway leads to a gated entrance onto Gresham Road. There are residential properties in the surrounding area to the west, south and east of the site.

- 1.2 The Gonville Hotel is identified as a Building of Local Interest. The site falls within the Central Conservation Area. Nos. 3 and 3A Gresham Road to the east are Listed Buildings. There are many protected trees on site. The site falls outside the Controlled Parking Zone (CPZ) and within the Air Quality Management Area (AQMA).

2.0 THE PROPOSAL

- 2.1 The application seeks permission to vary condition 2 (approved drawings) of planning permission reference 15/1200/FUL in order to undertake the following minor material amendments to:
- Remodel and set back the glazed façade link
 - Preserve the existing rear French doors on the rear elevation
 - Reduce footprint of the glazed link of north-west elevation
 - Amend the roofline above the glazed link
 - Internal layout alterations.
- 2.2 The original permission has been commenced as the dining room extension to the front of the hotel has been completed.

3.0 SITE HISTORY

- 3.1 There is extensive site history. However, the most relevant to note are as follows:

Reference	Description	Outcome
16/1622/FUL	Erection of a two-storey side extension on the north eastern elevation of Gresham House following demolition of the existing side extension	Permitted.

16/1226/NMA	Non material amendment on application 15/1200/FUL for the addition of condition listing approved plans.	Permitted.
16/0195/FUL	Removal of existing exterior entrance lobby and replacement with new glazed entrance lobby and minor remodelling of external landscaping to provide DDA compliant access.	Permitted.
15/1200/FUL	Refurbishment of Gresham House to provide an additional 10 hotel bedrooms, extension to rear of Gresham House to provide an additional 21 hotel bedrooms, (subterranean) basement to Gresham House and provide a gym, dance studios and subterranean day spa facilities and a plant room, front extension to Gonville Hotel to provide a new dining area, and associated external works and landscaping.	Permitted.
13/0646/FUL	Demolition of Gresham House, and refurbishment and extension of Gonville Hotel to provide an additional 43 bedrooms and new spa/treatment rooms, with internal and external remodelling of the existing hotel to create a new dining area and hotel entrance, and associated external works and landscaping	Refused
13/0647/CAC	Demolition of Gresham House, and refurbishment and extension of Gonville Hotel to provide an additional 43 bedrooms and new spa/treatment rooms, with internal and external remodelling	Refused

of the existing hotel to create a new dining area and hotel entrance, and associated external works and landscaping

14/0994/FUL Removal of existing dilapidated exterior timber entrance lobby. Replacement with new single storey, glazed entrance lobby and minor remodelling of external landscaping to provide DDA compliant access. Approved

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 3/11 3/12 3/14
		4/4 4/10 4/11 4/12 4/13 4/14
		5/4
		6/3
		8/2 8/6 8/10 8/16

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

Central	National Planning Policy Framework March
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Government Guidance	<p>2012</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95 (Annex A)</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>Public Art (January 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge Walking and Cycling Strategy (2002)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Buildings of Local Interest (2005)</p>
	<p><u>Area Guidelines</u></p> <p>Cambridge City Council (2002)–Southern Corridor Area Transport Plan:</p> <p>Cambridge Historic Core Conservation Area</p>

	<p>Appraisal (2006)</p> <p>New Town and Glisson Road Conservation Area Appraisal (2012)</p>
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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.

Environmental Health

6.2 No objection subject to condition.

Head of Streets and Open Spaces (Landscape Team)

6.3 No objection.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.4 No objection.

Urban Design and Conservation Team

6.5 No objection.

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 owner/occupier of the following address has made a representation:

- 3 Gresham Road

7.2 The representation can be summarised as follows:

- What type of glazing will be used?
- Overlooking of no.3 and 3a Gresham Road.
- The height of the extension will not be in keeping with the style and proportion of the adjacent Gresham House.

7.3 The above representation is a summary of the comment that has been received. Full details of the representation can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representation 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. Public Art
4. Renewable energy and sustainability
5. Residential amenity
6. Impact on Trees
7. Landscaping and drainage
8. Air Quality
9. Highway safety
10. Car and cycle parking

11. Third party representations

Principle of Development

- 8.2 The principle of development was deemed to be in accordance with policy under planning permission 11/0219/FUL. As the proposed description of development would not be changed under this new application, I am of the opinion that the previous assessment of this is pertinent to the assessment of this new application.
- 8.3 In my opinion, the principle of the development is acceptable and in accordance with policies 5/4 and 6/3.

