

<b>Application Number</b>	16/1942/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	4th November 2016	<b>Officer</b>	Charlotte Burton
<b>Target Date</b>	30th December 2016		
<b>Ward</b>	Market		
<b>Site</b>	48 New Square Cambridge Cambridgeshire CB1 1EZ		
<b>Proposal</b>	The proposal comprises the conversion of the existing end terrace known as No.48 New Square and will comprise of 3No. self-contained flats, the demolition of the existing garage and the erection of 1No. self-contained studio-flat and the removal of 4No. Parking bays accessed via Willow Walk and the erection of 1No. self-contained flat. All with associated landscaping and access arrangements.		
<b>Applicant</b>	Mr Simon Hawkey C/o Agent		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <p>The proposal would not harm the character and appearance of the Conservation Area, the Listed Building or the setting of nearby Listed Buildings.</p> <p>The proposal would not impact on the residential amenity of neighbouring properties.</p> <p>The proposal would provide high quality living accommodation in a sustainable location.</p>
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No. 48 is a Grade II Listed dwelling on the north side of New Square. The site has a frontage onto New Square and Willow Walk at the rear. It is within the Kite Area of the Central Conservation Area.
- 1.2 No. 48 is double-fronted and forms the end of the terrace. Unlike the other houses in the terrace, No. 48 faces westwards towards its own plot, rather than towards the green space in the middle of New Square. The curtilage includes a single storey garage to the west accessed from New Square.
- 1.3 The frontage along Willow Walk includes 4 no. car parking bays which sit outside the garden boundary. There is a tall boundary wall enclosing the south and west sides of the parking bays, and a garage on the eastern side. Willow Walk is a terrace of Grade II listed houses on the northern side of a private access.
- 1.4 To the east of no. 48, is a row of two storey terraced houses along New Square with rear gardens backing onto Willow Walk. New Square is an open space enclosed on three sides by dwellings, all of which are Grade II listed. Immediately to the west, is a three storey Grade II Listed dwelling, No.49, which sits on the north western corner of a large curtilage.
- 1.5 There are mature trees within the garden which are protected by virtue of their location within the Conservation Area. The site lies within the controlled parking zone. There are no other relevant site constraints.
- 1.6 The current application follows a previous proposal for 6 no. units on the site that was refused by planning committee (15/1940/FUL and 15/1941/LBC). The previous proposal included a two storey mock-stable building on the Willow Walk frontage and a one-and-a-half storey replacement garage building on the New Square frontage. The applicant is currently appealing this decision. For information, the previous scheme was refused by planning committee against officer recommendation on the following grounds:
  - The proposed two storey building on the Willow Walk frontage, by virtue of its height, fenestration design, roof shape and the materials of its construction, would have a

harmful visual effect on this part of the Kite Conservation Area and the setting of adjacent listed buildings in Willow Walk.

- The proposed development would have a harmful effect on views within the Kite Conservation Area including views from the open space on New Square and from the east and west along Willow Walk.
- The proposed development would involve the removal of trees which have a positive effect on the visual amenities of the Kite Conservation Area.

## **2.0 THE PROPOSAL**

2.1 The proposal is for the provision of 5 no. self-contained flats comprised of:

1. the conversion of No. 48 to form 3 no. self-contained flats, including internal and external works to the Listed Building;
2. the erection of a single storey building to provide 1 no. self-contained flat fronting Willow Walk, following removal of the car parking bays;
3. demolition of the existing garage and the erection of 1 no. self-contained studio-flat; and
4. associated landscaping and access arrangements.

### *Conversion of No. 48*

2.2 The proposed internal and external alterations to No. 48 comprise the vertical sub-division and internal rearrangement. To facilitate this, the proposal includes the insertion of 2 no. windows at basement level on the side (west) elevation; the insertion of a new door on the rear (north) elevation layouts. During the course of the application, the positioning of the windows on the basement floor plan was corrected which necessitated the removal of an additional wall within the lounge/dining area.

### *Willow Walk building*

2.3 The proposed block adjoining Willow Walk would be a detached single storey structure situated on the northern boundary of the site. It would have a shallow asymmetric roof. The northern elevation would be 2.1m high to the eaves and 2.8m high to the ridge. It would be constructed from buff brick under a lead and

green roof with glazing on the southern elevation facing into the site. The accommodation would comprise a one-bedroom flat.

- 2.4 During the course of the application, revised plans were submitted which included:
- Removing the proposed high level windows on the northern elevation and replacing it with timber panelling above the brick wall.
  - Clarifying the high of the existing brick boundary walls, which reduced the height of the western elevation of the building;
  - Reducing the size of the roof lights and angling them to be south facing.

