

Application Number	17/1225/FUL	Agenda Item	
Date Received	27th July 2017	Officer	Michael Hammond
Target Date	26th October 2017		
Ward	Abbey		
Site	122 - 128 Newmarket Road And 2 And 5 Abbey Street Cambridge CB5 8HE		
Proposal	Erection of a B1(a) and B1(b) office building with ancillary motion capture studio at ground floor and external first floor terrace along with car and cycle parking, electricity sub-station and associated infrastructure and a ground floor Public House (use class A4) following the demolition of existing buildings on site		
Applicant	Learig (Cambridge) Ltd & Ninja Theory Ltd		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development retains the public house use and the principle of development is acceptable. - The proposal would not give rise to unacceptable levels of noise and disturbance to neighbouring properties from either the public house or office functions. - The proposed works would not harmfully overlook, overshadow or visually dominate neighbouring properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is comprised of a vacant public house (formerly the Five Bells public house) and a retail unit which front onto Newmarket Road. The site includes a large area of

car parking hardstanding at the rear which is accessible from Abbey Street. The existing buildings are two and two-and-a-half storeys in scale with single-storey linking elements in-between.

- 1.2 The surrounding area is comprised predominantly of a mixture of commercial and residential uses. Opposite the site to the north there is a row of two-and-a-half-storey terraced properties, the majority of which have some form of office or retail function on the ground-floor with residential accommodation above. To the east of the site, on the other side of Abbey Street, is the recently developed mixed-use four-storey building known as Nidus House. To the south there is a four-storey contemporary finished building which hosts studio units for student accommodation.
- 1.3 The site falls within the Central Conservation Area and Air Quality Management Area. The site also falls within the New Street/ Newmarket Road site allocation (7.01) area.

2.0 THE PROPOSAL

- 2.1 The proposal, as amended, seeks planning permission for the following works:
 - Erection of an office building (B1(a) & B1(b)) with ancillary motion capture studio at ground-floor and an external first-floor terrace;
 - Car and cycle parking;
 - Electricity sub-station and associated infrastructure; and
 - Ground-floor Public House (A4) following demolition of existing building on the site.
- 2.2 The proposal effectively consists of two major elements. Firstly the corner block that wraps around the corner of the Newmarket Road and Abbey Street junction. Secondly the Newmarket Road block that is visually separated from the corner block by a glazed link element.
- 2.3 The proposed corner block would be three-and-a-half storeys in scale and would extend out to the south side of the site along Abbey Street. At ground-floor level, the corner of this element would host the proposed public house use with the remainder of the ground-floor space and entirety of the upper-floors being formed of office space. There would be an undercroft element

at ground-floor level which would provide a means of access through the site for car and cycle parking.

- 2.4 The building line of the proposed development along Newmarket Road would be set back from the existing front building line by over 2m which would widen the pavement along Newmarket Road.
- 2.5 The proposed Newmarket Road block would be two-and-a-half storeys in scale and would host the main workspace of the proposed office at the lower-ground and ground-floor level, most of which is taken up by a motion capture studio. The upper-floors would again be used as typical office space, with an external terrace proposed at first-floor level with a 1.6m high timber screen surrounding this.
- 2.6 The proposed fenestration and design of the blocks would be relatively uniform in appearance. The main walls would be formed by a grey coloured brick and the upper mansard roof form would be vertically clad in hanging slate with zinc cladding to the proposed dormers.
- 2.7 The proposal has been amended to change the material finish of the core plant area at roof level from concrete to a zinc finish. The proposed Newmarket Road block has also been reduced in footprint at the upper-floor level to be set away from the adjacent property at no.120A Newmarket Road following concerns raised regarding the visual dominance and loss of light that the original proposal would have caused. Cycle parking for the public house has also been proposed on the revised plans in response to concerns raised by the Cycling and Walking Officer.
- 2.8 The application is accompanied by the following additional information:
 1. Drawings
 2. Design and access statement
 3. Planning statement
 4. Daylight and sunlight assessment
 5. Ecology report
 6. Flood risk assessment and drainage strategy
 7. Ground investigation report and phase one desk study
 8. Transport statement

- 9. Travel plan
- 10. Utility report
- 11. Photomontage views
- 12. Drainage report

3.0 SITE HISTORY

3.1 The site has an extensive planning history. The recent planning history is as follows:

Reference	Description	Outcome
16/0876/CLUED	Application for a certificate of lawfulness under Section 191 is sought for the use of the premises (ground floor) for storage purposes ancillary to the Discount Autoparts Ltd business at Nos. 120-126 Newmarket Road (Use class A1)	Certificate not granted.

