

Application Number	17/1621/FUL	Agenda Item	
Date Received	29th September 2017	Officer	Michael Hammond
Target Date	24th November 2017		
Ward	Romsey		
Site	Land Rear Of 101 Cavendish Road Cambridge CB1 3AE		
Proposal	Erection of three 2xbed houses, along with cycle parking and hard and soft landscaping		
Applicant	Blues Property Ltd		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"><input type="checkbox"/> The proposed development is similar to an extant permission (16/2245/FUL) and the material alterations proposed compared to this previous permission would not be harmful in my view.<input type="checkbox"/> The proposal would preserve the character and appearance of the Conservation Area<input type="checkbox"/> The proposal would not harm the amenities of neighbouring properties or have a significant adverse impact on on-street car parking.<input type="checkbox"/> The proposal would provide an acceptable living environment for future occupants.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is located to the rear of no.101 Cavendish Road which I understand has been subdivided into flats. The site is half laid to lawn and half gravel and backs onto the

railway line. Access to the site is via an undercroft between no.101 and no.103 Mill Road. The site is double width.

- 1.2 The area is characterised by traditional Victorian two storey terrace housing with deep rear gardens.
- 1.3 The site is located within the Central Conservation Area. The properties within the terrace (on the western side), with the exception of 101 Mill Road and 125a Mill Road, are identified as being 'Positive' Unlisted Buildings. There are trees on and off the site which are protected by virtue of the conservation area status.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought to subdivide the existing plot to create three two-bedroom dwellings at the rear of the site. The proposed dwellings would sit within one building that spans the majority of the width of the site and would have two-storeys, one at ground-floor level and one at basement level. The proposed building would measure just under 3.6m to the ridge and would be constructed with a series of pitched roofs.
- 2.2 The proposal includes front and rear gardens as well as basement courtyards for each property. Cycle and bin storage would be situated at the front of each dwelling and no car parking provision is included. Two trees are proposed to be removed under this application.
- 2.3 Planning permission (16/2245/FUL) was granted on 28 June 2017 under delegated powers for the erection of two two-bedroom houses on this site. The building scale, design and layout of this previously approved scheme is similar to that of the development proposed under this new application.

3.0 SITE HISTORY

Reference	Description	Outcome
16/2245/FUL	Erection of two 2 x bed houses, along with cycle parking and hard and soft landscaping including erection of 2.2 metre high brick wall to rear boundary.	Permitted.

15/2155/FUL Erection of 3No. two bed houses, along with car and cycle parking and hard and soft landscaping including construction of 2.2 metre high wall to rear boundary. WITHDRAWN

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 3/7 3/10 3/11 3/12
		4/4 4/11 4/13
		5/1
		8/2 8/6 8/10
		10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
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Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
	<p><u>Area Guidelines</u></p> <p>Mill Road Area Conservation Area Appraisal (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)

- 6.1 The development will impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

Environmental Health

- 6.2 No objection subject to the following conditions:

- ☐ Construction hours;
- ☐ Collection during construction;
- ☐ Piling;
- ☐ Contaminated land (all six);
- ☐ Acoustic assessment compliance;
- ☐ Ventilation scheme;
- ☐ Vibration assessment; and
- ☐ Informatives

Urban Design Team

- 6.3 The principle of developing a scheme of this scale and massing has been set by the previously approved application (16/2245/FUL). The increase in unit numbers from two to three is acceptable in urban design terms. The overall height of the proposal has reduced slightly. The addition of a third roof form has not changed the overall concept of the previous design. The footprint of the proposal is similar to that of the previously approved application (16/2245/FUL).
- 6.4 Overall the proposal is supported in Urban Design terms, subject to conditions:
- ☐ Materials samples;
 - ☐ Non-masonry walling systems/ cladding; and
 - ☐ Windows and doors

Conservation Team

6.5 The application is not supported for the following reasons:

- ☐ The proposals do not relate to the existing street pattern in the conservation area
- ☐ The proposals are backland development and will create an alien form in the conservation area in the garden of the main building which fronts Cavendish Road
- ☐ The form of the development, which fully covers the garden at the rear of no. 101 Cavendish Road, is not appropriate to the context of the conservation area where rear garden and outbuildings do not generally fill the plot, but are ancillary to the main building
- ☐ The construction of the three houses compromises their workshop character by being too uniform. This would be to the detriment of the character and appearance of the conservation area.

