

|                           |  |                    |               |
|---------------------------|--|--------------------|---------------|
| <b>Application Number</b> | 16/1617/FUL  | <b>Agenda Item</b> |               |
| <b>Date Received</b>      | 7th September 2016   | <b>Officer</b>     | Lorna Gilbert |
| <b>Target Date</b>        | 2nd November 2016  |                    |               |
| <b>Ward</b>               | Petersfield  |                    |               |
| <b>Site Proposal</b>      | 59 St Barnabas Road Cambridge CB1 2BX<br>Refurbishment and extensions to the existing St Barnabas House, Stable Blocks and Kirby Building to provide 42 student bedrooms, manager accommodation and breakout space along with cycle parking following the demolition of existing single storey rear projection to St Barnabas House and kitchen store. |                    |               |
| <b>Applicant</b>          | N/A<br>C/O Agent   |                    |               |

|                |   |
|----------------|---|
| SUMMARY        | <p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> In my opinion, the proposed extensions would preserve the character and appearance of the conservation area and would not adversely affect the Building of Local Interest on site.</li> <li><input type="checkbox"/> It is considered the proposal would not detrimentally harm neighbours' amenities.</li> </ul> |
| RECOMMENDATION | APPROVAL  |

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The application site includes a detached Victorian building formerly the old vicarage located on the western side of St Barnabas Road. Built during the early Victorian period, it is constructed from Cambridge gault brick on the walls with a red brick cornice and natural slate covering on the roof.

- 1.2 To the rear of the property is a single storey extension of solid brick construction attached to the main building. There are two additional detached converted two storey brick built former stable buildings to the rear and a dining area extension.
- 1.3 The buildings are used by, Cambridge College for Sixth form Studies (CCSS) and serves as student accommodation with a kitchen and a dining hall.
- 1.4 The property is located within the Central Conservation Area and Mill Road Conservation Area Appraisal. The main building of No.59 St Barnabas Road is also a Building of Local Interest (BLI) and the site contains three Tree Preservation Order Trees in the rear garden. It is within the Controlled Parking Zone.
- 1.5 To the north-east of the site lies St Barnabas Church, Hall and the Old School which are all Buildings of Local Interest. To the north-west lies No.5 to 15 Tenison Road and No.23 Tenison Road, The Salvation Army Citadel. To the west lies No.25 to 29 (odd) Tenison Road. To the south lies The Vicarage, No.57 St Barnabas Road.
- 1.6 There are a number of BLIs along Mill Road including No.84, 86, 90a and 92a Mill Road. There are BLIs further along St Barnabas Road including No.s 49 and 51 St Barnabas Road. The Salvation Army Citadel and No.23 Tenison Road are also BLIs.

## **2.0 THE PROPOSAL**

- 2.1 The application proposes to refurbish the existing St Barnabas House and the Stables buildings and to extend to provide extra accommodation.

### *St Barnabas House*

- The reorganisation of existing accommodation.
- The erection of a new extension to accommodate new bedrooms. The extension extends to between 2.9m and 9.4m high and is part single storey and part two and a half storey with accommodation at ground, first and second floors.
- The removal of various services to the Kirby building.

- The agent has confirmed they are happy for the lower half of the windows in the new rear extension (facing towards the Vicarage) to be obscure glazed.

### *The Stables*

- The reorganisation of the accommodation, Laundrette, stores and kitchenettes.
- The erection of a new extension to accommodate new bedrooms. This extends 5.2m in length, 3.35m in width and between 5.1m and 6m high.

### *Kirby Building*

- Updating the kitchen and dining hall.
- The erection of a new extension to accommodate social space and welfare facilities. This measures between 10.7m and 17.2m long by 4.1m and 9.9m wide. It extends to 3m high.

2.2 The existing floor area will increase from 973.9m<sup>2</sup> to 1366m<sup>2</sup> so there will be an increase of 392m<sup>2</sup> in floor space. There are currently 29 student rooms. The proposal seeks permission for a total of 42 rooms which is an increase of 13 rooms.

2.3 Landscaping works are proposed in the garden area.

2.4 The students at CCSS would continue to be taught at Salisbury Villas on Station Road and Benet Place on Lensfield Road. The classrooms and other teaching facilities have capacity to accommodate the increase in students. The students normally study for one, two or three years at CCSS. 59 St Barnabas Road is for boarding students, aged 14 years and above.