#### *Replacement garage building*

- 2.5 The building proposed in place of the garage in the south west corner of the site would be single storey with a hipped roof. It would be 3.2m high to the ridge and 2.4m high to the eaves. The structure would be constructed from buff brick walls under a lead roof. The rear elevation would be glazed and there would be a timber louvered window on the eastern elevation. The accommodation would consist of a one-bedroom flat. During the course of the application, revised plans were submitted which included swapping the living room and bedroom around.

#### *Landscaping*

- 2.6 The buildings would be arranged around a shared internal courtyard/garden area. The existing vehicular access to the site off New Square would be removed and no car parking would be provided as part of the development proposal. The site would have pedestrian and cycle access only, with this access being obtained solely from New Square. The proposals involve the removal of 11 trees from the site, all of which are classified as categories C or U in the accompanying tree survey. The existing lime tree in the south east corner of the site would be retained and pollarded and replacement tree planting undertaken behind a new boundary wall and fence.

### **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
16/1943/LBC	Listed building consent to	Pending

	convert the existing end terrace known as No.48 New Square, 3No. self-contained flats, the demolition of the existing garage and the erection of 1No. self-contained studio-flat and the removal of 4No. Parking bays accessed via Willow Walk and the erection of 1No. self-contained flat. All with associated landscaping and access arrangements.	
15/1941/LBC	Listed building consent to convert existing end terrace known as No.48 New Square, 3No. self-contained flats, demolition of existing garage and erection of 1No. self-contained studio-flat and removal of 4No. parking bays accessed via Willow Walk and erection of 2No. self-contained flats. All with associated landscaping and access arrangements.	Refused.  Appeal pending.
15/1940/FUL	Conversion of existing end terrace known as No.48 New Square, 3No. self-contained flats, demolition of existing garage and erection of 1No. self-contained studio-flat and removal of 4No. parking bays accessed via Willow Walk and erection of 2No. self-contained flats. All with associated landscaping and access arrangements.	Refused.  Appeal pending.
11/1297/LBC	Phased installation of secondary glazing to existing sash and casement windows of properties 1-48 New Square (excluding properties 26, 35, 43 and 44).	Approved
C/68/0404	Erection of 4 concrete garages	Approved
C/73/0781	Erection of 4 concrete garages (extension of period consent)	Permitted

3.1 In addition to the above, there is an extensive planning history relating to the site with the majority of applications relating to tree works, secondary glazing and boundary wall.

#### 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 4/4 4/10 4/11 4/13 5/1 5/2 8/2 8/6 8/10

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)  Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u>  Arboricultural Strategy (2004)  Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u>  Kite Area Conservation Area Appraisal (1996)

#### 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

### 6.1 **Cambridgeshire County Council (Highways Development Management)**

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

Otherwise the proposal should have no significant impact on the public highway, should it gain the benefit of planning permission, subject to the incorporation of the condition and informatives requested below into any permission that the Planning Authority is minded to grant in regard to this application.

Recommended condition:

- Traffic management plan

Recommend informative:

- Traffic management plan
- Overhanging and encroaching

## 6.2 **Urban Design and Conservation team**

No objection.

*No. 48 New Square* - It is understood that the porch is to be replaced as it is a modern addition. However there are no plans or drawings showing what it will look like. The design of the new porch should be dealt with by condition. The amendment to the internal layout of the basement is acceptable.

*Willow Walk building* - The overall character of this building will fit into the streetscape of Willow Walk and will be subservient to the listed buildings around it. The roof lights over the living space are rather large and, if possible, should be reduced so that they are more fittingly in proportion to the roof and its sedum character.

*Garage replacement building* - It is a simple building which will be subservient to the listed building and will modestly sit within



the grounds of the site. Some clarity is needed over the gates/railings to New Square in front of this building.

*Landscaping* - The landscaping plans show that the character of the outdoor space will change due to the need for footpaths to the various buildings which will see the removal of trees on the site. However it is understood that the majority of the trees are self-set and are not in good condition, therefore any works to these trees, whether to enable the development or not, would have an impact on the site and the character and appearance of the conservation area. The proposed new landscaping would add to the conservation area with the introduction of new planting.

*Layout* - The layout of the buildings appears to be appropriate apart from the garage replacement building. There are oak louvres to allow daylight into the end of the building where there is the kitchen and living space, and full height windows where the bedroom is. It would be more logical to reverse the use of these rooms, as it is expected that you would spend more time in the living space and therefore would need more natural light in that room than in the bedroom.

*Scale and massing* - The scale of the two new buildings has been reduced when compared with that in the previous scheme. The buildings are more subservient to the listed buildings that surround them and their impact on the character and appearance of the conservation area is lessened. These proposed buildings, on the site of previous structures, are considered to be of appropriate scale and massing.