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

- 8.4 The applications proposed the following alterations to the approved plans:
- Remodel and set back the glazed façade link
 - Preserve the existing rear French doors on the rear elevation
 - Reduce footprint of the glazed link of north-west elevation
 - Amend the roofline above the glazed link
 - Internal layout alterations.
- 8.5 The internal layout alterations are not considered to have any material impact on the appearance of the building and are acceptable.
- 8.6 The glazed link separating Gresham House from the new hotel accommodation has been reduced in size and setback 1.3m further on the front elevation (facing Gresham Road) and a further 1.8m on the rear elevation. The existing French doors on the rear elevation of Gresham House at ground floor level and window at first floor have been retained and are now visible on the submitted street scene elevation. Part of the hipped roof would be removed and set back to expose the chimney stack. The reduction in footprint and scale of the development is considered to preserve the character and appearance of the Conservation Area and retain the special interest of the Building of Local Interest. The proposed amendments would have no harmful impact upon the setting of the nearby Listed Buildings.

The Urban Design and Conservation Team have raised no objection to the proposed amendments.

- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12, 4/10, 4/11 and 4/12.

Public Art

- 8.8 This matter has been assessed under the previous permission (11/0219/FUL) and the proposed changes to the drawings have no impact on public art.

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

Renewable energy and sustainability

- 8.10 This matter has been assessed under the previous permission (11/0219/FUL) and the proposed changes to the drawings have no impact on the renewable energy and sustainability aspects of the development.

- 8.11 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 The proposed amendments would reduce the scale and mass of the development and there would be no significant overshadowing or visual enclosure caused to neighbouring occupiers by the proposed development.

- 8.13 The southern elevation of the proposed extension would have windows that serve hall ways and stairwells, and as such these windows can be obscurely glazed. This would be covered by condition 36 of the original permission which would also apply to this S73 application. Subject to this condition I do not consider any harmful loss of privacy would be experienced at nos.3 and 3A Gresham Road.

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 and 3/7.

Impact on Trees

8.15 The proposed amendments would have no material impact on trees.

8.16 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policy 4/4.

Landscaping and drainage

8.17 The proposed amendments would have no material impact on landscaping or drainage. The Landscape Officer and Drainage Officer have raised no objection to the proposal.

8.18 In my opinion, subject to conditions, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/11.

Air Quality

8.19 The proposed amendments would have no material impact on air quality. The Environmental Health Team has raised no objection to the proposal.

8.20 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policy 4/14.

Highway Safety

8.21 The Highway Authority has raised no objection to the proposed amendments.

8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

8.23 The proposed amendments would have no material impact on car and cycle parking.

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

Third Party Representation

8.25 The third party representation has been addressed in the table below:

<u>Comment</u>	<u>Response</u>
What type of glazing will be used? Overlooking of no.3 and 3a Gresham Road.	See paragraph 8.13 of this report.
The height of the extension will not be in keeping with the style and proportion of the adjacent Gresham House	See paragraph 8.6 of this report.

9.0 CONCLUSION

9.1 The proposed minor-material amendments to the approved scheme are not considered to give rise to any harmful residential amenity issues and would respect the sensitive setting of the site and its surroundings from a design perspective. The conditions of the original permission would also apply to this application.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. 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.

2. Conditions 3 - 44 of planning permission 15/1200/FUL (as set out below) shall continue to apply to this permission. Where such conditions pertaining to 15/1200/FUL have been discharged, the development of 16/1764/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

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 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. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

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

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

12. 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

13. Prior to the commencement of development/construction, 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) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme shall achieve internal noise levels recommended in British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. The scheme as approved shall be fully implemented before the first occupation of the building and 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 policies 3/4, 3/7 and 4/13)

14. Before the development/use hereby permitted is occupied, a scheme for the insulation of the building in order to minimise the level of noise emanating from the said building shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the building hereby permitted is occupied and shall be thereafter retained as such.

To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

15. Prior to the occupation/use of the development, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such..

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

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

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

17. The proposed on-site renewable and low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The renewable and low carbon energy technologies shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16).

18. Prior to the commencement of development, a plan showing the number, specification, orientation and location of the bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.

Reason: In the interest of nature conservation (Cambridge Local Plan 2006, policy 3/14)

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

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

20. 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)

21. Prior to the commencement of development, with the exception of below ground works, full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the Conservation Area. (Cambridge Local Plan 2006 policy 4/11)

22. Prior to the commencement of development, full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing shall be submitted to and approved in writing by the Local Planning Authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: In the interests of visual amenity and to enhance the character of the Conservation Area (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11).

23. Prior to the commencement of development, full details of all windows and doors, as identified on the approved drawings, including materials, colours, surface finishes/textures shall be submitted to and approved in writing by the Local Planning Authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: In the interest of visual amenity and to enhance the character of the Conservation Area (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11).

24. No development shall commence until details of the location and facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

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

25. Where existing openings are to be bricked up, the method for doing so, including the materials to be used, shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: In the interest of visual amenity and to enhance the character of the Conservation Area (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11).