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 Local Plan 2006	3/1 3/4 3/6 3/7 3/11 3/12 3/13 4/3 4/9 4/11 4/13 4/14 4/15 5/4 5/11

	6/10 7/1 7/2 8/1 8/2 8/3 8/4 8/5 8/6 8/8 8/9 8/10 8/16
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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 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010) Eastern Gate Supplementary Planning Document (October 2011)
Material Considerations	<u>City Wide Guidance</u> Cambridge City Nature Conservation Strategy (2006) Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)

	<p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</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>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>Interim Planning Policy Guidance on the Protection of Public Houses in the City of Cambridge (2012)</p>
	<p><u>Area Guidelines</u></p> <p>Riverside and Stourbridge Common Conservation Area Appraisal (2012)</p> <p>Newmarket Road Suburbs and Approaches Study (October 2011)</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 should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

Original comments (30/08/2017)

- 6.1 Cambridgeshire County Council requests a holding objection on the basis that a robust assessment of the application cannot be undertaken until the outstanding information regarding trip generation, accident analysis and cycle parking has been provided.

Comments on additional information (13/10/2017)

- 6.2 Cambridgeshire County Council are now in a position to lift our holding objection and have no objection to this development subject to the land being gifted to CCC for the Proposed Highway Widening and also a Travel Plan being secured.

Environmental Health

Original comments (15/08/2017)

- 6.3 Further information regarding the following elements is required:
- Opening hours and cooking hours for the public house;
 - Plant noise; and
 - External terrace use

Comments on additional information (10/10/2017)

6.4 No objection subject to the following conditions:

- Plant noise insulation;
- Construction hours;
- Collection during construction hours;
- Construction/demolition noise/vibration & piling;
- Dust condition;
- Contaminated land;
- Building insulation of public house;
- Delivery hours;
- Hours of use – ninja pub;
- Hours of use – first-floor terrace; and
- Informatives

Urban Design and Conservation Team

Original comments (06/09/2017)

6.5 The overall design and relationship with the conservation area is considered acceptable in conservation and urban design terms and subject to the above amendments, the proposal is supported. Conditions are essential to obtain acceptable details regarding roof top plant, fenestration, roofing, dormers and materials.

6.6 However we do not support the possibility of the upper floor stair core becoming a beacon at night and this should be designed out. We suggest that alternative colour/materials for the chamfered pub window reveals should be explored to avoid staining / discolouring being so close to Newmarket Road (as has occurred on the Hills Road scheme the proposal takes reference from). A sample panel on site will be required and details will be covered by condition should the application be approved.

Comments on additional information (04/10/2017)

6.7 We support the removal of the reglit finish to the core pop up area. The principle of zinc as an alternative material is acceptable; however we still request that the rooftop plant/core area be conditioned as per our previous comments. We also note that the materiality of the Newmarket Road recessed area

adjacent to the existing properties to the west of the site has changed from slate to gault brick. In our view, the original slate finish worked well to emphasise the distinction between the forms along Newmarket Road and to provide a modulation to the streetscene. As such, we recommend that the material within this recessed area revert back to the original slate finish. This can be addressed by way of condition. The following conditions are recommended:

- Materials samples;
- Sample panel of brick work;
- Roof details;
- Roof top plant and solar panel details; and
- Window details;

Senior Sustainability Officer (Design and Construction)

6.8 No objection subject to condition regarding renewable energy.

Access Officer

6.9 The comments of the Disability Consultative Panel are supported.

Head of Streets and Open Spaces (Landscape Team)

6.10 No objection subject to hard and soft landscaping and boundary treatment conditions

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

6.11 No cycle parking has been provided for pub staff and customers and no visitor parking has been provided for the office building. Customer and visitor parking should be close to the entrances. The reason given for not providing customer cycle parking for the pub is unacceptable – in Cambridge people often cycle to their local pubs as is obvious from observing the number of cycles left outside pubs around the city during opening hours. The applicant should provide cycle parking which accords with the City Council cycle parking standards. Access to the staff parking via the security gate should be easy to use for cyclists and self- locking – this should be conditioned.

Cambridgeshire County Council (Flood and Water Management)

6.12 No objection subject to drainage and drainage maintenance conditions.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.13 No objection subject to surface water drainage condition.

Head of Streets and Open Spaces (Nature Conservation Officer)

6.14 No objection subject to bird box condition.

Environment Agency

6.15 No objection subject to unexpected contaminated land condition.

Anglian Water

6.16 No objection subject to hard-standing drainage condition.

Cambridgeshire Constabulary (Architectural Liaison Officer)

6.17 No objection.

Cambridgeshire County Council (Archaeology)

6.18 No objection subject to archaeology condition.

Disability Consultative Panel (Meeting of 29th August 2017)

6.19 Although the Panel would like to see all ramped areas include a handrail, this is in general a commendable scheme that includes various accessible features that would benefit young people with disabilities. Although the Panel understand that having generous parking provision at this location would be unrealistic, the inclusion of a designated accessible bay would be welcomed.

Developer Contributions Monitoring Unit

6.20 The Developer Contributions Monitoring Unit (DCMU) does not propose to seek specific S106 financial contributions under the Council's Planning Obligation Strategy SPD 2010, as Cambridge City Council does not seek S106 financial contributions from commercial/ office developments.