## **3.0 SITE HISTORY**

| <b>Reference</b> | <b>Description</b>   | <b>Outcome</b>           |
|------------------|--|--------------------------|
| C/72/0350        | Change of use from furniture depository to offices and residential                       | Approved with conditions |
| C/83/0651        | Erection of single-storey parsonage and garage.  | Approved                 |
| C/85/0836        | Conversion of existing dwelling into 13 no. bedsitting rooms, wardens flat and ancillary | Approved with conditions |

|             |  |                          |
|-------------|--|--------------------------|
|             | accommodation.   |                          |
| C/90/0822   | Extension to hostel (erection of a first floor front extension)  | Approved with conditions |
| C/95/0301   | 23A Tenison Road:<br>Change of use of house and outbuildings (C3) to hostel for 14 students and a warden with associated parking (sui generis)   | Approved with conditions |
| C/00/0276   | Erection of a single storey student common room and kitchen following the demolition of existing storage building.   | Approved with conditions |
| C/04/0075   | Erection of temporary kitchen store.   | Approved with conditions |
| 16/0552/FUL | Removal of existing front fencing and replacement with new 600mm height low level brick wall with 900mm height period fence/railings above. Total height 1500mm new front pedestrian gate and new railing to existing locations of right side brick boundary wall. Also tree works are sought throughout the site. | Approved with conditions |

#### 4.0 PUBLICITY

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

#### 5.0 POLICY

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

5.2 Relevant Development Plan policies

|      |               |
|------|---------------|
| PLAN | POLICY NUMBER |
|------|---------------|

|                     |       |                                |
|---------------------|-------|--------------------------------|
| Cambridge Plan 2006 | Local | 3/1 3/4 3/7 3/11 3/14          |
|                     |       | 4/4 4/11 4/12 4/13             |
|                     |       | 8/2 8/4 8/6 8/9 8/10 8/17 8/18 |

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

|                                 |  |
|---------------------------------|--|
| Central Government Guidance     | <p>National Planning Policy Framework March 2012</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95</p>   |
| Supplementary Planning Guidance | <p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>  |
| 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 Landscape and Character Assessment (2003)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water</p> |

|  |  |
|--|--|
|  | Management Plan (2011)<br><br>Cambridge Walking and Cycling Strategy (2002)<br><br>Cycle Parking Guide for New Residential Developments (2010)<br><br>Buildings of Local Interest (2005) |
|  | <u>Area Guidelines</u><br><br>Mill Road Area Conservation Area Appraisal (2011)  |

#### 5.4 Status of Proposed Submission – Cambridge Local Plan

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

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

## 6.0 CONSULTATIONS

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

- 6.1 The applicant must provide a short Transport Statement. Following implementation of any permission issued by the Planning Authority in regard to this proposal the residents of the scheme 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.

*Response to the agent's email received 30<sup>th</sup> October 2016:*

- 6.2 The applicant has provided the Transport Statement information requested, and this demonstrates that the proposal, if approved, should not result in any significant adverse impact upon the highway network. Further correspondence from the Highways officer confirms they are satisfied with vehicular turning within the site.

### **Highways England**

- 6.4 No objection.

### **Environmental Health**

- 6.5 The proposal is acceptable subject to the imposition of the following conditions and informatives:

#### Conditions:

- Construction hours
- Collection during construction
- Piling
- Contaminated land
- Plant noise insulation

#### Informatives:

- Plant noise insulation
- Dust

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

- 6.6 The development proposed is acceptable subject to the imposition of the conditions outlined below:

- Joinery details matching
- New joinery
- Joinery materials
- Window details at 1:10

- Matching brickwork
- Brickwork details –sample panel
- Roofing details
- Dormers
- 1:20 details of the new porch
- Revised plan of the roof form of the single storey element

*Response received 2<sup>nd</sup> November 2016 following the receipt of amended drawings on 30<sup>th</sup> October 2016:*

6.7 The amendments are acceptable.

#### **Access Officer**

6.8 Reiterate Disability Panel's comments that at least 3 rooms of the 42 should be designed to meet at least Part M Building regulations guidance on accessible rooms. The proposed rooms should be redesigned.

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

6.9 The tree removals as shown on the Tree Protection Plan have already been accepted. No objection subject to appropriate replacement planting and the conditions requested.

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

6.10 With respect to the totem poles, it is suggested that given that there is likely to be a desire line across the grass, it would be better to provide for it, rather than put bollards/poles in. If people can get through the poles easily, which as proposed, they can, they will still traverse the grass. They suggest that freedom of movement through this space is provided for with hard paving, rather than trying to segregate a very small space.

