

Application Number	16/1966/S73	Agenda Item	
Date Received	11th November 2016	Officer	Lorna Gilbert
Target Date	10th February 2017		
Ward	West Chesterton		
Site	Former Milton Road County Primary School Milton Road Cambridge CB4 1UZ		
Proposal	Section 73 application to vary condition 2 of ref: 14/0052/FUL to replace the approved drawings with new drawings that are listed in the cover letter dated 8th November 2016.		
Applicant	SPK Hospitality Cambridge Ltd, c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed amendments are acceptable in terms of their scale and the development would harmonise with the surrounding area. - The amendments would not harm the amenities of neighbouring properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is an irregular polygon on the western corner of the junction of Milton Road and Gilbert Road. Its south-eastern boundary runs for 30m along the back of the footway on Milton Road from Gilbert Road towards Mitcham’s Corner. Its north-eastern boundary runs for 115m along the back of the footway on Gilbert Road. The north-western (42m long) boundary adjoins the curtilage of the dwelling at 11 Gilbert

Road. The western boundary, 90m long, adjoins access roads and car parks associated with the Westbrook Centre. To the south, the site abuts that of the Manor Care Home. The surrounding areas to the north-west, north and east of the site are predominantly residential. The areas to the west and south are in more mixed uses, which include retail, offices, public houses, and new re-developed student accommodation.

1.2 The site was formerly occupied by Milton Road County Primary School. Following the granting of permission for redevelopment of the site (07/0328/FUL), the school buildings were demolished. Following the granting of permission to phase the development permitted under 07/0328/FUL (08/0428/S73), the Manor Care Home was erected on the area to the south of the present application site, and a vehicular access route created from an entrance on Gilbert Road, through the application site, to reach the rear and north-eastern side of the care home. The site is allocated as a site for housing and community facilities in the Cambridge Local Plan (2006). It falls within the area of the Mitcham's Corner Strategic Planning and Development Brief 2003. The site is not allocated for any specific use in the Cambridge Local Plan 2014 Proposed Submission, but it forms part of the designated Mitcham's Corner Opportunity Area to which Policy 21 of that Submission applies. The site is not within a conservation area.

1.3 The site falls within the controlled parking zone.

2.0 THE PROPOSAL

2.1 The application seeks permission to vary condition 2 (approved drawings) of planning permission reference 14/0052/FUL. This original planning permission was granted for a proposed mix use development consisting of a sui generis aparthotel (133 Units), 5 x residential townhouse units, class D2 Community space, underground car parking (80 spaces), and cycle parking (150 spaces). This was allowed on appeal on 23rd June 2015.

2.2 The amendments proposed under this current application are listed under Appendix A.

3.0 SITE HISTORY

3.1 Relevant site history:

Reference	Description	Outcome
07/0328/FUL	Redevelopment for 88-bed care home and 4 studio flats for employees, and 67 flats with community facilities and associated parking and landscaping.	Approved with conditions
08/0428/S73	Variation of conditions attached to 07/0328/FUL to permit phasing	Approved with conditions
11/0091/FUL	Proposed erection of extra care accommodation (55 flats) (Use Class C2) including ancillary facilities, a community room (Use Class D1), 9no residential apartments (Use Class C3), new pedestrian accesses, car and cycle parking and hard and soft landscaping.	Refused
14/0052/FUL	Proposed mix use development consisting of a sui generis aparthotel (133 Units), 5no. class C3 residential townhouse units, class D2 Community space, underground car parking (80 spaces), and cycle parking (150 spaces).	Refused. Allowed on appeal.