Cambridge Airport

6.21 No objection.

6.22 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:

Suite 240 50 Eastcastle Street London	1 Abbey Court, Abbey Street
120A Newmarket Road	144 Kendal Way
135A Newmarket Road	Campaign for Real Ale (CAMRA)

7.2 The representations can be summarised as follows:

- Concerned that the gaming bar would be a gambling premises.
- Loss of view
- In the event of approval, the council band of neighbours should be altered from B to A.
- The proposed pub is not supported as it does not include a two-bedroom managers flat which is required for it to operate successfully.
- Noise and heat from rooftop plant.
- Loss of light/ overshadowing.
- Noise disturbance from substation.
- The proposal would make it difficult for vehicles to enter and exit the cul-de-sac of Abbey Street.
- Pressure on on-street parking from public house/ lack of car parking.
- Lack of cycle parking and littering of cycles along pavement.

- Further information regarding the structural support for nos.118 – 120 Newmarket Road and the finish of the gable wall after the adjacent building has been demolished is required.
- Details to ensure no water ingress occurs on the exposed wall of no.118 – 120.
- There should be no over sailing of the land at No.120A Newmarket Road.
- A daylight analysis is required.
- Overlooking/ loss of privacy
- Guarantees regarding noise and dust control throughout the demolition/ construction process is required.

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

Principle of Development

Public House

8.2 The Five Bells public house is identified as a protected public house in the Interim Planning Policy Guidance (IPPG) on The Protection of Public Houses in the City of Cambridge (2012).

8.3 Policy 5/11 of the Cambridge Local Plan (2006) states that development leading to the loss of community facilities will only

be permitted if it can be demonstrated that the facility can be replaced to at least its existing level and quality within the new development. Paragraph 70 of the National Planning Policy Framework (2012) states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decision should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. The existing footprint of the public house is around 185m² and the proposed public house would be smaller than this at 105m². However, in my opinion, as the public house function is being retained and would bring a vacant site back into use, I am of the opinion that the proposal accords with these national and local policies.

- 8.4 The intention is for the public house to be operated by 'Ninja Theory' who are a game development company that would occupy the office and motion capture studio of the proposed development. The proposed public house would be open to members of the public and would also have a physical link to the office in the form of a hatch between the back of the bar area and the breakout space for the motion capture studio. The planning statement emphasises that the operator of the office would be responsible for the management and running of the public house and that it would be an integral element of the development. I have recommended a phasing plan condition to ensure that there is an agreed timescale for the implementation of the public house before the existing pub is demolished.
- 8.5 It is acknowledged that CAMRA have objected to the proposal on the grounds that a manager's flat for the public house has not been incorporated into the proposed development. There is no policy obligation within the IPPG (2012) guidance on public houses for a manager's flat necessarily to be integrated into future public house developments. It is pertinent to note that the existing pub has not operated since 2003 and has been vacant for a considerable length of time. The proposal would regenerate this site and revamp the public house use, thus improving the viability of the public house function in my view. It is also relevant to note that a manager's flat was not required on a similar sized public house at the Royal Standard on Mill Road (13/0810/FUL) which has proved to be a successful and viable public house in the City. In my opinion, the proposal to reinstate and revitalise the public house along a busy arterial

route into the City Centre would comply with national and local policies and guidance in respect of this use and should be supported.

Loss of housing

- 8.6 The proposal would involve the loss of an existing residential unit above the current retail unit. Policy 5/4 of the Cambridge Local Plan (2006) states that the redevelopment of existing dwellings to other uses will not be permitted unless it can be demonstrated that:
- a) The property is unfit for human habitation and cannot be rehabilitated;
 - b) It is a subsidiary part of a non-residential property without any practical means of separate access being provided;
 - c) It is a listed building which can best be preserved through change of use;
 - d) It is necessary for the provision of community facilities for which there is a need in Cambridge; or
 - e) The lost accommodation is replaced by at least an equivalent amount of new residential floorspace. Such provision will be made on site unless otherwise agreed.
- 8.7 In my view, criterion B of this policy could be applied to this application. The existing flat forms a relatively small aspect of the larger overall site and there is no means of separating this flat from the rest of the scheme without severely restricting the comprehensive design and coordination of the site.
- 8.8 It is also relevant to note that the application site forms part of a proposal site (7.01) in the Local Plan (2006) which covers a large quantity of the south side of this section of Newmarket Road. This proposal site identifies that office, employment, student hostels and housing are all acceptable uses in this large section of Newmarket Road. There have been several other examples of residential flats being provided elsewhere within this proposal site, such as Nidus House, Beacon Rise and nos.91 – 93 East Road. Consequently I am of the view that the loss of one residential flat on the application site would be acceptable in this instance given the high density of residential flats that have been provided elsewhere on the proposal site.

Office use

- 8.9 The site falls within proposal site 7.01 (New Street/Newmarket Road) in the Cambridge Local Plan (2006) and is allocated for both employment use and office purposes. The two relevant policies within the Local Plan (2006) that refer to employment use are policies 7/1 and 7/2.
- 8.10 With regard to Policy 7/1, the site is identified within the proposals schedule and one of the permissible uses for the site is office. The principle therefore of providing an office use on the site is acceptable. The proposed office use would be compliant with the site allocation which allows for this use.
- 8.11 Policy 7/2 of the Cambridge Local Plan (2006) states that employment development proposals will only be permitted if it can be demonstrated that they fall into one or more of certain categories. Category A of this policy reads as follows:
- A) The provision of office or other development within Use Class B1(a) providing an essential service for Cambridge as a local or Sub-regional centre or exceptionally where there is a proved need for a regional function.
- 8.12 The proposed office use would be occupied by 'Ninja Theory' which is a game development company that currently has an office at the Westbrook Centre near Milton Road in Cambridge and have been operating in the City since 2004. The company have created and developed games for global brands such as Disney, Star Wars and Marvel. The proposed development would enable the company to grow and attract game developers from beyond the City by providing a bespoke, high quality office space for its employees.
- 8.13 In my opinion, given that the company has been operating in Cambridge for a significant period of time, I consider the principle of the office use is acceptable and in accordance with policies 7/1 and 7/2 of the Cambridge Local Plan (2006).