*Comments received 8<sup>th</sup> November 2016 in response to the amended site plan drawing:*

6.11 The amended site plan drawing (90)02 Rev.A does address our concerns.



## **Head of Streets and Open Spaces (Walking and Cycling Officer)**

- 6.11 The cycle parking is adequate in number but needs to be covered.

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

- 6.12 Unacceptable. It has not been demonstrated within the application that there are suitable drainage proposals or that flood risk will not be increased by the development proposals. Require a surface water drainage strategy covering both surface water and foul drainage.
- 6.13 Additional information was received on 30<sup>th</sup> October 2016 from the applicant in response to the Sustainable Drainage Officer's concerns. The Sustainable Drainage Officer was re-consulted about the additional information received.

*Response from Sustainable Drainage Officer (9<sup>th</sup> November 2016):*

- 6.14 The drawings do not address Simon Bunn's comments. In particular the following points:
- The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% an allowance for climate change.*
  - Flow rates from the site must be restricted to 5 l/s.*
- 6.15 No information has been submitted to demonstrate this, additionally if they are looking to discharge surface water to soakaways then they will need to undertake infiltration testing following BRE365 guidance.

*Response from Sustainable Drainage Officer (9<sup>th</sup> January 2017):*

- 6.16 Until infiltration testing has been completed not able to confirm the suitability of the proposal. However as it is likely that a

suitable method is possible then recommend a standard drainage condition.

### **Head of Streets and Open Spaces (Nature Conservation Officer)**

6.17 The development proposed is acceptable subject to the imposition of a condition to secure bird and bat boxes.

### **Waste**

6.18 Requires a more detailed plan, with tracking information.

### **Disability Consultative Panel (Meeting of 27<sup>th</sup> September 2016)**

6.19 The Access Statement appears quite thorough, although this is not reflected in the plans.

6.20 The Panel would emphasise the need for a-symmetrical doors in the corridor spaces and manifestations on the glazed screen. The inclusion of only a single accessible unit is disappointing, as the two or three would be more appropriate for a development of this size (with window sill heights suitable for wheelchair users). All rooms should include handrails so as to appeal to a wider range of users.

6.21 The kitchen should also include a dual-height hatch.

6.22 It was not clear whether parking provision would be made for visitors; for example parents.

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

## **7.0 REPRESENTATIONS**

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

- 45, 57 (The Vicarage), 72, 76, 78, 80, 82 St Barnabas Road
- 29 Tenison Road

- Diocesan Office, Bishop Woodford House, Barton Road, Ely

## 7.2 The representations can be summarised as follows:

- Concerned with increase footfall, disturbance and noise.
- Access to the house has been brought nearer to the residential homes.
- Will need a buffer to limit noise and an area within the grounds for students to congregate and not on the pavement.
- 42 student bedrooms will have a dramatic effect on the road.
- Anticipate increased vehicular disturbance from delivery vehicles and students arriving and departing.
- Although this appears to be a sensitive and imaginative infill, the number of occupants envisaged, 42, is far too high an additional imposition for a residential road like St Barnabas Road.
- Students currently congregate on St Barnabas Road, often blocking the pavement and the bank car park. Littering is a problem that does not appear to be controlled by the language school owners.
- The applicants have already completed a major landscaping project which exposes neighbours to bright pathway lighting, changing the subtle street lighting which has existed until now. Can the planning officers please visit at night to see the impact?
- The impact of a substantially increased number of students will affect immediate neighbours living and will need to be managed sensitively by the college.
- Three level extension to St Barnabas House will overlook the Vicarage garden and house and will be intrusive.
- The recent work on 59 St Barnabas Road is yet to be completed. It is vital to assess the impact of those changes in our road before extending accommodation further.
- I welcome the single storey extension to the Kirby building to provide much needed break out space for the students. Additionally this will serve to block the Stables windows which, since the removal of the Leylandii now overlook the Vicarage.
- The new installation of security lighting is excessive and lights up more than the grounds of the building. It shines brightly directly through the windows of several houses opposite from early evening to dawn each day.
- The Diocese of Ely (as owner of adjacent property; The Vicarage, 57 St Barnabas Road), continues to be aware and concerned about the ever decreasing privacy of the vicarage as a result of this escalating development. Security continues to

be an issue and the quiet enjoyment of the house as a home. The garden which was once secluded will be in open view. A condition should be imposed that glazing to all windows overlooking the vicarage is frosted on any new extensions and increased height in boundaries allowed to screen.