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 3/9 3/11 3/12 3/13 3/14 3/15 4/4 4/13 4/14 4/15 5/1 5/4 5/5 5/10 5/12 6/3 6/8 8/2 8/6 8/9 8/10 8/16 8/18 10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Affordable Housing (January 2008) Planning Obligation Strategy (March 2010) Public Art (January 2010)
Material	<u>City Wide Guidance</u>

<p>Considerations</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 City Nature Conservation Strategy (2006)</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 Management Plan (2011)</p> <p>Cambridge City Council (2011) - Open Space and Recreation Strategy</p> <p>Balanced and Mixed Communities – A Good Practice Guide (2006)</p> <p>Green Infrastructure Strategy for the Cambridgeshire Sub-Region (2006)</p> <p>Cambridge Sub-Region Culture and Arts Strategy (2006)</p> <p>Cambridgeshire Quality Charter for Growth (2008)</p> <p>Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012)</p> <p>Cambridge Walking and Cycling Strategy (2002)</p>
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	<p>Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>The Cambridge Shopfront Design Guide (1997)</p>
	<p><u>Area Guidelines</u></p> <p>Cambridge City Council (2003)–Northern Corridor Area Transport Plan</p> <p>Mitcham’s Corner Area Strategic Planning and Development Brief (2003)</p>

5.4 Status of Proposed Submission – Cambridge Local Plan

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

For the application considered in this report, there are no policies in the emerging Local Plan that are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highway Authority does not consider that this application has any implications that merit comment by the Highway Authority.

Planning Policy

- 6.2 It is considered that there are no material planning policy issues with this proposal.

Environmental Health

- 6.3 Is acceptable subject to the imposition of the conditions/informatives requested.

Urban Design and Conservation Team

- 6.4 It is considered that there are no material Conservation issues with this proposal.
- 6.5 The submitted amendments are acceptable in design terms. Materials proposed for the lift overrun and additional plant areas should be conditioned.

Head of Streets and Open Spaces (Landscape Team)

- 6.6 It is considered that there are no material landscape or amenity issues with this proposal.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.7 No comment.

Crime Prevention Design Team (Cambridgeshire Police Headquarters)

- 6.8 We have no further comments, objections or recommendations. We are happy to discuss any security issues with the developer should they need a BREEAM security needs assessment.
- 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

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

- 8, 17, 27, 119 Gilbert Road
- 4, 5 Mayfair Court

7.2 The representations can be summarised as follows:

Design – proposed houses

- Five houses on a site that would barely accommodate one Gilbert Road house.

Design – proposed aparthotel

- The aparthotel is not in keeping with Gilbert Road.
- Building remains as ugly facing Gilbert Road.
- Proposed height and roof of the development is out of keeping with the surrounding properties and the proposed variations that affect the visual aspect of the development should be refused.
- The southeast elevation is taller, blockier and less attractive than the plans which were approved.
- Proposed building is too high and near the pavement and the style is out of place in this residential area.

Residential amenity – proposed houses

- Rear gardens are more like a yard, some of the houses would overlook No.11 Gilbert Road and be rather close to it.

Residential amenity – proposed aparthotel

- On the Gilbert Road/Milton Road corner some of the amendments affect the height of the third floor, which has been raised. Street views are deceptive as they imply that the new taller third floor is set further back from Milton Road. It isn't. It is taller, and will cast a longer shadow and further obscure light from Mayfair Court and Gilbert Road.
- There's changed access arrangements for the roof terrace. Originally one of the studio units had a door to access the roof. That has gone, as has the plate window at the end of the upper corridor. The new window designs show sliding doors for both accommodation units, thus encouraging unlimited access to the N.E. parapeted roof area looking directly into the bedrooms of Mayfair Court.
- The rooftop terrace directly overlooks all of the west facing windows in Mayfield Court. General public access to this area should not be permitted.

Other issues

- Could not see what allowance has been made for car parking. From the previous plans, it was inadequate for the possible number of residents in the aparthotel. Likely to lead to parking problems on nearby streets including Gilbert Road.
- The road from the care home needs markings to protect pedestrians from cars that leave the care home road or the aparthotel.
- Third floor drawings no longer show anything about the internal designation of space within the units, question whether plans are definite. The doors which open from the third floor corridor are presumably for maintenance access to intermediate roof areas. How possible is it that the easternmost of them might be easily adapted to provide general roof terrace access?
- It is unacceptable to change the roof elevation and landscaping in the manner now proposed. The landscape architect must have been aware that the trees were sited above an underground car park on the original scheme.
- Two rows of trees have been moved, it is unclear where they have been moved to. Need to ensure that the new locations are suitable, about the street and will support trees of a size equivalent to indicated in the original application.
- There appears to be no facility for pick up and drop off for visitors travelling by car. The entrance lobby is located almost on the corner of Milton and Gilbert Roads where there are traffic

lights. This is a busy corner so where will visitors enter with their luggage?

