

<b>Application Number</b>	17/1023/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	12th June 2017	<b>Officer</b>	Mairead O'Sullivan
<b>Target Date</b>	7th August 2017		
<b>Ward</b>	East Chesterton		
<b>Site</b>	207 Green End Road Cambridge CB4 1RJ		
<b>Proposal</b>	Mixed use development, comprising of 2no. hot food takeaways (A5 use) and 7no. flats following demolition of existing buildings.		
<b>Applicant</b>	Mr & Mrs Zhang 207, Green End Road Cambridge CB4 1RJ		

<b>SUMMARY</b>	<p>The development accords with the Development Plan for the following reasons:</p> <p style="padding-left: 40px;">-The revised bin store arrangement would no longer impact on the amenity of 205 Green End Road and therefore overcomes the objection from the appeal inspector in relation to the previous application 16/1413/FUL</p>
<b>RECOMMENDATION</b>	<b>APPROVAL</b>

**1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The site is located on the south western end of Green End Road adjacent to the junction with Chesterton High Street. The area is predominantly residential in character but the site lies within close proximity to the Chesterton High Street Local Centre. The site is currently occupied by two takeaway outlets at ground level with a 2 bed flat above, and a 4 bedroom house with detached double garage at the rear.
  
- 1.2 The site neither falls within a Conservation Area or the Controlled Parking Zone.

## **2.0 THE PROPOSAL**

- 2.1 Full planning permission is sought for the erection of a new development comprising of 2 no. hot food takeaway units (A5 use) and 7 No. one bed flats.
- 2.2 A previous proposal for a similar scheme which included one additional bedroom was refused at 30 November 2016 planning committee. The refusal was upheld at appeal although for only one of the reasons for refusal.
- 2.3 There were two reasons for refusal which were put forward by the council. Firstly, the proposal was considered to be of poor design as the scale and massing were considered to appear unduly prominent in the street scene. The second reason for refusal relates to the impact of the proposed bin stores on the amenity of both adjoining occupiers. The bin store for the residential flats was located adjacent to the patio and kitchen window of 205 Green End Road. The commercial bins were located within close proximity to the first floor flat above 209 Green End Road. Both were considered to have an unacceptable impact on the amenity of these occupiers.
- 2.4 The application was subsequently appealed. The Inspector did not uphold the prominence of the building in the street as a reason for refusal. He also did not consider that the commercial bins would have an unacceptable impact on the occupiers of the adjacent first floor flat. The inspector did, however, agree that the proposed residential bins would have an unacceptable impact on the amenity of 205 Green End Road. The inspector states that the bins would result in many coming and goings as well as noise from slamming of the bin lids, and also that odour and fumes, particularly close to bin collection day would be a problem.
- 2.5 As a result the only objection which the applicant must overcome relates to the impact of the bin store on the amenity of 205 Green End Road.
- 2.6 The internal floor plans have been reconfigured to address the issue. The bins store is no longer located adjacent to the boundary with 205 Green End Road. It is now located internally on the ground floor within the building. This reconfiguration

results in a reduction in the number of flats proposed from 8 to 7.

- 2.7 The proposed building appears broadly the same as the previous scheme. Although a lean-to element to the front elevation has been removed.
- 2.8 The building is to be finished in buff brick with a natural slate roof and zinc clad dormers. The two takeaway units remain largely unchanged although the bin store for these units has been moved into the side passage away from the rear windows of the neighbouring first floor flat at 209 Green End Road. One of the ground floor flats has been removed and bike and bin storage for the residential flats are now provided within the building at ground floor level. The one remaining ground floor flat has its own access from Green End Road. The other flats are also accessed from Green End Road with stairs providing access to the upper floors. A garden is provided to the rear. No car parking is proposed. Visitor cycle parking for both the takeaways and residential units is located on Green End Road