*Elevations and materials* - The buildings are to be in a brick to match the surrounding area with lead and sedum roofs, and the windows and doors are to be painted timber. The materials are acceptable.

Recommended conditions:

- New joinery
- Sample panel

- Roofing details
- Metal work details
- Porch details

### **6.3 Landscape Officer**

No objection. We feel that an adequate amount of detail regarding hard and soft landscape has been provided via the full application that we are happy to forego the use of the standard hard and soft landscape condition. Recommend a standard condition for a landscape maintenance and management plan.

### **6.4 Environmental Health**

No objection. Recommended conditions/informatives:

- CC62 – Plant noise insulation
- CC63 – Demolition and construction hours
- EH1 – Demolition and construction delivery/collection hours
- PILING – Piling
- DUST - Airborne dust mitigation
- DUSTCI – Dust condition informative

### **6.5 Refuse and Recycling**

No comments received.

### **6.6 Tree Officer**

No comments received.

### **6.7 Cycling and Walking Officer**

No comments received.

### **6.8 Access Officer**

No objection. The applicant should try through the landscaping to achieve a flat threshold entrance at the rear of the property.

6.9 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

### Comments in respect of original submission

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

- 5 Willow Walk
- 6 Willow Walk
- 7 Willow Walk
- 9 Willow Walk
- 10 Willow Walk
- 11 Willow Walk
- 9 Auckland Road
- 1 Barton Close
- 33 Cow Lane, Fulbourn

7.2 The representations can be summarised as follows:

#### *Willow Walk building*

- Reduction in the height of the building compared to the previous scheme is supported.
- 2.5m high wall would be taller than other walls on either side and have an irregular appearance along Willow Walk.
- The building does not respond well to its context and would harm the Conservation Area and the Georgian character of the street.
- The proposed building is neither sufficiently striking nor sufficiently inconspicuous.
- The proposed building will be charmless and unsympathetic.
- High level windows are out of keeping and denote a rear elevation and a utilitarian building.
- Building at the rear of the New Square properties would be out of keeping with the character of the area.
- There was never any dwelling on the site; the walls relate to a former stable.
- The character of the site does not lend itself to a new building being squashed in.

- Light emission from the long strip of high level windows will be out of keeping with the gas-lit street.
- Overlooking to and from the high level windows and properties opposite.
- Light emission from high level windows will impact on residential amenity of properties opposite.
- The windows on the northern elevation should be relocated to the roof.
- The Willow Walk street view would be of a massive long facade of unrelieved brickwork and no opportunity for landscaping to soften it.
- Set back of the northern elevation would allow space for eaves, guttering and downpipes which would relieve long expanse of wall.
- The Short Street end of the Willow Walk building would be an ugly projection significantly above the roofline of the new structure.
- Light spread from the roof lights towards properties opposite.
- 2.5m high wall will be overbearing and oppressive.
- Willow Walk is a private road and the proposal to reduce the width of the already narrow street will make access more difficult.
- Higher density of use would strain access along Willow Walk.
- No space for additional car or cycle parking spaces along Willow Walk, or for bin storage.
- Suggested alternative designs for the proposal to overcome concerns.

### *Other*

- Reduction in height of the proposed replacement garage building is supported.
- Removal of trees will result in loss of habitats for birds and the green feel of the site.
- No construction traffic should be allowed along Willow Walk which is not constructed to an adoptable standard.
- The wall that separates the parking area from the substation is not as high as shown on the applicant's drawings.
- Inconsistency between the proposed plans and elevation of No. 48 New Square in terms of the positioning of the proposed basement windows.
- Inconsistencies between the proposed floor and roof plans of the cycle store.

- 7.3 The Cambridge Cycling Campaign has also objected to the proposal on the grounds that, although the proposal exceeds the standards for the number of spaces provided, the cycle store does not meet the required dimensions; there is no provision for non-standard bikes; the store would not be secure; and the parking would be inconvenient.

#### Comments received to first amendments

- 7.4 The first set of amendments related to the removal of the high level windows on the northern elevation of the Willow Walk building and replacement with a timber screen; and the resizing and angling of the rooflights.

- 7.5 The owners/occupiers of the following addresses made representations on the amendments:

- 6 Willow Walk
- 7 Willow Walk
- 9 Willow Walk
- 33 Cow Lane, Fulbourn

- 7.6 The representations specific to the amendments can be summarised as follows:

- Removal of the high level windows on the Willow Walk building is supported.
- The proposed timber screens to replace the high level windows do nothing to relieve the unvarying elevation which would respond poorly to the streetscene.
- Lightspill from roof lights impact on Willow Walk properties.