- 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

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. Public Art
4. Renewable energy and sustainability
5. Disabled access
6. Residential amenity
7. Refuse arrangements
8. Highway safety
9. Car and cycle parking
10. Third party representations

Principle of Development

- 8.1 The principle of development was considered to be acceptable by the Planning Inspectorate under planning permission reference 14/0052/FUL, which was allowed on appeal. The proposed description of the development would not be changed under this new application, and therefore in my opinion the previous assessment made by the Planning Inspectorate remains relevant to this new application. The Appeal Decision stated *'that the Council is not reliant on the appeal site to meet its existing or future housing needs, that there is a demonstrable need for aparthotels to meet the accommodation needs of visitors and the provision of an aparthotel would help stem the loss of residential units. I consider that jointly these amount to material considerations which outweigh the fact that the appeal scheme would breach the terms of Policy 5/1 insofar as this seeks to safeguard the site for housing.'*

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

Response to context

- 8.2 The proposed alterations to the original planning consent are listed under paragraph 2.1 above.
- 8.3 The internal alterations will not have any material impact on the appearance of the building and are acceptable. I have considered the external changes below and my view is that these are acceptable in the site context.

Alterations to the south-east elevation – Milton Road

- 8.4 The south-east elevation illustrates that the parapet has been raised slightly (by 0.1m) on the main part of the building and part of the roof has been built up (by 0.8m) to form a consistent height. At roof level the plant room screen area has been extended to meet MEP requirements and now extends a length of 20.6m. The lift overruns and stair core have also been amended and increased in height of up to 2.9m above roof level. Other amendments to this elevation relate to the addition or relocation of windows and doors.
- 8.5 The CGI images indicate the plant and lift overrun will not be visible from street level. The increase in height of the parapet helps to limit views of the plant area at roof level.

Alterations to the north-east elevation – Gilbert Road

- 8.6 The parapet rise continues along this elevation. The dormer windows have been extended by up to 0.6m high. Repositioning and additions of doors and windows are proposed. Materials have been updated on this elevation to match planning approved.

Alterations to the south-west elevation – Access Road

- 8.7 Windows and doors have been repositioned or added. Six bicycle spaces have been relocated and ventilation louvers

added. The lift overruns and roof height build up are also visible on the drawings.

Alterations to the north-west elevation – Access Road

- 8.8 Dormer windows have also been increased in height on this elevation and height discrepancies on the building **have been** amended. Windows have been repositioned, removed or added. A screen infill has been added for car park security.

Alterations to the five houses on site

- 8.9 The houses are located on the north-western side of the site by the boundary with No.11 Gilbert Road. The upper floor rear wall of the building will be set back to align with the ground floor for construction reasons. Part of the roof will be raised again for construction and structural purposes. This does not affect the maximum height of the building and relates to the middle section of roof. Windows will be repositioned and rear brick piers slightly altered. A ground floor flank window on the south-west elevation has been repositioned. The canopy at the front of the houses will be rationalised.

Scale and massing

- 8.10 The proposed alterations and amendments to the scheme involve increasing the height of parts of the aparthotel building and the five residential houses (see outlined in paragraph 8.4). Concerns have been raised by third parties about the increased size of the building. However, in my view the combination of the position of the proposed changes and amount of height increase are acceptable for this site. The areas to the west and south of the site have a more urban character and contain buildings of larger scale and in my view the proposed increases in height would be compatible with the locality and its site context. The CGI images shown from Milton Road and Gilbert Road show that it would be difficult to see the lift overruns and plant screening from street level.
- 8.11 The Urban Design and Conservation Team have raised no objections to the proposed amendments. They have requested materials conditions which I agree with.

8.12 In my opinion the proposal is compliant with Local Plan 2006 policies 3/4, 3/7, 3/11, 3/12, 3/14.

Renewable energy and sustainability

8.13 This matter has been assessed under the previous permission (14/0052/FUL) and the proposed changes to the **drawings** have no impact on sustainability and renewable energy and sustainability aspects of the development.