Head of Streets and Open Spaces (Tree Team)

6.6 No comments received. These will be updated on the amendment sheet.

Head of Streets and Open Spaces (Landscape Team)

6.7 No objection subject to the following conditions:

- ☐ Hard and soft landscaping;
- ☐ Boundary treatment; and
- ☐ Landscape management

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.8 The proposed development is set below ground level. It has not been demonstrated how this can be drained sustainably. Pumping is not acceptable to surface water drainage as it can introduce residual flood risk.

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

7.0 REPRESENTATIONS

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

93 Cavendish Road	99 Cavendish Road x2
Flat 3, Burgundy Court, 101B Cavendish Road	105 Cavendish Road
109 Cavendish Road x 2	119 Cavendish Road
125 Cavendish Road	21 Cavendish Place
Camcycle – The Bike Depot, 140 Cowley Road	2 Willis Road
17 Romsey Road	Cavendish Residents Association
49 Great Eastern Street	Mill Road History Society

7.2 The representations can be summarised as follows:

- ☐ The change from two houses to three houses is too far.
- ☐ Object in principle to building houses in back garden.
- ☐ Overdevelopment of the plot.
- ☐ Out of keeping with the Conservation Area.
- ☐ Overlooking/ loss of privacy
- ☐ The conservation report prepared by the applicant is misleading and incorrect.
- ☐ Illegal parking at the rear may block the access through the undercroft
- ☐ The removal of the tree belonging to 101B and creation of the bin collection point would not be allowed by the neighbour.
- ☐ The front gardens will not be used and will likely be paved over for car parking.
- ☐ Increase in on-street parking/ insufficient car parking
- ☐ Highway safety concerns due to more vehicle movements in the area.
- ☐ The proposed scheme should not impact on the Chisholm Trail during construction.
- ☐ Larger cycle parking facilities are needed.
- ☐ This provides a precedent for further houses in gardens.
- ☐ Noise and vibration from railway line experienced in dwellings.
- ☐ Construction process disruption
- ☐ A precedent has been set by the dismissal of the appeal at 56 Sedgwick Street (15/0763/FUL)

7.3 Councillor Baigent has commented on the application as follows:

- ☐ Overdevelopment and garden grabbing.
- ☐ Erosion of garden space
- ☐ Lack of school places available locally and pressure this would cause
- ☐ Lack of professional integrity shown by the developers by way of using the previous permission as a lever to get more dwellings on the site.
- ☐ The Conservation Team's comments are supported.
- ☐ Increase in car parking and highway safety concern regarding access onto Cavendish Road.
- ☐ The description of the quality of Cavendish Road in the Conservation Report is false.

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. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Drainage
8. Third party representations
9. Planning Obligations (s106 Agreement)

Principle of Development

8.2 The provision of extra housing within the city is supported in the Cambridge Local Plan (2006). As policy 5/1 points out, proposals for housing development on windfall sites will be permitted, subject to the existing land use and compatibility with adjoining uses.