- The kitchen/student common room (Kirby Building) is separated from No.29 Tenison Road by a wall and is only a few metres from the back of their house. Concerned with noise from this building. Conditions for the original approval of the student common room and kitchen were included in 2000 on permission C/00/0276/FUL. Request conditions on this permission are included if approved. These relate to hours of use, rooftop lantern shall be non-opening, no amplified music played, the responsibilities of the resident warden approved under permission C/0301/95 shall be extended to the supervision and management of the Kirby Building, scheme for acoustic treatment of the building be submitted. Also request a construction hours condition.
- On two occasions when the school ignored the existing condition prohibiting amplified music in the building, the noise has been intolerably loud. The only other times the site has generated significant noise disturbance was during the summer periods when, I assume, the site is occupied by summer language school students.
- CCSS have generally been good neighbours, but concerns that the proposed changes and additions to the Kirby building and to the external space will create serious noise disruption for all surrounding properties unless steps are taken to manage this problem by conditions. For this reason request all the existing noise-related conditions attached to the Kirby building be attached. Request conditions relating to amplified music and a management are extended to the landscaping of the outside area, given that this development appears to propose outdoor seating areas.

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

## **8.0 ASSESSMENT**

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

1. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)
3. Disabled access
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Drainage
9. Third party representations

### **Principle of Development**

- 8.2 Currently the site is being used as a boarding house for mainly sixth form students for Cambridge College for Sixth form Studies (CCSS). It includes kitchens and a dining hall. There is no adopted policy which explicitly restricts the extension of existing residential educational operators such as this. The principle of development is acceptable.

### **Context of site, design and external spaces**

- 8.3 Policy 3/14 Extending Buildings of the Local Plan 2006 explains how
- 8.4 *'the extension of existing buildings will be permitted if they:*
- a) reflect or successfully contrast with their form, use of materials and architectural detailing;*
  - b) do not unreasonably overlook, overshadow or visually dominate neighbouring properties;*
  - c) retain sufficient amenity space, bin storage, vehicular access and car and cycle parking; and*
  - d) do not adversely affect listed buildings or their settings, the character or appearance of conservation areas, gardens of local interest, trees or important wildlife features'*
- 8.5 In my opinion, the proposed extensions and landscaping works will harmonise with and complement the existing buildings on site and the neighbouring buildings. I consider the proposal complies with part a) of this policy.
- 8.6 The impact on residential amenities will be assessed later on in this report. Outdoor and indoor amenity space is included as

part of the proposal. Bin and bike storage has also been included. Three car parking spaces have been provided as part of the scheme. This will be assessed further under the relevant sections within this report.

- 8.7 In my opinion, the development is acceptable in terms of massing and design and is in accordance with policy 3/14.

### **Impact on heritage assets**

- 8.8 There are no listed buildings on site or bordering it. 59 St Barnabas Road is a Building of Local Interest as is St Barnabas Church and associated buildings to the north. The site is within a Conservation Area and contains TPO trees.

- 8.9 No. 59 is an attractive Victorian former vicarage of buff brick with red brick decorations. The proposed extension to the rear of the house and new porch at the side of the building is considered acceptable in terms of its scale and appearance.

- 8.10 An extension to the Kirby Building provides additional dining/break out space for the students. This is a single storey extension with a curved form. It links to the Stable Block. I recommend the inclusion of a materials condition to ensure the bricks used are a good match to the buildings on site.

- 8.11 The Stable Block will be reconfigured and extended to create additional bedroom space. It provides a two storey extension that links the two Stable Blocks together. This is located at the rear of the site and backs on to a car park for offices at 23 Tenison Road. The proposed two storey extension has a pitched roof and extends to a maximum of 6m high. The existing Stable Blocks on site are a maximum of 6.5m high. The extension would be set in 0.35m from the rear boundary.

- 8.12 The proposal includes a covered walkway that links St Barnabas House to the Stable Blocks at the rear of the site. It is an unheated walkway towards the rear of the site constructed from timber with a raised timber deck. It has brick/timber screen walls with glazing and a slate roof.

- 8.13 The Urban Design and Conservation team have commented on this application and find it to be acceptable with the inclusion of safeguarding conditions. In my opinion the new development

will have a positive impact on its setting and will contribute to a sense of place and is acceptable in terms of its scale and appearance.