26. No hard standing areas shall be constructed until works have been carried out in accordance with the submitted surface water drainage strategy, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding (Cambridge Local Plan 2006 policies 3/12 and 4/13)

27. 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)

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

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

29. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

30. Within six months of the commencement of development, a Public Art Delivery Plan shall be submitted to and approved in writing by the local planning authority and shall include the following:

- Details of the Public Art and artist commission;
- Details of how the Public Art will be delivered, including a timetable for delivery;
- Details of the location of the proposed Public Art on the application site;
- The proposed consultation to be undertaken with the local community;

The approved Public Art Delivery Plan shall be fully implemented in accordance with the approved details and timetable.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 3/4 and 3/7 of the Cambridge Local Plan 2006.

31. Prior to the occupation of the development, a Public Art Maintenance Plan shall be submitted to and approved in writing by the local planning authority and shall include the following:

- Details of how the Public Art will be maintained;
- How the Public Art would be decommissioned if not permanent;
- How repairs would be carried out;
- How the Public Art would be replaced in the event that it is destroyed;

The approved Public Art Maintenance Plan shall be fully implemented in accordance with the approved details. Once in place, the Public Art shall not be moved or removed otherwise than in accordance with the approved Public Art Maintenance Plan.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 3/4 and 3/7 of the Cambridge Local Plan 2006.

32. The spa/gym/dance studio, hereby approved, shall operate only between the following hours: 0700 - 2200hrs Monday to Sunday and at no other times, unless otherwise agree in writing by the Local Planning Authority on a separate application.

Reason: In the interest of neighbour amenity (Cambridge Local Plan 2006 policy 4/13).

33. Prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of all protection measures and techniques to be adopted for the protection of any trees from damage during the course of any activity related to the development, shall be submitted to the local planning authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

Reason: To protect the retained trees from construction (Cambridge Local Plan 2006 policy 4/4)

34. Prior to commencement, a site visit will be arranged with the retained arboriculturalist, developer and Local Planning Authority Tree Officer to agree tree works and the location and specification of tree protection barriers and temporary ground protection.

Reason: In the interest of the retained trees (Cambridge Local Plan 2006 policy 4/4)

35. The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: In the interest of tree protection (Cambridge Local Plan 2006 policy 4/4)

36. Prior to the commencement of development, details of how the top panes of the glazed link between Gresham House and the proposed extension, hereby approved, will be obscurely glazed, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of neighbour amenity (Cambridge Local Plan 2006, policy 3/14)

37. Prior to the commencement of development, a management plan shall be submitted to and approved in writing by the Local Planning Authority. The Management plan shall include details of the operation of the hotel and spa/gym/dance studio, hereby approved, and details of the gated access from Gresham Road. The Gresham House gates shall be locked at all times other than to allow access for members of the spa/gym/dance studio by special arrangement, as detailed within the management plan, hereby requested. The works shall be completed only in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of neighbour amenity (Cambridge Local Plan 2006 policy 3/7)

38. Prior to the commencement of development full details of a mitigation scheme to address the impacts on air quality arising from the development shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To protect human health in accordance with policy 4/14 of the Cambridge Local Plan (2006).

39. The Air Quality mitigation scheme approved under condition number 37 shall be implemented in accordance with the approved details before the first occupation of the development and shall thereafter be retained as such.

Reason: To protect human health in accordance with policy 4/14 of the Cambridge Local Plan (2006).

40. Prior to occupation of the proposed development, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan should include details of how on-site car parking will be managed.

Reason: In the interests of highway safety and to encourage sustainable transport to and from the site (Cambridge Local Plan 2006 Policy 8/2).

41. Prior to the commencement of development a management and maintenance plan shall be submitted and approved in writing by the Local Planning Authority which will demonstrate that the drainage strategy can be managed and maintained for the lifetime of the development. The works shall be completed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of surface water management (Cambridge Local Plan policies 3/12 and 4/13)

42. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating all the details including tree pit sizes (depths and widths); root director/barrier and/or root cell specifications (where used); drainage (where needed); methods of securing and irrigating the trees; any tree furniture (where applicable); and soil specifications.

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)

43. No development shall take place until there has been submitted to and approved in writing by the local planning authority all drawings and/or documents associated with the design and construction of the pleached tree planters. These details shall include plans and sections which will identify all elements associated with the planting and maintenance of the pleached trees which secure the longevity of the trees in perpetuity.

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)

44. No development shall take place until a maintenance and management plan is submitted to and approved in writing by the local planning authority which demonstrates that the pleached lime trees included in the approved landscape layout will be maintained and managed to ensure the longevity of the trees. Any of the trees that are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation, for the lifetime of the development.

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).

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

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

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

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

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

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

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

- 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

-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: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers-by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).