#### Comments received to second amendments

- 7.7 The second set of amended plans relate to: the western elevation of the Willow Walk building and correction to the depth of this building; correction of the positioning of the windows on the basement floor plan and removal of an internal wall; and clarification of the cycle parking arrangements.

- 7.8 The public consultation on these amendments is currently ongoing and representations will be reported to the Planning Committee as an update to this report.

7.9 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 the site design and external spaces
3. Residential amenity
4. Trees and landscaping
5. Highway safety, car and cycle parking
6. Refuse arrangements
7. Third party representations

### **Principle of Development**

8.2 Policy 5/1 of the Cambridge Local Plan (2006) generally supports additional residential development within the City, stating that 'Proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses.' The site is situated within an established residential area, and the principle of further residential development in the area would therefore be broadly in accordance with Policy 5/1.

8.3 Policy 5/2 of the Cambridge Local Plan (2006) supports the conversion of large properties into additional dwellings recognising that conversion makes a useful contribution towards housing provision. This is subject to proposals meeting the various tests set out in the policy with regards to impacts upon residential amenity, on-street parking, provision of satisfactory bin and bike storage, and the standard of accommodation that would be provided.

8.4 Policy 3/10 of the Cambridge Local Plan (2006) states that residential development within the garden area or curtilage of existing properties will not be permitted if it will:

- a) Have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light,

- an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance.
- b) Provide inadequate amenity space, or vehicular access arrangements and parking spaces for the proposed and existing properties.
  - c) Detract from the prevailing character and appearance of the area.
  - d) Adversely affect the setting of Listed Buildings within or close to the site.
  - e) Adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and
  - f) Prejudice the comprehensive development of the wider area of which the site forms part.
- 8.5 Parts a-e inclusive will be discussed in further detail in the following sections of this report. Part f is not of relevance to this application.

### **Context of site, design and external spaces / Impact upon the Listed Building and Conservation Area**

- 8.6 The site occupies a highly sensitive location within the Central (Kite) Conservation Area. No. 48 is a Grade II Listed Building and all other properties in the vicinity, grouped around New Square and in Willow Walk to the north, are also Grade II Listed.

#### *Conversion of No.48*

- 8.7 The Conservation Team has advised that the internal and external works to convert the building are acceptable. During the course of the application, the discrepancy between the basement windows shown on the floor plans and elevations was corrected and the Conservation Team has commented that the removal of an additional internal basement wall is acceptable. The external appearance would be sympathetic to the character and fabric of the Listed Building. I have accepted the advice of the Conservation Team regarding conditions to control detailing.
- 8.8 The Conservation Team has commented that details are needed of the proposed replacement porch, which is not shown on the drawings. I disagree with their recommendation that a replacement porch could be dealt with by way of planning

condition and, in my opinion, this would need to be the subject of a new planning and listed building consent application.

*Willow Walk building*

- 8.9 This element of the proposal has generated significant concerns from third parties, most notably from residents on the north side of Willow Walk. The concerns relate to the impact of the building on the streetscene along Willow Walk, the character of the Conservation Area and setting of Listed Buildings. The building was amended during the course of the application to remove the high level windows on the northern elevation, and reduce and angle the roof lights. The applicant has also clarified the height of the existing wall on the western side of the car parking bay where it meets the frontage is approximately 1.7m high.
- 8.10 In terms of the principle of a building on the site, the Conservation Team has commented that the proposed new building is on a site that was previously developed (as can be seen on the historic maps in the Design and Heritage Impact Assessment), so there is historical evidence of a building in this approximate location. In my opinion, this establishes the principle that a building in this location would not be out of keeping. Third parties have commented that a dwelling would be out of keeping in this location. In my opinion, the scale, form and design of the proposal would resemble an outbuilding and the outwards appearance – particularly from the public highway - would not be strongly residential in character. As such, I do not consider that a residential unit, in principle, would be out of character with the pattern of development.
- 8.11 Willow Walk is a narrow private side-street. While the northern side consists of two storey terraced properties, the southern side is characterized by a brick wall along much of the length and No. 49 situated on the western end. The car parking bays currently form an indent in the otherwise consistent building line along the southern side. The verdant character of the site creates a relatively open gap within the frontage, although the vegetation along the top of the boundary wall, in my opinion, appears to be overgrown and not necessarily to make a positive contribution to the street scene.