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

Context and principle of demolition

- 8.14 The application site occupies a highly prominent location on the corner of Newmarket Road and Abbey Street, close to the City Centre. The site falls within the Central Conservation Area (2013), the Newmarket Road Suburbs and Approaches Study (2012) and the Eastern Gate Development Framework SPD (2011).
- 8.15 The existing buildings on the site are of a relatively low quality and do not have any significant architectural merit in terms of their contribution to the character and appearance of the area. The Urban Design and Conservation Team have raised no objection to the proposed demolition of these buildings and I agree with this advice.
- 8.16 The site is not specifically referenced in the Riverside and Stourbridge Conservation Area Appraisal (2012) or the Newmarket Road Suburbs and Approaches Study (2012).
- 8.17 The site is included within the Eastern Gate Development Framework SPD (2011) which provides guidance on the overall heights likely to be acceptable and identifies the Newmarket Road frontage area of the site, as an 'historic high street' frontage where the retention of the finer grained character of this part of the street is encouraged. The SPD also identifies existing significant views from Elizabeth Way Bridge looking across the Riverside and Stourbridge Common Conservation Area. The SPD makes a brief assessment on some of the key characteristics of the study area including the remnants of the Newmarket Road 'high street' and finer grained buildings that characterise the immediate area. The Eastern Gate Development Framework identifies in figure 39: Built form, Scale and Massing Strategy (page 45) that the site could allow buildings up to 2+1 storeys (the +1 either being accommodation in the roofscape or a setback upper floor) along the frontage. No specific heights are provided for the Abbey Street frontage.

Layout and response to context

- 8.18 The overall approach to break up the form of the development into three distinct blocks with recessed linking elements is supported, as it allows the proposal to respond to key contextual and placemaking factors. In layout terms, the two blocks that front Newmarket Road allows the scheme to pick up on the finer grain character of the historic high street that remains on the northern side of Newmarket Road. Building lines here are stepped to handle the transition between the building line of the Nidus development (132-136 Newmarket Road) to the east of the site and the historic frontage to the west, in addition to accommodating a setback requested by the Highway Authority for future highway improvements.
- 8.19 The corner block which accommodates the community pub at ground floor successfully addresses both Newmarket Road and Abbey Street. The change in form at the corner to present a gable along the frontage and the inclusion of the active use at the ground floor by way of the new pub, further emphasises the distinction between the two forms along Newmarket Road. Along Abbey Street, an appreciable recessed element creates the third distinct block that allows the proposal to respond to the more residential character along this street.
- 8.20 The overall approach to create upper floors that read as roof level accommodation is supported as it reflects the existing pitched roof forms of the immediate area and reduces the perceived mass of the buildings. The glazed entrance onto Newmarket Road would engage positively with the street scene.
- 8.21 Bin storage would be integrated internally within the building with a clear access out through the undercroft onto Abbey Street for collections. There would be a large covered cycle store for cycle parking for staff along the western boundary which is within close proximity to the office entrance. The proposed car parking would utilise the existing parking arrangements and I do not consider this would detract or dominate the streetscape.

Scale and massing

- 8.22 Along the Newmarket Road frontage, the scheme proposes heights of 2 + 1 storeys adjacent to the existing buildings west

of the site, rising to 3 + 1 storeys on the corner and along Abbey Street. Whilst the scheme exceeds the SPD guidance by 1 storey at the corner of the site, the proposed scale and massing has evolved through pre-application discussions with officers, in which accurate 3D modeling was used as a design tool to inform and test the scale and massing on key views, vistas and skyline. This work has been captured in a series of verified photomontage views that show the scheme set within the existing surrounding context.

8.23 The submitted series of Visual Impact Assessment Verified Photomontages show key approaches to the site, including the view from the Elizabeth Way Bridge and more localised views from surrounding streets. The methodology for creating the images is clearly explained and the views have been prepared following best practice guidelines as set out by the Landscape Institute. The views demonstrate that from the two furthest view points from Elizabeth Way Bridge and looking south from Priory Road the proposed buildings will hardly be visible or totally screened by the existing townscape. The photomontage view from Elizabeth Way Bridge illustrates that the proposed buildings do not compete with the existing trees in the foreground or the punctuated Victorian terraced roofscape of the Riverside and Stourbridge Common Conservation Area (2012). The proposed scale and massing is therefore not considered to have a harmful impact upon views across the conservation area.