- 8.3 The principle of developing the site for residential purposes is considered acceptable and conforms to the provisions set out in the development plan. However, while residential development is broadly supported, it must comply with considerations such as impact on the appearance of the area and impact on the amenity of neighbouring properties. These, and other relevant issues, are assessed below.
- 8.4 As the proposal is for the subdivision of an existing residential plot, Local Plan policy 3/10 is relevant in assessing the acceptability of the proposal. Policy 3/10 allows for the subdivision of existing plots, subject to compliance with specified criteria. However, in this instance, Section d and f of the policy are not relevant as the proposal would not adversely affect the setting of a listed building (d) and would not prejudice the comprehensive development of the wider area (f).
- 8.5 Local Plan policy 3/10 states that residential development within the garden area or curtilage of existing properties will not be permitted if it will:
- a) have a significantly adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and generation of unreasonable levels of traffic or noise nuisance;
 - b) provide inadequate amenity space, or access arrangements and parking spaces for the proposed and existing properties;
 - c) detract from the prevailing character and appearance of the area; and
 - e) would not adversely affect trees, wildlife features or architectural features of local importance
- 8.6 I consider that the proposal complies with the four criteria set out in policy 3/10 for the reasons set out in the relevant sections of this report.

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

- 8.7 The site is located in a back land location that is currently unoccupied and has no connection to any of the existing

dwellings on Cavendish Road, such as 101 or 103 to which the site is located immediate to the rear of. Many of the neighbouring occupiers have single storey detached outbuildings and structures in their rear gardens. These outbuildings/structures are spread at various depths within the deep rear gardens.

- 8.8 The site is set behind an existing row of two storey Victorian terrace properties. Views of the site would only be visible from oblique views from the undercroft on Cavendish Road and from the railway line. The development would be approximately 46m from Cavendish Road.
- 8.9 The proposed development would appear from the railway line as a row of single storey pitched roof outbuildings. The curved pitched roof and use of soft materials such as timber louvres and glazing on the front gable and cedar shingle on the roof with a metal cap on the ridge provides a successful contrast from the traditional dwellings and an ancillary appearance in my view. Whilst the proposed development would appear a more formalised development, its scale, roof form and layout would ensure it has a subservient appearance within this back land context and from the railway line.
- 8.10 The development is set off the side boundaries by approximately 1.1 and 1.3m respectively and the pitched roofs slope away to a height of approximately 3.6m giving it a single storey appearance. The previously approved development (16/2245/FUL) was set approximately 1.65m away from the side boundaries and consequently the proposed development would have a marginally wider footprint than the extant permission. Nevertheless, I do not consider the additional width of the proposed dwellings would be significantly different in appearance to that of the approved development and in the context of the double-width plot.
- 8.11 The extant permission (16/2245/FUL) also included a lower flat-roof element in the centre of the building which would have reinforced the impression of the building as being read in two elements. The proposed development does not include this flat roof element and instead has three nearly identically spaced pitched roofs with uniform fenestrations. Whilst the breaking up of this façade of the original permission with a flat roof did help the proposal to assimilate into its surroundings, I consider that

the proposed development would be legible as three distinctive built forms rather than one long continuous mass. The saw-tooth roof form allows for a varied and interesting articulation at the upper level. In addition, the ridge height has been lowered by just under 0.4m compared to the extant permission which would help to alleviate any perceived increase in the level of massing in my view.

- 8.12 The proposed development would provide future occupiers with two areas of outdoor space; at the front of the dwellings and at the rear. The external spaces would also accommodate bin and cycle storage provision and would not appear cramped. The proposal includes indicative tree planting in the front and rear gardens which would in my view improve the appearance of the area. The Landscape Team has raised no objection to the proposed works. The proposal includes the removal of two trees which are classified as Categories C and U in value respectively. In my opinion, given the limited value and public visibility of these trees, I do not consider it would be reasonable to resist the loss of these trees. There are other trees adjacent to the site and so I have recommended tree protection conditions to safeguard these trees during the construction process.
- 8.13 The Conservation Officer is not supportive of the proposal and has raised concerns in terms of its impact on the site context and scale of the development. This back-land site is over 30m from the dwellings fronting Cavendish Road and between 8-10m from the railway boundary. The rear sections of many of the gardens within Cavendish Road are occupied by outbuilding and garden structures. The proposed dwellings have been designed to respond to this context by having a basement level which reduces the height of the development, a pitched roof form with a curved ridge with wide gaps in-between which softens its profile from the railway and would include extensive glazing on the front and rear elevations. These features in my view contribute towards the proposed development being acceptable in this setting.
- 8.14 All these features in my view contribute towards the scale of the development being acceptable. Whilst the proposed development would introduce a different typology into a compact Victorian terrace setting, I believe the contrast in styles would be successful and enhance the character and