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

Disabled access

8.15 The proposed alterations include moving the revolving entrance door for the aparthotel to allow the inclusion of a door for disabled users. This is a positive alteration that improves disabled access which I support.

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

Residential amenity

Orientation and distance of nearby buildings

8.17 Cambridge Manor Care Home is located to the south-west of the application site and is located between 8m and 22m away from the aparthotel.

8.18 To the north-west lies No.11 Gilbert Road. The rear gardens of the five residential houses (that form part of this application), borders the front garden of this neighbouring property. The nearest residential house (on the application site) is located 12m from the property of No.11 Gilbert Road.

8.19 To the north-east on the opposite side of Gilbert Road are a number of properties (even numbered 2 to 14 Gilbert Road and No.35 Milton Road). These neighbouring properties are located at least 24m from the aparthotel.

8.20 Mayfair Court and No.70 Milton Road lie to the east on the opposite side of the street, at least 27m from the development.

8.21 The Westbrook Centre is located to the west of the application site and is located at least 29m from the aparthotel.

Impact on amenity of neighbouring occupiers

8.22 The proposed enlarged plant screening area and lift overruns are set in from the roof edges, which helps to reduce their impact on the amenity of nearby residential properties. I consider the other alterations proposed to the roof, including raising the parapet height marginally and building up a section of the roof would not adversely harm residential amenities due to the position of the building and nature of the increases proposed.

Cambridge Manor Care Home

8.23 The proposal increases the scale of the buildings on site. However, the aparthotel building is set back between 8m and 22m from the Care Home to the south-west.

8.24 A number of amendments have been proposed to windows and doors including the relocation and addition. Alterations are proposed on the south west elevation facing the care home. Wider windows have been replaced with two smaller windows. I consider the repositioning of the windows to be acceptable as the majority of windows will be located in a similar position as previously approved. I also consider the repositioning of the other windows to be acceptable and it would not adversely harm neighbours' amenities. I do not consider the addition of a plant door at roof level and ground floor doors would affect residential amenities.

No.11 Gilbert Road

8.25 The five houses on the north-western side of the site are nearest this neighbour. The upper floors of the approved houses would be set back from this neighbour's boundary and therefore the proposal will be slightly further away than what has been approved. The maximum height of the houses will remain unchanged. The alterations to the roof in the centre of

the dwellings will be screened by the rear part of the roof that remains the same height as before. There have been some adjustments to the position of doors and windows but these are relatively minor and I do not consider would harm this neighbour. In my opinion, the proposed works would not be detrimental to this neighbour's amenity.

Properties on the north-eastern side of Gilbert Road

- 8.26 These neighbours are located at least 24m from the development. I consider the alterations proposed to the roof level, window repositioning and gyp door additions would not adversely harm these neighbours due to the nature of the changes proposed and the separation distance between these properties.

Properties to the south-east of Milton Road

- 8.27 Mayfair Court and No.70 Milton Road lie on the opposite side of the street to the development and are located at least 27m from the development. I consider the alterations proposed to the scale of the building and repositioning and addition of windows and doors to be acceptable due to the nature of the proposed amendments and distance between the buildings.

The Westbrook Centre

- 8.28 Office buildings that make up the Westbrook Centre are located to the west of the application site. These are located beyond the access road by the site and a road adjacent to the Westbrook Centre. I do not consider the proposal would adversely harm the amenity of these offices.
- 8.29 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.30 In my view, the proposed amendments will not be detrimental to future occupiers of the site due to the type of alterations proposed.

8.31 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

8.32 This matter has been assessed under the previous permission (14/0052/FUL) and the proposed changes to the drawings have no impact on the refuse arrangements.

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

Highway Safety

8.34 This matter has been assessed under the previous permission (14/0052/FUL) and the proposed changes to the drawings have no impact on highway safety.

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

Car and Cycle Parking

8.36 No changes are proposed to the car parking arrangement.

8.37 Six cycle parking spaces have been relocated to near the entrance of the Aparthotel building. I consider this to be acceptable.