- 8.14 Landscaping, cycle storage, a front boundary treatment and pedestrian and vehicle gates. This was approved as part of the previous planning application reference 16/0552/FUL. A grassed area with paths in front of the extension to the Kirby building is included as part of this planning application. I consider this outdoor amenity space and the proposed landscaping to be acceptable in terms of its design and in my opinion it will enhance the appearance of the site.

#### Movement, Access and Layout

- 8.15 Much of the movement and access around the site was dealt with under the previous planning application reference 16/0552/FUL. Pedestrians are separated from vehicles entering and exiting the site as there is separate access for both. I consider the circulation and connections between buildings to be acceptable.
- 8.16 Cycling is encouraged with the inclusion of cycle stands. Some on site car parking has been provided.
- 8.17 The proposal does not alter the frontage of 59 St Barnabas Road facing the street. I consider the extensions to be sympathetic to the Building of Local Interest. In my opinion, the location of student accommodation windows allows good natural surveillance of the site and street.

#### Open Space and Landscape

- 8.18 The site is within a Conservation Area and there are Tree Preservation Order trees on site. The Council's Tree Officer has commented on the application. She notes the removal of the trees shown on the Tree Protection Plan have already been accepted and she does not object to the proposal subject to appropriate replacement planting and conditions relating to the submission of an Arboricultural Method Statement and Tree Protection Plan. I accept the Tree Officer's recommendations.
- 8.19 Landscaping find the proposal acceptable. They recommended the outdoor amenity space by the Kirby building be hard

landscaped as people are likely to walk across this space. However, she does not object to the use of grass as preferred by the applicant. I find the landscaping to be acceptable and find the use of grass to be acceptable for this space.

8.20 The Nature Conservation Officer has suggested some conditions with regard to bird and bat boxes. I have conditioned the bird and bat boxes as suggested.

8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14, 4/4, 4/11 and 4/12.

### **Disabled access**

8.22 The Design and Access Statement explains that disabled access has been provided which is compliant with current Approved Document Part M of the Building Regulations. External routes will be paved in a smooth hard material suitable for wheelchairs. It clarifies the main doors will have level thresholds. Consideration has been given to the location of light switches, electrical sockets and intercom door entry systems for communal welfare facilities to be appropriate height for disabled use. Consideration is to be given to interior colour schemes to provide a contrast between elements such as skirting and wall; and signage is to be of an appropriate size to aid the visually impaired. A wheelchair accessible room will be provided in the main house. All ground floor rooms in the main house and the Stable Block can be designed in such a way to cater for the sensory impaired.

8.23 The Access Officer and Disability Panel explain that at least 3 of the 42 rooms should be designed to meet at least Part M Building regulations guidance on accessible rooms.

8.24 The Disability Panel would like a-symmetrical doors in the corridor spaces and manifestations on the glazed screen. They would also like all rooms to have handrails and the kitchen should have a dual-height hatch. They question who the parking is for. The agent has explained that the car parking spaces would be rarely used and the agent does not detail a specific purpose for them, and therefore I consider they could be used by the disabled if needed.



- 8.25 I consider the inclusion of an informative to highlight the points raised by the Access Officer and Disability Panel. The applicant will need to adhere to the Building Regulations requirements, which is separate from planning.
- 8.26 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

#### *St Barnabas Church and Community Rooms*

- 8.27 To the north-east lies St Barnabas Church, Hall and The Old School. The proposed two and a half storey extension to the rear of the main building at No.59 St Barnabas Road is located 6.8m from the Old School building on this adjoining site. The Old School building is located along the shared boundary and has windows facing the application site. I do not consider the proposal would adversely affect this neighbour's amenity. There are community rooms on this neighbouring site.

#### *The Vicarage, No.57 St Barnabas Road*

- 8.28 To the south-west lies The Vicarage at No.57 St Barnabas Road. This is in residential use. This is a single storey house with two flank windows in the roof space fronting No.59 St Barnabas Road. There is a solid wooden boundary fence along the shared boundary with some trellis above. This neighbouring property has a rear garden behind the main dwelling. This neighbour has raised concerns that the new accommodation at No.59 St Barnabas Road will overlook this property.
- 8.29 At its closest, the single storey break-out extension to the Kirby Building will be located 7.2m from the Vicarage building. It will be located close to the boundary of this neighbour's garden. I do not consider the Kirby Building extension would adversely harm this neighbour's amenity due to the single storey height of the extension and its position behind a solid wooden boundary fence.
- 8.30 The proposed extension to the student accommodation within the main building on site is located between 13.3m and 15.8m