8.24 Considering the scheme within the site's more immediate context, the proposed scale and massing is considered to be acceptable. The proposed Newmarket Road block at 2 + 1 storeys, reflects the scale of the historic terraced frontage to the west of the site. The eaves height of this block is similar to the neighbouring dwelling and the contemporary mansard roof form articulated with chimneys and dormers relates well to the roof forms in the immediate context. Although the overall ridge height is taller than the neighbouring properties, the difference is not harmful to the overall character of this part of the street, where variations in ridgelines are evident.

8.25 The increase in scale to 3 +1 storeys at the corner block is felt to be acceptable as it relates to the scale of the adjacent Nidus development and manages the transition in scale from the larger 4 and 5 storey forms of the Travelodge and Beacon Rise

to the more domestic scale properties towards the roundabout. The combination of modeled elevations, gabled form, contemporary mansard roofs and chimney stacks visually reduces the perceived scale and massing of the building, creating an overall rhythm along the Newmarket Road frontage that works well with the finer grain context of the immediate area.

- 8.26 The Abbey Street block at a height of 3 + 1 storeys relates to the scale of the existing Abbey Court, and with its projecting bays, dormer windows, rusticated base and linear brick banding creates an agreeable sense of modeling. Again the mansard roof form reduces the perceived scale and massing of this block when viewed from the street.
- 8.27 The contemporary mansard roof form with recessed plant well removes the need for unsightly wall mounted systems. From the verified views, we note that an area of rooftop plant is visible in the view looking east across the Elizabeth Way Roundabout. However, views from this location are likely to be transitory and are considered a less sensitive view than from other locations. In addition the verified images demonstrate that from all other location the air handling units will be better screened by existing buildings and the proposed Newmarket Road frontage building. It is recommended that the final materiality and details of the rooftop plant elements is conditioned.

Elevations and materials

- 8.28 The arrangement of windows is orderly and reinforces the vertical rhythm of both streets that the scheme addresses. Other facade elements such as concrete banding and dormers pick up on neighbouring properties. Rusticated brickwork helps to 'ground' the base of the building along Abbey Street, and projecting header and liner brick banding detail adds visual richness. Window reveals are deep and the chamfered large window reveals at the base of the corner block will help to emphasis the pub use at the corner.
- 8.29 The use of a varied gault clay, Mystique brick or similar is acceptable, although the final choice should be carefully selected to work with the existing buildings surrounding the site. The slate roofing, zinc clad dormers and aluminum windows are acceptable.

8.30 In response to concern that the upper-floor stair core could become a beacon at night, the material of this element has been amended to a zinc finish instead which the Urban Design and Conservation Team is supportive of. Conditions relating to material samples and finer details have been recommended.

Conclusion

8.31 Overall, the proposed development is considered to enhance the character and appearance of the Conservation Area.

8.32 In my opinion, subject to conditions, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 3/13.

Renewable energy and sustainability

8.33 The proposal includes PV panels over the public house element, a mechanical ventilation system and an underfloor heating system that would be served by an air source heat pump. The Sustainability Officer is supportive of the proposal subject to conditions.

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

Disabled access

8.35 The Disability Consultative Panel and Access Officer are both supportive of the proposed works.

8.36 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

Impact of physical works

- 8.37 The main consideration is the impact of the proposed works on the adjacent first-floor flat at no.120A Newmarket Road to the west, the studio student apartment of no.2 Abbey Street to the south, the flats of Nidus House to the east, and the residential properties on the opposite side of Newmarket Road to the north.
- 8.38 In my opinion, the proposed works would not have a harmful impact on the amenity of no.120A Newmarket Road. The proposal originally included the three-storey wall of the development being situated hard-up against the external terrace and first-floor kitchen window of this neighbour. This would have had a harmful impact in terms of visual enclosure and loss of light in my opinion.
- 8.39 In response to this, the proposal has been amended to move the three-storey building line in from the western side of the site by approximately 2.1m in an attempt to provide an element of separation distance and spacing from the adjacent first-floor terrace of no.120A. In addition to this, a daylight and sunlight assessment has also been provided. The removal of this massing means that only the deeper element of the proposed works, as it projects southwards into the site, would be readily visible from the adjacent first-floor terrace and kitchen window.
- 8.40 Whilst the proposed works would still be visible, the separation distance and spacing is considered to be sufficient enough to ensure that the kitchen and terrace of this neighbour is not perceived as being visually oppressed by the development. In addition the daylight and sunlight assessment confirms that the revised proposal would retain 80% of the light reaching the neighbours kitchen window which complies with the requirements of the BRE Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011) recommended levels.
- 8.41 It is acknowledged that this neighbour has raised a concern regarding the potential overlooking from the first-floor terrace. The proposed terrace would be surrounded on all sides by a

1.6m high timber faced screen which would restrict direct views back towards this neighbour in my opinion. To ensure that this screen remains in-situ I have recommended a compliance condition for it to be retained in place.