- 8.12 The proposed scheme – as amended during the course of the application – would have a brick wall to a height of 1.75m with recessed timber panels above to a height of 2.1m to the eaves. In my opinion, this would have the appearance of continuing the brick wall along the southern side of the street. The timber panels and shallow pitch roof would have the appearance of an outbuilding built above the wall. I have recommended a condition for a sample panel of the brick wall to be erected on site for approval, in order to ensure that the appearance of the wall sits comfortably with the existing wall.
- 8.13 Third parties have commented that the building would appear to be a monotonous elevation with limited detailing and responds poorly to the character of the Georgian properties. The current proposal has taken a different approach to the previous refused scheme for a mock-stable design. Nor does it seek to draw upon design details from the properties on the northern side of Willow Walk. However, in my opinion, the proposed modest building largely tucked behind a continuation of the brick wall, would have a minimal impact on the street scene. As such, it causes minimal harm to the setting of the Listed Buildings and the Conservation Area.
- 8.14 Third parties have also commented that the northern elevation should be pushed back to allow space for planting in front and for the eaves to overhang etc. In my opinion, overhanging eaves, downpipes and guttering would detract from the appearance of the building as being a continuation of the brick wall and would have a greater impact on the street scene than the current proposal. The proposal does not involve the loss of any high quality soft landscaping along the edge of the street, and therefore in my opinion, it would not be reasonable to require the applicants to provide this. Moreover, there is no planting along this part of the southern side of Willow Walk and landscaping is limited to the northern side in front of the buildings, so in my opinion, a strip of planting would be incongruous.
- 8.15 The single storey building with a shallow pitched roof would not be visible from New Square behind the proposed boundary wall. As such, in my opinion, the Willow Walk building would not impact on views from New Square.

*Replacement garage building*

- 8.16 The existing garage is visible from the street behind a low fence. It is a single storey structure with a shallow pitched roof to a height of approximately 2.25m. The southern elevation that is visible from the public highway consists of a garage door. In my opinion, this detracts from the appearance of the Conservation Area and the setting of the Listed Buildings. The Conservation Team has advised that the existing garage is of no architectural merit and therefore its demolition is supported.
- 8.17 The proposed building would have a larger footprint than the existing and would be taller with a ridge height of 3.1m and an eaves height of 2.4m. The building would be approximately 2m from the southern boundary which provides space for a bin store. The hipped roof would be visible above the proposed boundary wall and timber gate. In my opinion, the scale, form and materials would ensure the building appears as a subservient outbuilding to the Listed Building, similar to the existing garage. As such, I share the view of the Conservation Team that the building would have an acceptable impact on the street scene, Conservation Area and setting of nearby Listed Buildings.

### *Landscaping*

- 8.18 The site is currently verdant in character, with mature trees and overgrown vegetation along the Willow Walk boundary walls. This contributes to creating a green gap within the New Square frontage, together with the garden of No. 49. Nonetheless, the Tree Officer agreed on the previous application that the existing trees are low quality. In my opinion, the replacement of the existing low quality vegetation with a high quality landscaping scheme would enhance the visual appearance of the site and the contribution it makes to the character of the Conservation Area. I have recommended a condition for a detailed soft landscaping scheme and maintenance plan to be approved.
- 8.19 The Conservation Team has recommended further details of boundary treatments are required, including the southern boundary and gates on the New Square frontage. I am satisfied this can be resolved through condition.
- 8.20 In conclusion, the site occupies a highly sensitive location within the historic heart of Cambridge. The new building on Willow

Walk takes a subservient form in this location, whilst the new building fronting New Square would replace a poor quality garage. The existing low quality planting would be replaced by a high quality landscaping scheme. The proposal is supported by the Conservation Team and the Landscape Officer who consider that it would preserve the character of the Conservation Area and the setting of Listed Buildings. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/12, 4/10, 4/11 and 5/2.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.21 The nearest neighbouring residential properties are those on the northern side of Willow Walk, No. 49 to the west and the adjoining terrace to the east of No. 49.
- 8.22 The properties on the northern side of Willow Walk are two storey terraced properties with basement level. These are traditional properties that open directly onto the footpath with main living rooms and bedrooms on the front elevations. The internal ground floor level is typically higher than the external ground level. There is some sporadic boundary planting along Willow Way which provides an intermittent buffer. Currently, these properties face onto a gated private access. Nos. 5-8 directly opposite the site look out onto the car parking bays, boundary wall, planting and the rear of the New Square terrace.
- 8.23 The proposed Willow Walk building would be approximately 2.1m high to the eaves with a shallow asymmetric pitched roof to a ridge height of 2.8m. Objections have been raised by third parties regarding the impact on their residential amenity in terms of overbearing, overlooking and light spill. I will consider these in turn.
- 8.24 The northern elevation would be approximately 8m from the two storey elevation of the Willow Walk properties. The elevation would be a similar height to the existing boundary wall along the majority of Willow Walk. The elevation would be brick to a height of 1.75m with timber cladding above to a height of 2.1m to the eaves. The single storey elevation and the separation distance would not have an overbearing impact. In my opinion, the use of the timber panels would reduce the visual impact of

the elevation further. The shallow sloping roof to a height of 2.8m would mean the building would have a minimal visual impact. For these reasons, in my view, the proposed building would not have an overbearing impact on the Willow Walk properties.