### 3.0 SITE HISTORY

Reference	Description	Outcome
16/1413/FUL	Mixed use development, comprising of 2No. Hot Food Takeaways (A5 use) and 8 No. Flats following demolition of existing buildings.	Refused (appeal dismissed)
16/0455/FUL	Mixed use development, comprising of 2 No. Hot Food Takeaways (A5 use) and 8 No. Flats following demolition of existing buildings.	Withdrawn
12/1481/FUL	Re-building of garage to form games room/study over garage.	Permitted
10/0500/FUL	Conversion of existing garage to games room/study including creation of first floor.	Refused
07/1409/FUL	Two storey and single storey side extension and addition of first floor to create flat above shop.	Permitted
07/0962/FUL	Erection of 3-bedroom house	Refused

	following demolition of existing garage.	
07/0946/FUL	Erection of 1 No. 1 bed flat over shop	Refused
07/0171/FUL	Erection of 1 No. 1 bed flat over shop	Refused

#### 4.0 PUBLICITY

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

#### 5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annexe A)
Supplementary	Sustainable Design and Construction (May

Planning Guidance	2007)  Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u>  Cycle Parking Guide for New Residential Developments (2010)

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

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

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

## 6.0 CONSULTATIONS

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

- 6.1 No objection: No car parking is proposed and as a result the development is likely to result in an increase in demand for on-street parking. This would not have any significant adverse impact on highway safety but may impact on residential amenity. The two takeaway units may engender a demand for short stay car parking and the site is located upon a bend. Since the previous application on this site a scheme has been

approved to provide improved cycling provision on Green End Road. The Traffic Regulation Orders necessary to implement the scheme are currently out to consultation, however the scheme has been designed with the pre-existence of a takeaway use on the frontage in mind and so I do not consider that additional severe detriment resultant from this proposal could be demonstrated.

### **Environmental Health**

- 6.2 No objection: The proposal is acceptable subject to conditions relating to plant noise insulation, construction hours, collections during construction, construction noise/vibration/piling, dust, odour filtration, noise insulation scheme to the flats, building noise insulation, hours of use for the takeaways and hours of deliveries. A number of informatives are also recommended.

### **Refuse and Recycling**

- 6.3 No objection: No comments received.

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

- 6.4 No objection: As a result of the Inspectors appeal decision the scheme is considered to be acceptable in design terms. A condition requiring material samples is requested.

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

- 6.5 No objection: The rear amenity space is large enough for the number of units, but offers no real interest for the tenants. A hard and soft landscape design, under condition, should be created which will create an external environment which will function and be more useable. A boundary treatment condition is also recommended.

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

- 6.6 No objection: The proposal is acceptable subject to a condition regarding surface water drainage. All new or altered external surfaces within the site boundary should be of permeable construction.

## **Historic Environment Team**

- 6.7 No objection: Our records indicate that the site lies in an area of high archaeological potential. We have commented on this in recent years. We would recommend that the same archaeological standard condition is placed on the development as was recommended on previous applications. This relates the submission of a written scheme of investigation.
- 6.8 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:

- 205, 228 & 236 Green End Road
- 31 Hinton Road
- 320 Milton Road x2
- 80B York Street

- 7.2 The representations can be summarised as follows:

- Request a condition preventing construction traffic parking on cycle lanes/pavements and causing additional hazard to road users
- In light of city deal, concerned about lack of parking for takeaway units
- The Greater Cambridge Partnership have agreed to allow parking in cycle lanes here.
- Request that double yellow lines preventing parking in cycle lanes in the area around the proposed development
- Applicant should be required to provide frontage so that car and cycle parking can be accommodated.
- Car parking on Green End Road create an existing hazard for cyclists
- Request detailed highway safety element with reference to rates of road users deaths and injury
- Overdevelopment
- Would be overbearing
- Will result in a loss of privacy

- Windows in NW elevation will overlook 205 Green End Road; request that these are obscure and fixed closed
- Request a boundary treatment condition
- Concerned about overshadowing and loss of light to 205 Green End Road
- Gable windows will look directly into front rooms of 228 Green End Road
- Concerned about enforceability of conditions given issues with windows on neighbouring development
- Concerned about noise and disturbance from additional takeaway unit
- Scale of proposal is too much and density is too high

7.3 Councillor Margery Abbott has requested that the application is determined at planning committee as she considers the proposal to be overdevelopment and considers it to have an overbearing impact on 232 Green End Road.