from the Vicarage. The proposed extension to the main building at No.59 St Barnabas Road includes windows for student bedrooms at ground, first and second floor that face towards the Vicarage. The ground floor rooms would be obscured from view by the wooden boundary fence. The extension includes two first floor bedroom windows and one second floor bedroom window that face towards the Vicarage. This main building at No.59 St Barnabas Road is already used as student accommodation. I recommend the bottom half of the first and second floor windows on the extension facing the Vicarage be obscure glazed with restrictors to lessen the impact on the Vicarage and its garden. This can be dealt with by a condition. I consider the distance between the proposed extension of the student accommodation and The Vicarage and the inclusion of the condition recommended will help to lessen the impact of the proposal on The Vicarage and its garden. The majority of windows on the Vicarage are located at ground floor level as it is a single storey dwelling and there are two flank roof windows facing towards the Vicarage. The position of the windows also helps to lessen the impact of the extension in terms of overlooking. The current use of this building as student accommodation has also been established.

8.31 This neighbour has concerns with overlooking of their garden. At its closest the extension will be located 10m from this neighbour's boundary fence. On balance, I consider the additional bedrooms would not have a detrimental impact upon the Vicarage's garden as the first and second floor windows on the extension would directly face the side elevation of the Vicarage rather than the garden, although there would be oblique views towards the gardens. The proposed first floor windows sit lower than the existing first floor windows on this side elevation of 59 St Barnabas Road and the second floor window is located a maximum distance of 2.2m away from the main part of the existing building which also helps to reduce the degree of overlooking of this neighbour's garden.

8.32 This neighbour has concerns over noise disturbance from an increase in the number of students on site. The proposal provides accommodation for 13 additional students. The proposal includes the enlargement of the dining/break out space which would provide indoor space for the students to socialise. I do not consider the addition of a further 13 students

would result in a detrimental level of noise disturbance to neighbouring residents.

*Buildings along Tenison Road*

- 8.33 No.23 Tenison Road is a Building of Local Interest in office use. There is a car park at the rear of the building. The proposed extension to the Stable Block would link the existing two stable block buildings with a two storey extension. It is located close to the boundary shared with No.23 Tenison Road. No windows are proposed that would face neighbours to the rear. I consider the proposed extension would not harm the amenity of its closest neighbour due to its office use. I do not consider the proposed two storey extension which extends to 5.1m high towards the shared boundary and is set in 0.15m from this boundary would harm amenities of other nearby properties and buildings due to its position and scale.
- 8.34 Third party comments have raised concern with potential noise generated by students from the proposed development. A neighbour has requested noise related conditions attached to planning permissions reference C/00/0276 and C/0301/95 for previous development at the site be replicated on the proposed permission. These conditions include that the Kirby building and its extension shall not be used between the hours of 2300 and 0800, that the existing rooftop lantern be non-opening. It should be noted that rooflights are proposed on the Kirby building under this application. Another of these previous conditions is that no amplified music be played on the premises and a neighbour has requested this cover the outdoor amenity space too. A further condition is that a scheme for the acoustic treatment for the building shall be submitted. A request has also been made that the responsibilities of the resident warden approved under planning permission C/0301/95 be extended to the supervision and the management of the building approved and details submitted to the Local Authority and asked that this also covers the outdoor amenity space. I consider it reasonable to include conditions in relation to the times of use of the Kirby Building and extension, that the roof lantern and rooflights be non-opening and that no amplified music is played on the premises or outdoor areas. A student management condition 21 is recommended which requires details of the resident warden. As an amplified music condition is proposed I do not consider the acoustic treatment condition to be necessary and

therefore have not recommended it. However, this could be included if Planning Committee consider it to be necessary. The recommended conditions on this scheme will help protect nearby neighbours' in terms of noise pollution.

- 8.35 The Design and Access Statement refers to air source heat pumps could be utilised but will require further investigation. No details have been provided under this planning application. Therefore the location, noise and visual impact cannot be assessed. A separate planning application would be required if the pumps were required in the future as these are not shown on the proposed drawings. Environmental Health have requested a plant noise insulation condition and informative in the absence of further information.
- 8.36 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 4/13.

#### Amenity for future occupiers of the site

- 8.37 59 St Barnabas Road is presently used as student accommodation and therefore there are facilities on site to cater for the additional 13 student rooms. The Kirby building dining area/break out space will also be enlarged as part of the planning application and this will provide additional indoor amenity space for the students. There is outdoor space on site which the students can use for socialising and the accommodation is also not far from Parkers Piece. A living room will be lost from St Barnabas House, however a common room has been provided in this building for students. A Resident House Manager will have accommodation on the ground floor of St Barnabas House. I consider the proposal provides satisfactory student accommodation for future occupiers.
- 8.38 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/14.