- 8.25 The original proposal included high level windows on the northern elevation facing towards Nos. 5-8. The revised scheme removes these windows so there would not be views from within the building towards the properties opposite. As such, I am satisfied this has resolved the concerns raised by third parties.
- 8.26 Third parties have raised concerns about the impact of light spill from the windows originally proposed on the northern elevation and the roof lights. The removal of the high level windows means that there would be no light emission directly towards the windows of the properties opposite. The roof lights have also been reduced in size and angled away to south-facing as part of the amendments to the scheme. In my opinion, while there would be some light glow from these windows, as there would not be a direct source of light towards the windows of the properties opposite, I am satisfied that this would not have a significant adverse impact on residential amenity.
- 8.27 The building would be on the southern side of Willow Walk, however as it would be single storey with a shallow sloping roof, it would not overshadow the properties on the northern side, as demonstrated by the shadow study submitted by the applicant.
- 8.28 I am satisfied that that the proposed single storey buildings would not impact on No. 49 and the terrace to the east in terms of overbearing, overshadowing and overlooking.
- 8.29 While there would be an increase in the number of units on the site and therefore comings and goings, I am satisfied that this would not have an unacceptable noise and disturbance impact on neighbouring properties. There would be no access into the site from Willow Walk so there would be no increase in trips along Willow Walk. Access would be from New Square and I am satisfied that there is enough separation distance so that the neighbouring properties would not be impacted.

- 8.30 The bin store location would be adjacent to the south east corner of the garden of No. 49 and not near to their living accommodation. The cycle store would be located against the boundary with the rear garden of No. 47, however as the number of users will be low, in my opinion this would not have an unacceptable impact on residential amenity.
- 8.31 The Environmental Health Officer has been consulted on the proposal and has not raised any specific issues relating to the scheme. He has, however, raised some concern regarding the noise that could be associated with plant, and recommends a plant insulation condition to ensure such impacts are adequately assessed.
- 8.32 I am satisfied that the impact of noise and disturbance during construction can be mitigated to an acceptable level through the conditions recommended by the Environmental Health Officer to control construction and delivery hours, piling and dust.
- 8.33 For these reasons, 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, 3/10, 3/12 and 4/13.

#### Amenity for future occupiers of the site

- 8.34 The proposal includes a south-facing central communal garden space measuring approximately 17m long and 6m wide for the use of residents of all five units. Whilst this is modest in size, it is sufficient to provide some sitting-out space for residents as well as space for storage of refuse bins. Given this, together with the fact the site is located adjacent to the open space areas at New Square and Christ's Pieces, and within easy walking distance of the substantial areas of public open space at Midsummer Common and Jesus Green, I consider the level of amenity space provided to be appropriate for this site.
- 8.35 In my opinion, the proposal would provide high quality living space. There would be a good outlook from the proposed units. There would be landscaping in front of ground floor windows serving habitable rooms which would provide some defensible space and privacy. The revised plans submitted during the course of the application rearranged the replacement garage building by swapping the living room and bedroom, so that the

living room would be on the northern end with full height windows looking out on the patio. The bedroom window on the eastern elevation would have timber louvered panels and planting in front, which I am satisfied would protect privacy.

- 8.36 For these reasons, in my opinion the proposal provides 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, 3/12 and 4/13.

### **Trees**

- 8.37 The proposal includes the removal of 12 no. trees on the site. The existing lime tree in the south east corner of the Site will be retained and pollarded. Policy 4/4 of the Cambridge Local Plan (2006) permits the felling of trees of amenity or other value where there are demonstrable public benefits that outweigh the current and future amenity value of the trees. Where felling is permitted, appropriate planting should be sought.

- 8.38 These trees are identified in the applicant's Tree Survey as Category C or U, which are low quality trees or in a condition that cannot realistically be retained for longer than 10 years. I have not received comments from the Tree Officer on this application, however the proposed tree works are the same as the previous application. The Tree Officer commented on the previous application that:

*The majority of trees are not a reasonable constraint to an otherwise acceptable proposal. The opportunity for replacement tree planting has not been fully explored. ... Subject to amendment of the proposed landscaping to include an additional and significant new tree, there are no objections to the scheme subject to a condition requiring the submission and implementation of a phased Arboricultural Method Statement and Tree Protection Plan.*

- 8.39 The impact of the loss of these trees on the visual amenity of the Conservation Area has been raised by third parties and was a reason for refusal on the previous application. While I accept that the site has a verdant character that contributes to the Conservation Area, I accept the Tree Officer's advice, that the loss of these poor quality trees would be mitigated by the

implementation of a high quality landscaping scheme and could enhance the visual amenity of the site.