7.4 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. Third party representations
9. Planning Obligations (s106 Agreement)

### **Principle of Development**

8.2 Policy 5/1 states that Proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. The surrounding area is



predominantly residential in character. As a result I consider the proposal to be in accordance with policy 5/1.

- 8.3 Policy 6/10 states that developments for A5 uses will be permitted where the proposal will not give rise to unacceptable environmental problems or nuisance and the individual and cumulative impact of the development is considered acceptable; and where it is in an existing centre or is part of a mixed use area in an urban extension or the Station Area. The Environmental Health Officer considers the proposal would not give rise to any significant impact on the environmental or surrounding occupiers subject to conditions. Whilst the proposal does not fall within a local centre there is an existing takeaway use on the site already. I am mindful that the proposal does not satisfy criterion b of policy 6/10 however I consider the proposed use to be acceptable given the existing arrangement and the proximity of the site to the local centre.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 6/10.

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

- 8.5 One of the reasons for refusal on the previous application related to the impact of the proposal on the character of the area. The site is located on a prominent corner plot and the development due to its scale and massing was not considered to respond to the context of the area.
- 8.6 The planning inspector did not agree with this assessment. The inspector notes the building would be taller than the surrounding building but as the height drops next to the adjoining properties, this height difference would not be very noticeable. The Inspector considered the changed in depth and height would add interest and would complement the character of the other modern buildings in the area.
- 8.7 The proposed design is broadly similar to the previous scheme. A lean-to roof on the front elevation has been removed which results in a better relationship with the street. Given the Inspector's decision, the Urban Design team is satisfied with the proposal. A condition requiring material samples to be approved prior to construction is recommended.

- 8.8 In my opinion the proposal complies with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

### **Residential Amenity**

#### Impact on amenity of neighbouring occupiers

- 8.9 The original proposal, 16/0455/FUL which was withdrawn, was considered to have an unacceptable impact on the amenity of the occupiers of the property to the north, 205 Green End Road, in terms of overshadowing impact. This element was amended in the subsequent application (16/1413/FUL) and the impact was considered similar to that of a previously consented garage extension (12/1481/FUL). This was considered to have addressed the overshadowing issue from the first application. The current application is substantially the same in terms of footprint adjacent to this boundary and as a result this impact is considered acceptable.
- 8.10 The proposed second floor of the south western element of the proposal runs in close proximity to the sole window on the rear elevation of No. 209. Whilst this protrusion would break the horizontal 45 degree rule, when assessed from this window, the proposed first floor element is lower than the neighbouring window and as a result would not appear unduly dominant.
- 8.11 A number of first floor windows face towards the side of No. 205 Green End Road. Two of these would be obscure glazed and are to serve corridors. The remaining two first floor windows serve a kitchen/living area. These windows have fixed louvered screens set at 45 degrees. These will angle views away from the garden/side of 205 Green End Road. There are also a number of rooflights in the north-west elevation. These will all be at high level and as a result would not cause any overlooking issues. Conditions are recommended requiring that these elements are installed prior to occupation and kept in place for the life of the development to protect the privacy of 205 Green End Road.
- 8.12 The reason for refusal upheld by the Inspector on the previous application related (16/1413/FUL) to the bin store. The bin store for all of the residential flats was located adjacent to the boundary with 205 Green End Road. This was considered to have an unacceptable impact on the amenity of 205 Green End

Road in terms of odour, noise and disturbance. The bin store has been relocated to within the building and would now no longer impact on the amenity of 205. Cycle parking is also now to be within the building which will mean that there is unlikely to be much use made of the passage which would run between the proposed new building and 205 Green End Road. I am satisfied that these amendments address concerns and the proposal would no longer result in any significant noise disturbance to 205 Green End Road.