## **Refuse Arrangements**

- 8.39 The Design and Access Statement explains that the bin store has been relocated within the secure service area as shown on the site plan. Kitchens are to be provided with integral separate waste containers to encourage recycling.
- 8.40 The complex is serviced by the college so a refuse vehicle is not required to enter the site. It explains it will be in accordance with RECAP Waste Management Design Guide. The location of the bin store by the side of the main building at No.59 St Barnabas Road is shown on the site plan.
- 8.41 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

## **Highway Safety**

- 8.42 The Highways Authority is satisfied with the Transport Statement provided. More information was requested to understand how vehicles parked on the site would turn around. The agent does not anticipate any vehicles will enter the site but has shown three car parking spaces. They expect these will be rarely used. The agent has said the bin store could be moved if required to allow vehicles to turn around within the site. The Highways Authority considers this to be acceptable. I consider a Management Plan condition should be included to ensure the servicing arrangement is satisfactory. I also recommend a bin storage condition is included to ensure the location and appearance of the bin store is acceptable. If vehicles require this space to manoeuvre then there is adequate space on site to relocate the bin store.
- 8.43 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

## **Car and Cycle Parking**

### Car Parking

- 8.44 Appendix C of the Local Plan 2006 provides maximum car parking standards. For residential schools and colleges it details 1 space for every 3 non-resident staff plus 1 space per resident warden/staff. Where rooms are specifically designed

for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided.

- 8.45 A Transport Statement was provided on 30<sup>th</sup> October 2016. It highlights that no car parking will be provided at the site and entrance gates have been installed at the site to prevent this. The additional 13 student rooms will cater mainly for students from overseas between 16 and 18 years old, who do not have access to a car. The site is located close to Cambridge station. The site is within a Controlled parking Zone and there is a public pay and display car park located in close proximity to the site on the opposite side of Mill Road on Gwydir Street.
- 8.46 Although the agent does not anticipate that the three car parking spaces shown on site will be used I do consider that if needed the provision of three car parking spaces is satisfactory.
- 8.47 The Highways Authority explains that the proposal will not qualify for Residents' Permits. I recommend a condition be included in relation to this.

#### Cycle Parking

- 8.48 The total number of student rooms on site is 42. Appendix D of the Local Plan 2006 explains that student accommodation requires 2 spaces per 3 bedspaces and 1 visitor space per 5 bedspaces. There is a provision for 28 cycle spaces.
- 8.49 The Council's Cycle Officer considers the cycle parking to be adequate but requests it is covered. I recommend a condition be included for the provision of covered bicycle stores.
- 8.50 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

#### **Third Party Representations**

- 8.51 Comments have been raised in response to details approved under previous planning application reference 16/0552/FUL. Matters on this application cannot be considered under the current planning application.
- 8.52 Concerns have been raised with the Security Lighting that has been installed on site. A neighbour is concerned that it shines

into neighbours' windows. This is not part of the current planning application. However, the applicant has been contacted with regards to this and in response to neighbours' concerns they have toned down the lighting levels and installed the timer so that the lights go off at 11.10pm.

8.53 A request has been made that all new windows facing towards the Vicarage, 57 St Barnabas Road are frosted windows. I do not consider this to be appropriate as the windows on the extension to the main building at No.59 St Barnabas Road serve bedrooms at ground, first and second floor.

## **9.0 CONCLUSION**

9.1 I consider the proposed extensions and reconfiguration at No.59 St Barnabas Road would preserve the character and appearance of the conservation area and Building of Local Interest on site and would not detrimentally harm neighbours' amenities.

## **10.0 RECOMMENDATION**

**APPROVE** subject to completion of the s106 Agreement and 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. 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)

4. If during the works suspected contamination or suspect ground conditions are encountered, the Local Planning Authority should be informed, the suspect materials shall be fully assessed and an appropriate remediation scheme agreed in writing with the Local Planning Authority. The applicant/agent to need to satisfy themselves as to the condition of the land / area and its proposed use, to ensure a premises prejudicial to health situation does not arise in the future.

Reason: In the interest of environmental and public safety and in accordance with 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. 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 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 and retained thereafter.

Reason: in the interests of residential amenities in accordance with Cambridge Local Plan 2006 Policy 4/13.