- 8.40 The Tree Officer recommended replacement planting on the previous application. The applicant has submitted a detailed landscaping scheme, however I have not received comments from the Tree Officer on the proposed landscaping scheme submitted. As such, I have recommended a condition for a detailed landscaping scheme to be submitted for approval.
- 8.41 In my opinion, subject to conditions, the proposal is compliant with Cambridge Local Plan (2006) policy 4/4.

### **Highway Safety and Car Parking**

- 8.42 The proposal involves the removal of 4 no. car parking spaces within the bay on the southern side of Willow Walk. There would be no car parking spaces provided. The site is within the controlled parking zone and the Highways Authority has recommended an informative to advise that future occupants would not be eligible for Residents Parking Permits. The occupants of the proposed units would therefore not increase pressure on on-street car parking. The Highways Authority has raised no objections to the highway safety implications of the development.
- 8.43 In my opinion, the site is in a highly sustainable location close to the city centre, including a wide range of shops, services, facilities and public transport. As such, it is likely that the future occupants would not be car-dependent. There is a Car Club in Cambridge that future occupants could make use of should they require occasional use of a car, and I have recommended an informative to advise accordingly.
- 8.44 There would be no access into the site from Willow Way so the proposal would not generate additional trips along this private road. Third parties have raised concerns that the loss of the car parking spaces and the positioning of the northern elevation of the Willow Walk building on the same building line as the adjoining brick walls would narrow the access for vehicles to pass parked cars, leading to safety issues. In my opinion, these are private car parking spaces which could be fully parked up, thereby preventing use by passing vehicles. The width of the access would be similar to other parts of Willow Walk.

Therefore, this would not be reasonable grounds to refuse the application.

- 8.45 The adopted car parking standard set maximum limits and, in my opinion, the proposal is compliant with Cambridge Local Plan (2006) policies 8/2 and 8/10.

### **Cycle Parking**

- 8.46 The proposal includes a cycle store on the eastern boundary providing 4 no. Sheffield hoops with space for 8 no cycles, which is an over-provision compared to the adopted standards. The details submitted do not meet the dimensions set out in the Cycle Parking Guide for New Residential Development (2010), however I am satisfied there would be space to enlarge the store proposed. Therefore, I have recommended a condition for details of a revised cycle store to be submitted and for this to be implemented prior to occupation. Subject to this, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/10, 5/2 and 8/6.

### **Refuse Arrangements**

- 8.47 The proposal includes a bin store area to the south of the replacement garage building with space for 3 no. 660 litre communal bins which provides the required capacity. The bin store area would be conveniently located with access to the public highway. In my opinion, the proposal is acceptable in this respect and compliant with Cambridge Local Plan (2006) policies 3/7, 3/10 and 5/2.

### **Third party representations**

- 8.48 These have been covered in the relevant sections above or addressed below.

<b>Comment</b>	<b>Response</b>
<i>Willow Walk building</i>	
Reduction in the height of the building is supported.	Noted.
2.5m high wall would be taller than other walls on either side and have an irregular appearance along Willow Walk.	The brick element of the wall would be 1.75m high which would be similar to most of the wall along the southern side of



	Willow Walk.
The building does not respond well to its context and would harm the Conservation Area and the Georgian character of the street.	See paras 8.9-8.14.
The proposed building is neither sufficiently striking nor sufficiently inconspicuous.	
The proposed building will be charmless and unsympathetic.	
High level windows are out of keeping and denote a rear elevation and a utilitarian building.	These have been removed following amendments submitted during the course of the application.
Building at the rear of the New Square properties would be out of keeping with the character of the area.	See paras 8.9-8.15.
There was never any dwelling on the site; the walls relate to a former stable.	
The character of the site does not lend itself to a new building being squashed in.	
Light emission from the long strip of high level windows will be out of keeping with the gas-lit street.	These have been removed following amendments submitted during the course of the application.
Overlooking to and from the high level windows and properties opposite.	
Light emission from high level windows will impact on residential amenity of properties opposite.	
The windows on the northern elevation should be relocated to the roof.	
The Willow Walk street view would be of a massive long facade of unrelieved brickwork and no opportunity for	See paras 8.9-8.15.