- 8.42 The owner of the nearest ground-floor student studio apartment at no.2 Abbey Street to the south has raised an objection to the proposal on the grounds of the loss of daylight that would be experienced in the room. The objection is mainly focused on the impact the proposal would have on a narrow north-facing window. The apartment is also served by a large east-facing window and glazed door that in my opinion was clearly designed as the primary outlook for this habitable room. The neighbour has explained that due to the volume of comings and goings along Abbey Street, the curtains of the main window are frequently closed for privacy reasons and that the room is reliant on the secondary north-facing window as the main means of light to this room. In my opinion, whilst I have no doubt that the proposal would effectively block up this window, I do not consider this to be a reasonable reason to refuse the application given that there is a much larger window which is capable of providing a significant proportion of the occupiers daylight/ sunlight requirements. I appreciate that people walking along Abbey Street could look into the room as they walk up and down the street but this is not an uncommon arrangement in the City.
- 8.43 The upper-floor of Nidus House to the east of the site is comprised of residential flats. The views out to the east from the proposed development would allow for views towards these neighbouring properties. However there would be a separation distance of over 9.5m between the windows of the proposed office and these neighbours. In my opinion, given the urban context of the site and the adjacent Nidus House, I consider that a separation distance of around 9.5m is sufficient to ensure an acceptable level of privacy for these neighbours.
- 8.44 The physical bulk of the proposed development would be set on the opposite side of Nidus House, separated by the public highway of Abbey Street. In my opinion, whilst the proposed works would be visible from the majority of west facing views of the Nidus House flats, I do not consider it would result in these properties being visually enclosed given the relatively dense urban context of the site and separation distance. A shadow

study has been submitted which demonstrates that there would be a degree of overshadowing over part of the first-floor of Nidus House during the vernal and autumnal equinoxes but there would still be light reaching the affected areas around the midday and early afternoon hours. I do not consider the proposed works would adversely impact on the amenities of these neighbouring flats.

- 8.45 There are residential flats to the north of the site along the opposite side of Newmarket Road. However, these flats are situated over 22m across the dual carriageway which would provide a comfortable separation distance from the proposed development. This separation distance would ensure there is no harmful overlooking. The shadow study demonstrates that there would be no overshadowing experienced. It is acknowledged that one of the neighbours opposite has objected on the grounds that the view of the blue sky above and adjacent to the existing buildings would be lost. Although the proposed building would inevitably be more visually prominent than that of the existing buildings, I am confident given the separation distance that the loss of this view would not result in a harmful impact on neighbours opposite in terms of visual enclosure and dominance.

Impact of proposed office use

- 8.46 I do not consider the proposed office use would harmfully impact on the surrounding area in terms of noise and disturbance. The vehicle movements for car parking would be situated in an existing hardstanding area and away from the main windows and amenity spaces of neighbours. An office use does not typically have frequent deliveries or commercial servicing and I am of the view that the servicing requirements of this use would not harm neighbour amenity.
- 8.47 I do not anticipate the day-to-day use of the proposed office use would give rise to unacceptable levels of noise in terms of the activities within the building. The proposed office and motion capture studio would be confined internally within the building and in a commercial area where there is already a high level of background noise from existing commercial uses and day-to-day traffic. A condition has been recommended to restrict the use of the first-floor terrace to employees of the office only and

for it not to be used outside 07:00hrs – 19:00hrs Monday to Saturday and 08:00hrs to 13:00hrs Sundays.

- 8.48 As the proposed office would have its own server room and substation, consideration as to the running of plant equipment 24 hours is required. The Environmental Health Team has assessed the acoustic report and is in broad support of the proposals. They have requested a plant noise condition however for the precise acoustic details of the plant to be agreed.

Impact of proposed public house use

- 8.49 In my opinion, the proposed public house use would not harmfully impact on the amenities of nearby properties. The site is situated in an established commercial area and the registered use of part of the site is as a public house. There is already a reasonable level of background noise in the surrounding area from vehicle movements along Newmarket Road.
- 8.50 The proposed public house does not directly border any residential properties. The Environmental Health Team has requested several conditions which include restricting delivery hours, hours of use and the building insulation of the public house. In my opinion, subject to meeting these conditions, I am of the view that the public house can function successfully within its context without harmfully impacting on neighbour amenity.

Impact on on-street car parking

- 8.51 It is acknowledged that objections have been raised from third parties regarding the lack of car parking proposed and the potential impact this could have on the surrounding streets.
- 8.52 The proposal includes 10 car parking spaces which would be solely for use by staff of the office and not for patrons of the public house. There are also 60 cycle parking spaces proposed for staff, as well as four visitor spaces. The site is in a highly sustainable location, close to the City Centre and with bus stops immediately outside the site along Newmarket Road. In my opinion, given the sustainable location of the site and sufficient level of cycle and car parking for staff, the proposed office use

would not give rise to unacceptable levels of on-street car parking in the surrounding area.

8.53 The proposed public house use does not include any car parking. The public house provides five cycle parking spaces which accords with the minimum cycle parking standards. In my opinion, the public house would serve a local catchment area as there are residential properties in the Abbey and Petersfield wards which are within walking distance of the site rather than relying on trips from properties across the City and beyond to the wider area. The applicant has submitted a travel plan and transport assessment which demonstrates that when compared to the existing uses, including the retail element, there would actually be a net reduction in trips to and from the site. The Highway Authority has assessed this information and is of the opinion that this demonstrates that even if additional trips were on the network locally and parking elsewhere this would not generate a significant impact on the highway network. A travel plan condition has been recommended by the Highway Authority which will require details for encouraging staff and visitors to access the site by sustainable modes of transport.