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

Third Party Representations

8.39 The third floor gyp doors and doors on the roof are for maintenance purposes.

8.40 The ground floor plan indicates that four trees along the south-western side of the site are to be relocated. I consider the revised position to be acceptable.

9.0 CONCLUSION

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

10.0 RECOMMENDATION

APPROVE subject to 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 planning permission was granted for 14/0052/FUL.

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. Conditions 4 to 27 of planning permission 14/0052/FUL (as set out below) shall continue to apply to this permission. Where such conditions pertaining to 14/0052/FUL have been discharged, the development of 16/1966/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

4. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

6. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

7. Before the development hereby permitted is commenced details of the contractors' compound, the site storage areas and the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site shall be submitted to and approved by the local planning authority in writing. Thereafter the development shall be undertaken in accordance with the approved details.

8. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

9. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are:

i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)

ii. Contractor parking, for both phases (all such parking should be within the curtilage of the site and not on street).

iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)

iv. Control of dust, mud and debris.

10. Prior to the commencement of the development hereby approved (including any pre-construction, demolition or enabling works), the applicant shall submit a report in writing, regarding the

demolition/construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of, BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites. (COP) for basic information and procedures for noise and vibration control', BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites (if the construction process is to involve piling operations). Development shall be carried out in accordance with the approved details.

11. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report/method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents 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 5228-2:2009+A1:2014: Part 4: 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. Consent for piling will only be granted where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

12. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the 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.

13. No development shall take place until details of site lighting during the construction period have been submitted to and approved in writing by the local planning authority. Lighting shall be installed only according to the agreed details.

14. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the LPA for approval.

a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation

strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

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

e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remedial sampling and analysis to show the site has reached the required clean up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

15. No development shall take place until a scheme for the provision and implementation of surface water drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be constructed and completed according to the approved plans.

16. Before the development hereby permitted is commenced, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

17. Prior to the first occupation of the development hereby permitted is commenced, a scheme for the insulation of the buildings and/or plant in order to minimise the level of noise emanating from the said buildings and/or 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.

18. Prior to the commencement of development hereby permitted, with the exception of below ground works, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope to reduce the level of traffic and other noise experienced by occupiers shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233: 2014 Guidance on sound insulation and noise reduction for buildings. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

19. No part of the development shall be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (egg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (egg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

20. No part of the development shall be occupied until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

21. A landscape 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 in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

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

23. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted have been 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.

24. No occupation of the aparthotel shall take place until full details of the arrangements for the storage and collection of waste and recycling from that use have been submitted to, and approved in writing by the local planning authority. The arrangements shall be implemented prior to occupation, and shall not be changed except with the written approval of the local planning authority.

25. No development shall take place until a comprehensive scheme for ensuring the security of the aparthotel's basement car park and its entrances and access points has been submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be implemented prior to the occupation of the aparthotel and shall not be altered except with the written agreement of the Local Planning Authority.

26. Prior to commencement of occupation of the aparthotel, a register shall be established and maintained at all times when the building is occupied. The register shall contain information regarding the names of occupiers of the units within the aparthotel and the duration of their stay. The register shall be made available to the Council in response to all reasonable requests for information about occupancy of the aparthotel.

27. Prior to commencement of occupation of the aparthotel the following shall be provided and maintained at all times when the aparthotel is occupied:

- (a) a Combined Heat and Power system to serve the aparthotel;
- (b) a car club parking space within the car park to facilitate access to a car club vehicle for residents of the development;
- (c) a cycle hire facility to provide access to a minimum of 20 hire cycles for residents of the aparthotel;
- (d) an electric car charging point within the car park serving the development.

28. Prior to commencement on site, details of the materials proposed for the lift overrun and additional plant areas shall be submitted to and agreed in writing by the Local Planning Authority and shall be constructed in accordance with the approved details.

Reason: To accord with Local Plan 2006 policies 3/4, 3/7, 3/12 and 3/14.