landscaping to soften it.	
Set back of the northern elevation would allow space for eaves, guttering and downpipes which would relieve long expanse of wall.	The application must be assessed based on the scheme submitted.
The Short Street end of the Willow Walk building would be an ugly projection significantly above the roofline of the new structure.	The height of the western elevation of the Willow Walk building has been reduced following amendments submitted during the course of the application.
Light spread from the roof lights towards properties opposite.	See para 8.26.
2.5m high wall will be overbearing and oppressive.	See para 8.24.
Willow Walk is a private road and the proposal to reduce the width of the already narrow street will make access more difficult.	See para 8.44.
Higher density of use would strain access along Willow Walk.	
No space for additional car or cycle parking spaces along Willow Walk, or for bin storage.	See para 8.46.
Suggested alternative designs for the proposal to overcome concerns.	The height of the western elevation of the Willow Walk building has been reduced following amendments submitted during the course of the application.
<i>Other</i>	
Reduction in height of the proposed replacement garage building is supported.	Noted.
Removal of trees will result in loss of habitats for birds and the green feel of the site.	The site is currently a garden and, as such, is not likely to be of high ecological value. The loss of the trees on the character of the area is considered in paras 8.37-8.41.

No construction traffic should be allowed along Willow Walk which is not constructed to an adoptable standard.	The Highways Authority has recommended a condition for a construction management plan and I accept their advice.
The wall that separates the parking area from the substation is not as high as shown on the applicant's drawings.	This was clarified and the drawings amended during the course of the application.
Inconsistency between the proposed plans and elevation of No. 48 New Square in terms of the positioning of the proposed basement windows.	This was clarified and the drawings amended during the course of the application. The amended drawings are considered to be acceptable.
Inconsistencies between the proposed floor and roof plans of the cycle store.	See para 8.46.
<i>Comments on amendments</i>	
Removal of the high level windows on the Willow Walk building is supported.	Noted.
The proposed timber screens to replace the high level windows do nothing to relieve the unvarying elevation which would respond poorly to the streetscene.	See paras 8.9-8.14.
Lightspill from roof lights impact on Willow Walk properties.	See para 8.26.

8.49 The comments from the Cambridge Cycling Campaign are covered in paragraph 8.46.

## 9.0 CONCLUSION

9.1 This is a sensitive site within the Conservation Area and adjacent to Listed Buildings. In my opinion, the current proposal has responded to the reasons for refusal of the previous scheme. In particular, the single storey Willow Walk building would have a minimal impact on the street scene so that, in my opinion, the harm caused would not be substantial

enough to justify refusing the application. The Conservation Team supports the proposal and I am satisfied that it complies with relevant development plan policies, subject to recommended conditions.

## **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. Before the development/use hereby permitted is occupied, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the said 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 nearby properties (Cambridge Local Plan 2006 policy 4/13)

4. 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)

5. 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)

6. 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)

7. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

8. No new, replacement or altered joinery shall be installed, nor existing historic joinery removed, until drawings at a scale of 1:20 of all such joinery (porch, doors and surrounds, windows and frames, sills, skirtings, dado rails, staircases and balustrades, etc.) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2006 policy 4/10).

9. All new joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' is to be submitted to and approved in writing by the Local Planning Authority prior to installation of new joinery. The development shall be carried out 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).

10. 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 4/1).

11. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the Local Planning Authority as samples and approved in writing. Roofs 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).

12. Prior to commencement of any alterations to the listed building, full details, in terms of materials, fixing, surface finish & colour, of all new/altered metalwork [stairs, balustrades, grilles, railings, brackets, window frames, columns, etc.] shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: To avoid harm to the special interest of the Listed Building and Conservation Area. (Cambridge Local Plan 2006, policies 4/10 and 4/11).

13. The hard landscaping scheme shall be implemented in accordance with drawing '1772 02' and details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. 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 soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 4/11)

14. Prior to occupation of the development hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority. 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: 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)

15. Prior to first occupation of the development hereby permitted, the boundary treatments shall be completed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Details shall include a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be retained thereafter unless any variation is agreed in writing by the Local Planning Authority.

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

16. Prior to first occupation of development hereby permitted, the redundant vehicle crossover of the footway must be returned to normal footway and kerb.

Reason: For the safe and efficient operation of the public highway. (Cambridge Local Plan 2006 policy 8/2)

17. Prior to commencement and in accordance with BS5837 2012, a phased Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.



Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and Local Planning Authority Tree Officer to discuss details of the approved AMS.

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: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

18. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. The plan shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with Policy 8/2 of the Cambridge Local Plan 2006.

19. Prior to first occupation of the development hereby permitted, facilities for the on-site storage of waste and recycling shall be provided in accordance with the approved details. The approved facilities shall be retained thereafter.

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

20. Prior to first occupation of the development hereby permitted, the cycle storage facilities shall be provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The facilities shall be retained in accordance with these details thereafter unless alternative arrangements are agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate provision for the storage of bicycles (Cambridge Local Plan policies 5/2, 3/10 and 8/6)

21. With regard to condition 13, the principal 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:** This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

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.

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

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

**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:** 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)

**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.