- 8.13 The occupier of 228 Green End Road has raised concerns regarding overlooking from the windows on the front elevation. The road separates the site from this occupier and there would be a distance of over 20m window to window. As a result I am satisfied that the proposal would not result in any significant overlooking to no.228. Given the large separation distance I am satisfied that the proposal would not overshadow this occupier.
- 8.14 The occupier of 234 Green End Road has also raised concerns regarding loss of privacy and overbearing impact. As with 228, this property is located at the opposite side of the street with approx. 20m between the proposal and this site. As a result I am satisfied that there would be no significant loss of privacy or overbearing impact to this occupier.
- 8.15 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site. As a result, I consider that the proposal is to be compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

*Amenity for future occupiers of the site*

- 8.16 The proposed level of amenity space is considered acceptable for this type of development given its proximity to a large area of public open space at Stourbridge Common, a five minute walk from the site. Since the previous application there has been a reduction in the number of flats proposed from 8 to 7 allowing a larger amount of outdoor space per occupier. The Environmental Health Officer has recommended a number of conditions regarding plant noise, ventilation and hours of use for the takeaway units. Subject to the imposition of these conditions I consider the proposal would offer a high quality living environment for future occupiers of the units.

8.17 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 3/12.

### **Refuse Arrangements**

8.18 The bin store has been relocated and is now to be integral. This arrangement is considered to be acceptable.

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

### **Highway Safety**

8.20 The Highway engineer notes that the proposal does not accommodate any off-street parking for the residential units. This may result in an increase in demand for on-street parking. He does not foresee that this would result in any significant adverse impact upon the operation of the public highway. Given the sustainable location of the site, I am satisfied that the lack of car parking would be acceptable.

8.21 The Highway Engineer states that since the previous application, a scheme to provide improved cycle provision on Green End Road has been approved. At the time of comment, the Traffic Regulation Orders for this scheme were out to consultation. The scheme has been designed with the pre-existence of a takeaway unit on this frontage in mind. As a result the Highway Engineer does not consider that severe detriment could be demonstrated as a result of the proposal.

8.22 I note that the representations raise concerns regarding highway safety and request additional measures such as parking restrictions around the site. However, given the Highway Authorities comments, which do not consider there would be any additional severe detriment, these measures are not considered necessary to make the application acceptable. As a result it would not be reasonable to oblige any additional measures from the applicant. The addition of double yellow lines would involve works to the highway which would fall outside the ownership of the site and would not be possible through this application.

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

### **Car and Cycle Parking**

8.24 The application does not propose any car parking. Given the sustainable location of the site, within close proximity to bike and public transport infrastructure and within walking distance of the Chesterton High Street Local Centre, I consider that residents would not need to own a car. As a result the lack of car parking is considered acceptable.

8.25 Eight cycle parking places are proposed to be accommodated within the ground floor of the building to serve the residential units. This meets with the cycle parking standards set out in the Cambridge Local Plan (2006). Two additional spaces are located to the front of the property on Green End Road to accommodate visitors. An additional two spaces are located on Green End Road to accommodate the takeaway. This is considered an acceptable level of cycle parking provision for the proposed development.

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

### **Third Party Representations**

8.27 I have addressed the majority of the representations within the body of my report. I will address any of the outstanding issues in the below table:

<b>Representation</b>	<b>Response</b>
Request a condition preventing construction traffic parking on cycle lanes/pavements and causing additional hazard to road users	See paragraph 8.22
In light of city deal, concerned about lack of parking for takeaway units	See paragraph 8.21 & 8.22
The Greater Cambridge Partnership have agreed to allow parking in cycle lanes here.	Noted. See paragraph 8.22