8.54 In my opinion, subject to condition, the public house would serve a local catchment and would not give rise to unacceptable levels of car parking in the surrounding area.

Construction/ demolition activities

8.55 The Environmental Health Team has recommended conditions relating to piling, vibrations, dust, hours of construction/ demolition and delivery hours during the construction/ demolition phase. In my opinion, subject to these conditions, the proposed works would not harm neighbour amenity in terms of noise and disturbance.

8.56 In my opinion, subject to conditions, 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, 4/13 and 6/10.

Refuse Arrangements

8.57 The proposal includes an internal bin store for the office and a separate internal bin store for the public houses. The bin stores

are easily accessible and there are clear routes out to Abbey Street for the bins to be collected. I have recommended a compliance condition for the bin storage to be provided in accordance with the approved plans.

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

Highway Safety

- 8.59 The Highway Authority has raised no objection to the proposal on the grounds of highway safety. The proposal would increase the width of the narrow pavement along Newmarket Road by an additional 2m which would improve pedestrian flows along this busy route and would enhance the area.

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

Car and Cycle Parking

- 8.61 Car parking has been addressed in paragraphs 8.51 – 8.54 of this report.

- 8.62 The cycle parking proposed for the office use is considered to be acceptable and I have recommended a compliance condition for this to be installed and retained for use by the office staff.

- 8.63 It is acknowledged that no cycle parking was originally proposed for the public house use and that the Cycling and Walking Officer had objected to the proposal on this basis. In response, the proposal has been amended to include five cycle parking spaces in the form of Sheffield stands for the public house which accords with the minimum standards of the Cambridge Local Plan (2006). In my opinion, the amended scheme would provide safe and secure cycle parking for visitors of the public house and is acceptable.

- 8.64 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Drainage

- 8.65 A drainage report has been submitted by the agent and this has been reviewed by the Lead Local Flood Authority, City Council Drainage Engineer, Anglian Water and Environment Agency who are all supportive of the proposal, subject to conditions and informatives.
- 8.66 In my opinion, subject to conditions, the proposal is compliant with paragraph 103 of the National Planning Policy Framework (2012).

Third Party Representations

- 8.67 The majority of third party representations have been addressed in the main body of this report. Those outstanding have been addressed below:

<u>Comment</u>	<u>Response</u>
Concerned that the gaming bar would be a gambling premises.	The proposal is for a public house use and would not operate as gambling premises. This would also be safeguarded through licensing laws.
In the event of approval, the council band of neighbours should be altered from B to A.	This is not a planning consideration and is a matter for the council tax team.
Noise and heat from rooftop plant.	A plant noise condition has been recommended to control noise levels. Heat levels are not a planning consideration.
The proposal would make it difficult for vehicles to enter and exit the cul-de-sac of Abbey Street.	There is already a vehicular entrance into the rear of the site and the Highway Authority has raised no objection to the proposal.

<p>Lack of cycle parking and littering of cycles along pavement.</p>	<p>Cycle parking has been addressed in the main body of this report. I do not consider the informal parking of bicycles in the surrounding area would occur in light of the additional cycle parking provided.</p>
<ul style="list-style-type: none"> <input type="checkbox"/> Further information regarding the structural support for nos.118 – 120 Newmarket Road and the finish of the gable wall after the adjacent building has been demolished is required. <input type="checkbox"/> Details to ensure no water ingress occurs on the exposed wall of no.118 – 120. <input type="checkbox"/> There should be no over sailing of the land at No.120A Newmarket Road. 	<p>These are party wall and building regulation matters.</p>

9.0 CONCLUSION

9.1 The principle of retaining the public house use and the proposed office use are both acceptable in principle. The proposed development would enhance the character and appearance of the Conservation Area. The proposed uses would not give rise to unacceptable levels of noise, disturbance or car parking being experienced in the surrounding area. Approval is recommended.

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. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

(b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

9. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

10. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

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

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

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

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

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

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

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

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

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policies 4/13 and 6/10)

15. Deliveries to or dispatches from the site shall not be made outside the hours of 07:00 - 23:00hrs on Monday to Friday, 08:00 - 13:00hrs on Saturday or at any time on Sundays or public holidays.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policies 4/13 and 6/10)

16. The public house hereby approved shall not operate / open outside the hours of 09:00hrs and 23:00 hrs Monday to Saturday and 09:00hrs and 22:00hrs Sunday and bank holidays.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policies 4/13 and 6/10)

17. The first-floor terrace hereby permitted shall be used solely by employees B1 office use of the application site during standard office activities and shall not be used outside of 07:00hrs - 19:00hrs Monday to Saturday and 08:00hrs to 13:00hrs Sundays.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policies 4/13 and 6/10)

18. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of the materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate and to avoid harm to the special interest of the conservation area. (Cambridge Local Plan 2006 policies 3/4, 3/12, 3/13 and 4/11)

19. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing, in addition to any specialist brick detailing (projecting header detail, linear brick banding) 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: To ensure that the appearance of the external surfaces is appropriate and to avoid harm to the special interest of the conservation area. (Cambridge Local Plan 2006 policies 3/4, 3/12, 3/13 and 4/11)

20. No metal-clad or other non-traditional roofs shall be erected until full details of such roofs including materials, colours, surface finishes and relationships to rooflights or other rooftop features have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate and to avoid harm to the special interest of the conservation area. (Cambridge Local Plan 2006 policies 3/4, 3/12, 3/13 and 4/11)

21. Prior to the commencement of installation of any roof mounted equipment, full details of all roof top plant and solar panels and/or photovoltaic cells, including type, dimensions, materials, location and fixing shall be 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 ensure that the appearance of the external surfaces is appropriate and to avoid harm to the special interest of the conservation area. (Cambridge Local Plan 2006 policies 3/4, 3/12, 3/13 and 4/11)

22. No external windows or doors shall be installed until drawings at a scale of 1:20 of details of sills, lintels, jambs, transoms, mullions and spandrel panels have been submitted to and approved in writing by the local planning authority. All new window frames 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. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate and to avoid harm to the special interest of the conservation area. (Cambridge Local Plan 2006 policies 3/4, 3/12, 3/13 and 4/11)

23. No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of swift bird boxes on the development hereby permitted. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: To provide ecological enhancement to the surrounding area (Cambridge Local Plan 2006 policy 4/3).

24. No occupation of the development shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall comprise immediate, continuing and long-term measures to promote arrangements to encourage the use of public transport, cycling and walking and in particular measures to encourage the use of alternative means of transport to the private car by staff, customers and visitors. Details of where additional cycle parking in the surrounding area will be located if there is obvious demand with details of how the demand will be monitored shall also be provided. The Travel Plan shall thereafter be implemented in accordance with the approved document.

Reason: In order to deliver sustainable transport objectives (Cambridge Local Plan 2006, policies 8/2, 8/3 and 8/4)

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

Reason: To secure the preservation of the archaeological interest of the area either by record or in situ as appropriate. (Local Plan 2006 Policy 4/9)

26. 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 (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. 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. The development shall be carried out in accordance with the approved details and retained thereafter.

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)

27. A landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas 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. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

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

28. Prior to use of the first-floor terrace of the development hereby permitted, the first-floor terrace timber screen shall be installed in accordance with the details shown on drawing number C/111/P355 PL1 and retained thereafter.

Reason: To protect the amenity of neighbouring properties (Cambridge Local Plan (2006) policies 3/4 and 3/12).

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

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable technology provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

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

30. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed Flood Risk Assessment (FRA) prepared by Richard Jackson Engineering Consultants (ref: 47264) dated November 2016 and shall also include:
- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events

- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- d) Full details of the proposed attenuation and flow control measures
- e) Site Investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water;

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development (National Planning Policy Framework (2012) paragraph 103).

31. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework (2012).

32. Prior to occupation of the development hereby permitted, the cycle parking facilities shall be installed in accordance with the details shown on drawing numbers C111/ P343 PL2, C/111/ P359 & C/111/ P360. The cycle parking shall be retained for use thereafter in accordance with the approved details.

Reason: To provide sufficient cycle parking for staff of the development (Cambridge Local Plan (2006) policy 8/6).

33. Prior to occupation of the development hereby permitted, the refuse arrangements shall be installed in accordance with the details shown on drawing number C111/ P343 PL2. The refuse arrangements shall be retained for use thereafter in accordance with the approved details.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/12, 4/13 and 6/10)

34. Prior to the demolition of the public house, a scheme of works for the substantial completion of the proposed public house, including a phasing plan for its provision, shall be submitted to and approved in writing by the Local Planning Authority. The public house shall thereafter be constructed in accordance with the approved scheme of works and phasing plan, unless an alternative phasing plan is otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the public house is physically replaced on the site to meet the day-to-day needs of the community, NPPF paragraph 70, Interim Planning Policy Guidance on the Protection of Public Houses in the City of Cambridge (October 2012).

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-spdc.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: Demolition/Construction noise/vibration report

The noise and vibration report should include:

a) An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.

b) An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

- Agreed target levels are likely to exceeded
- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Guidance on noise monitoring is given in BS 5228:2009 Part 1 Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified but where this is not possible the Council's Out of Hours Noise service should be notified on 0300 303 3839.

Contact details for monitoring personnel, site manager including out of hours emergency telephone number should be provided.

INFORMATIVE: Electricity substations are known to emit electromagnetic fields. The Public Health England (PHE) Radiation Protection Service has set standards for the release of such fields in relation to the nearest premises. The applicant should contact The National Grid EMF unit on 0845 702 3270 for advice regarding the electric/magnetic fields that are associated with electric substations.

INFORMATIVE: The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge- Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>. Hard copies can also be provided upon request

INFORMATIVE: 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.

INFORMATIVE: Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.

INFORMATIVE: No consent is granted for any advertisement or signage, for which a separate full application and/or advert consent application may be necessary.