APPENDIX A – Amendments proposed:

Variations to north-east elevation:

- Parapet and wall height amendments - Height increased to allow roof build-up required
- Plant room 01 screened area extended - Area extended to comply with MEP requirements
- Lifts 02 & 03 overrun indicated - Construction requirements to allow lift system
- Glass rain-screen cladding height amendments - Height increased to allow roof build-up required
- Duplex - Dormer windows amendments - Dormer extended horizontally to improved internal layout dimensions
- Double doors to plant room 02 added - Door added to allow access to roof. Doors to match aluminium louvers plant screen
- Material updated to match planning approved - Discrepancy between drawings A(GA) 103 & A(GA) 401. (Zinc finish shown instead glass cladding)
- Window at L02 added to NE elevation - Discrepancy between drawings A(GA) 102 & A(GA) 401. (Window shown in plan and omitted in the elevation)
- Secret gib doors to roof access indicated - Doors indicated to allow access to roof. For details refer to DMA drawing A 510 016 - Type 14

Variations to south-east elevation:

- Parapet and wall height amendments - Height increased to allow roof build-up required
- Lift 01 overrun indicated - Construction requirements to allow lift system
- Lift 04 overrun and stair core 03 indicated - Construction requirements to allow lift system and access to roof from stair core 03. Discrepancy between drawings A(GA) 104 & A (GA) 402
- Windows removed and relocated to suit internal layout - New windows location to improved internal layout at floors L01, L02, L03
- Double doors to plant room 01 indicated - Doors indicated to allow access to plant. Doors to match aluminium louvers plant screen
- New windows added to suit internal layout - Windows to improved internal layout at floors L01, L02, L03

- Plant room 01 screened area extended - Area extended to comply with MEP requirements. Refer to updated external views 01 & 02
- Door indicated at ground floor to match planning approved - Discrepancy between drawing A(GA) 100 & A(GA) 401 - (Door shown in plan and omitted in elevation). For details refer to DMA drawing A 510 016 - Type 16
- Door added at ground level to fire escape - Door added to meet fire strategy requirements and Building Regs. For details refer to DMA drawing A 510 016 - Type 16
- Main entrance doors handing swapped

Variations to south-west elevation:

- Discrepancy between drawings A(GA) 099 & A (GA) 100 - Trees not possible to plant as basement void below. Pathway extended and trees moved across - Refer to DMA drawing SK-003 & SK-101
- Door to car park access added for security - Door added to allow security and access control
- Door to LW sub-station access location slightly moved - Door moved across to suit internal layout
- Door added to fire escape at ground floor (next to sub-station) - Door to meet fire strategy requirements and Building Regs
- Door indicated to fire escape at ground floor (next to bin store) - Discrepancy between planning approved drawings A(GA) 100 & A(GA) 402
- Window slightly moved at ground floor (next to delivery entrance) - Window moved to align with windows above
- Ventilation louvers added to suit MEP requirements - Louvers located at high level to allow ventilation of community space. For details refer to ventilation outlet specs
- Windows removed and relocated to suit internal layout - New windows location to improved internal layout to floors L01, L02, L03
- Parapet and wall height amendments - Height increased to allow roof build-up required
- Lift 01 overrun indicated - Construction requirements to allow lift system
- Lift 04 overrun and stair core 03 added - Construction requirements to allow lift system and access to roof from stair core 03. Discrepancy between drawings A(GA) 104 & A (GA) 402. Tender finish, white painted
- Double doors indicated to plant room 02 for access - Door indicated to allow access to plant

- 15 No. Double windows omitted and 30 No. single windows added - For details refer to DMA drawing A 510 001 - Type 02

Variations to north-west elevation:

- Window removed on NW elevation and relocated on NE elevation to match planning approved layout - Discrepancy between drawings A(GA) 102 & A(GA) 401. (Window shown in plan and omitted in the elevation) Added. Refer to DMA drawing SK-004
- Window removed to match plan layout approved - Discrepancy between drawings A(GA) 102 & A(GA) 402 -(Window shown in NW elevation and omitted in the plan). Added. Refer to DMA drawing SK-004
- External wall set forward to allow MEP services - Wall set forward to allow risers ventilation going up through to the roof
- Screen infill added - Screen added for car park security
- Duplex - Dormer windows amendments - Dormer extended horizontally to improved internal layout dimensions
- Plant room 02 screened area extended - Area extended to comply with MEP requirements
- Lift 04 overrun and stair core 03 indicated - Construction requirements to allow lift system and access to roof from stair core 03. Discrepancy between drawings A(GA) 104 & A (GA) 402
- 5 No. Double windows omitted and 10 No. single windows added - For details refer to DMA drawing A 510 001 - Type 02