Request that double yellow lines preventing parking in cycle lanes in the area around the proposed development	See paragraph 8.22
Applicant should be required to provide frontage so that car and cycle parking can be accommodated.	See paragraph 8.22
Car parking on Green End Road create an existing hazard for cyclists	See paragraph 8.22
Request detailed highway safety element with reference to rates of road users deaths and injury	The Highway Authority is the expert in relation to matters of highway safety. The Highway Engineer has not requested further information regarding highway safety and as a result it is not considered necessary to require the applicant to provide this additional information.
Overdevelopment	The proposal is considered to be of an appropriate scale and provide adequately high living accommodation to future occupiers. The proposal is not considered overdevelopment.
Would be overbearing to 236	See paragraph 8.14
Will result in a loss of privacy to 236	See paragraph 8.14
Windows in NW elevation will overlook 205 Green End Road; request that these are obscure and fixed closed	See paragraph 8.11
Request a boundary treatment condition	A boundary treatment condition is recommended (condition 5)
Concerned about overshadowing and loss of light to 205 Green End Road	See paragraph 8.9
Gable windows will look directly into front rooms of 228 Green End Road	See paragraph 8.13

Concerned about enforceability of conditions given issues with windows on neighbouring development	I note concerns but am satisfied that the condition regarding obscure glazing would provide adequate protection to neighbours privacy
Concerned about noise and disturbance from additional takeaway unit	See paragraph 8.3
Scale of proposal is too much and density is too high	The density of the site has reduced since the previous application with one less unit proposed as part of the current application. The proposed density is considered acceptable for this location.

## 9.0 CONCLUSION

9.1 The proposal is substantially the same as the previously refused scheme. The only reason for refusal upheld by the inspector related to the impact of the residential bin store on the amenity of 205 Green End Road. The bin store has been moved within the building which has overcome this objection. Subsequent to the appeal decision, the proposed design is considered to be acceptable. The proposal is not considered to have any significant adverse impact on the amenity of the surrounding occupiers.

## 10.0 RECOMMENDATION

**APPROVE** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

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

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

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

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)



5. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

6. Before the development/use of the commercial units hereby permitted is occupied, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained.

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

7. 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)

8. 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)

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

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

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

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

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

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

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

12. Prior to the commencement of development/construction, a noise insulation / attenuation scheme as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced internally at the residential units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and 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 be retained thereafter.

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

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

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

14. The commercial premises shall not be open outside of the hours:

Monday - Sunday = 10:00hrs - 23:00hrs

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

15. Deliveries and collections to the premises shall not occur outside the hours of:

Monday - Saturday = 10:00hrs - 23:00hrs

Sunday & bank/public holidays = 10:00hrs - 22:00hrs

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

16. No building hereby permitted shall be occupied until details of surface water drainage works have been submitted to and agreed in writing by the Local Planning Authority. Surface water drainage will be implemented in accordance with these agreed details.

Reason: To ensure the development will not increase flood risk in the area in accordance with the National Planning Policy Framework (2012)

17. The windows identified as having obscured glass on drawing number P-02 rev G shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to the occupation of the flats 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)

18. The louvered screens, as identified on drawing number P-02 rev G, shall be installed prior to the occupation of the flats and be maintained thereafter.

Reason: To protect the privacy of 205 Green End Road (Cambridge Local Plan 2006 policies 3/4 and 3/12)

19. No demolition/development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the local planning authority. Works shall thereafter take place in accordance with the approved details.

Reason: To protect the area of archaeological potential (Cambridge Local Plan 2006 policy 4/9)

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

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

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

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

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

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

**INFORMATIVE:** Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

[http://iaqm.co.uk/wp-content/uploads/guidance/iaqm\\_guidance\\_report\\_draft1.4.pdf](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%2008%20July%202014\\_0.pdf](https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%2008%20July%202014_0.pdf)

**INFORMATIVE:** To satisfy the odour/fume filtration/extraction condition, details should be provided in accordance with Annex B and C of the "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems," prepared by Netcen on behalf of the Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69280/pb10527-kitchen-exhaust-0105.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf)

**INFORMATIVE:** Before the details of the surface water drainage 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.
- iii. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.

**INFORMATIVE:** The WSI shall include:

- the statement of significance and research objectives;
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.