8. All new joinery works shall match exactly the existing in every respect including material, style, moulding detail and workmanship unless otherwise agreed in writing by the local planning authority.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

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 Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

10. All new joinery is to be of timber and not metal or plastic.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

11. No new windows shall be installed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions 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 Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006 policy 4/11).

12. All new brickwork shall match exactly the historic work nearby in terms of bond, mortar mix design, joint thickness, pointing technique, brick dimension, colour and texture, etc.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

13. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place only 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)

14. 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 Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

15. No dormers shall be constructed until full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the local planning authority. Dormers shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2006, policies 4/11 and 4/12)

16. No development shall commence until details of 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)

17. Prior to the occupation and use of the development hereby approved further details of the bin storage arrangements will need to be agreed in writing with the Local Planning Authority. This shall include the submission of a detailed plan with bin lorry tracking information, details of the location and appearance of the bin storage area and you will need to demonstrate that there is sufficient space for vehicles to turn around within the site.

Reason: To ensure its visual appearance is acceptable and for highway safety reasons and to comply with policies 3/12 and 8/2 of the Local Plan 2006.

18. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% an allowance for climate change. The submitted details shall:

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and

ii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

Reason: To protect residential amenities and Highway safety and to comply with the National Planning Policy Framework 2012.

19. 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 and agreed in writing, in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

Reason: To protect trees of amenity value and accord with policies 4/4 and 4/11 of the Local Plan 2006.

20. 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 trees of amenity value and accord with policies 4/4 and 4/11 of the Local Plan 2006.

21. Prior to the occupation of the development, a student management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to travel advice; specific stipulations prohibiting the keeping of a car in Cambridge (excluding disabled students); check-in time slots in order to stage the impact of the check-in process; the organization of the move-in day; site security; the management of deliveries; responsibilities expected of students both inside and outside the site; the management of move-out times; maintenance cover; tenancy checks; waste management; and the external display of contact information for on-site management and emergencies. It shall include details of the resident warden. The scheme shall be managed in accordance with the approved details.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan, policies 4/13 and 7/10).

22. Prior to the occupation of the new extensions, a scheme for the provision of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be delivered prior to the occupation of the new extensions in accordance with the approved details.

Reason: In order to promote ecological enhancements (Cambridge Local Plan 2006 policy 3/1 and the Council's SPD regarding Sustainability and Construction)

23. The bottom half of the first and second floor windows approved on the south elevation of the extension to No.59 St Barnabas Road shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of the extension) and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

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

24. The Kirby Building and extension for the student common room/break out space hereby approved shall not be used between the hours of 2300 and 0800.

Reason: In the interests of residential amenity and to comply with policy 4/13 of the Local Plan 2006.

25. Full details of the new rooflights on the Kirby Building, which shall be non-opening, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Both the rooftop lantern and rooflights shall be non-opening.

Reason: In the interests of residential amenity and to comply with policy 4/13 of the Local Plan 2006.

26. There shall be no amplified music played on the premises (including the outdoor areas).

Reason: In the interests of residential amenity and to comply with policy 4/13 of the Local Plan 2006.

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

**INFORMATIVE:** The Disability Panel would emphasise the need for a-symmetrical doors in the corridor spaces and manifestations on the glazed screen. The inclusion of two or three accessible units would be more appropriate for a development of this size (with window sill heights suitable for wheelchair users). All rooms should include handrails so as to appeal to a wider range of users. The kitchen should also include a dual-height hatch.

**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:** The following comments are in accordance with the Housing Health & Safety Rating System (HHSRS) (Housing Act 2004) - a system for evaluating potential risks to health and safety from any deficiencies identified in dwellings:

Hazard - Crowding & Space



A sleeping room for one student should measure no less than 6.5m<sup>2</sup> where there is also other habitable space available such as a common room or dining room. The space taken up by an en-suite cannot be included to achieve this requirement.

Loft rooms should have a minimum ceiling height of 2.14m over at least 75% of the usable floor area, and when measuring usable floor area of a loft room, any floor area where the ceiling height is less than 1.53m shall be disregarded.

#### Hazard - Food Safety

Kitchenette's must be provided in both St Barnabas House and the Stable Block to ensure snacks and refreshments can be prepared outside of the opening hours of the dining hall and as per the Councils requirements for Gyp Rooms

In addition, St Barnabas House was granted a Mandatory HMO License (Housing Act 2004 S.64) on 25th October 2015 for up to 13-persons. For any proposed change to the number of occupiers, a HMO license variation application must be submitted to Environmental Health.