Ground floor variations:

- Door indicated at ground floor to match planning approved - Discrepancy between drawing A(GA) 100 & A(GA) 401. (Door shown in plan and omitted in elevation)
- 6 No. bicycles spaces omitted and relocated - Removed from to clear delivery entrance and relocated next to main entrance
- Window slightly moved at ground floor (next to delivery entrance) - Window moved to align with windows above
- Trees omitted from elevation as not possible to plant - Discrepancy between drawings A(GA) 099 & A (GA) 100. Trees not possible to plant as basement void below.
- Door to car park access added for security - Door added to allow security and access control. For details refer to DMA drawing A 510 016 - Type 15
- Door to LW sub-station access location slightly moved - Door moved across to suit internal layout

- Door added to fire escape at ground floor (next to sub-station) - Door to meet fire strategy requirements and Building Regs
- Door indicated to fire escape at ground floor (next to bin store) - Discrepancy between planning approved drawings A(GA)100 & A(GA)402. (Door shown in Plan and omitted in SW Elevation)
- Window slightly moved at ground floor (next to delivery entrance) - Window moved to align with windows above
- Windows removed and relocated to suit internal layout - New windows location to improved internal layout at floors L01, L02, L03
- Double windows omitted and single windows added to NW & SW Elevations - For details refer to DMA drawing A 510 001 - Type 02
- Main entrance doors handing swapped

First Floor Variations:

- New windows added to suit internal layout - Windows to improved internal layout at floors L01, L02, L03
- Windows removed and relocated to suit internal layout - New windows location to improved internal layout at floors L01, L02, L03
- Rooflight added to suit internal layout - Rooflight to improved internal daylight conditions at ground floor level
- Double windows omitted and single windows added to NW & SW Elevations - For details refer to DMA drawing A 510 001 - Type 02

Second floor variations:

- New windows added to suit internal layout - Windows to improved internal layout at floors L01, L02, L03
- Windows removed and relocated to suit internal layout - New windows location to improved internal layout at floors L01, L02, L03
- Double windows omitted and single windows added to NW & SW Elevations - For details refer to DMA drawing A 510 001 - Type 02

Third floor variations:

- Layout amendment to match with planning approved - Discrepancy between planning approved drawings A(GA) 103,104 & A(GA) 401. Retained layout shown as per roof plan and elevations
- New windows added to suit internal layout - Windows to improved internal layout at floors L01, L02, L03

- Windows removed and relocated to suit internal layout - New windows location to improved internal layout at floors L01, L02, L03
- External wall set forward to allow MEP services - Wall set forward to allow risers ventilation going up through to the roof
- Double windows omitted and single windows added to NW & SW Elevations - For details refer to DMA drawing A 510 001 - Type 02

Fourth floor variations:

- Lift 01 overrun indicated - Construction requirements to allow lift system
- Lift 04 overrun and stair core 03 indicated - Construction requirements to allow lift system and access to roof from stair core 03. Discrepancy between drawings A(GA) 104 & A (GA) 402
- Plant room 01 screened area extended - Area extended to comply with MEP requirements
- Double doors indicated to plant room 01 for access - Door indicated to allow access to plant
- Windows omitted to duplex upper floors to NW Elevation - Discrepancy between to planning approved drawings A(GA)104 & A(GA)402. (Windows shown in plan and omitted in NW elevation)

Alterations to the five houses on site:

- The upper floor walls will be repositioned and set back to align with the ground floor for construction purposes.
- Part of the roof will be raised for construction and structural purposes. This does not affect the maximum height of the building and relates to the middle section of roof.
- Windows will be repositioned.
- Rear brick piers slightly altered.
- A ground floor flank window on the south-west elevation is repositioned.
- The canopy at the front of the houses will be rationalised.