appearance of the conservation area, particularly if the materials are carefully chosen. I have recommended a material sample condition, as well as the other conditions recommended by the Urban Design Team. In my view, the design and scale of the proposed development would sit comfortably within this back-land context without having a detrimental impact on the character or appearance of the conservation area.

- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/12, 4/4 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.16 The proposed development would be set over 30m from the rear elevations of the dwellings facing Cavendish Road. The development would have a ground floor and basement. The ground floor level would be in the form of a series of detached pitched roofs. The ridge height would be approximately 3.6m and 1.8m to the eaves. The proposal includes a terrace area on the front elevation which would be at ground level. In these terms, therefore, I do not consider the proposed development would have any significant adverse impact on the residential amenity of the neighbouring occupiers in terms of loss of privacy/overlooking, overshadowing, impact on outlook or overbearing.
- 8.17 It is acknowledged that concerns have been raised regarding the lack of car parking provided and the existing levels of parking pressure on the street.
- 8.18 The proposal is for three two-bedroom dwellings with no dedicated car parking. Cavendish Road and the surrounding streets on this side of Mill Road do not fall within the controlled parking zone and there would be no means of preventing future occupants from parking on this street if they desired. The City Council has maximum car parking standards and there is no policy obligation for car parking to be provided for residential developments.
- 8.19 The application site is however located in a sustainable location as it is well served by public transport links within walking distance, including the railway station. There are also

reasonable cycle links to the wider area and the City Centre and public parks are also within walking distance of the site. The Mill Road District Centre's (East and West) are also within walking distance of the site to provide future occupants with day-to-day shops and facilities.

- 8.20 In my opinion, whilst I accept that car parking pressure on Cavendish Road and the surrounding streets is relatively high, given the sustainable location of the site and availability of local shops, amenities and facilities within walking distance of the proposed dwellings, I do not consider the pressure on on-street car parking would be harmful.
- 8.21 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/10.

Amenity for future occupiers of the site

- 8.22 The proposal would provide three two-bedroom dwellings each with an approximate internal floor area of 84m². Each dwelling would also have private rear and front gardens, as well as basement courtyard spaces. All habitable rooms would have acceptable outlooks and the site would be situated in a sustainable urban location with shops and services within walking distance along Mill Road. The Environmental Health Team has recommended conditions regarding noise and vibrations from the nearby railway line but subject to meeting these requirements the proposal would provide an acceptable living environment.
- 8.23 In my opinion, subject to conditions, 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, 3/10 and 3/12.

Refuse Arrangements

- 8.24 The proposal includes bin storage at the front of each property and a bin collection area further to the front. The refuse arrangements are very similar to the extant permission and I therefore consider this layout to be acceptable. I have

recommended a compliance condition for this arrangement to be implemented prior to occupation of the dwellings.

- 8.25 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policies 3/10 and 3/12.

Highway Safety

- 8.26 The proposal does not involve any works to the public highway and the Highway Authority has raised no objection to the proposed works on highway safety grounds. It is acknowledged that concerns have been raised regarding the increase in parked cars on Cavendish Road that the proposal would cause. However, this would fall outside the application site and I do not consider the proposal itself would represent a threat to highway safety.

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

Car and Cycle Parking

- 8.28 Car parking has been addressed in paragraphs 8.17 – 8.20 of this report. A car club informative has been recommended.

- 8.29 The proposal includes two cycle parking spaces in secure enclosed structures which is acceptable in principle. It is acknowledged that the layout of cycle parking shown on the plans is cramped but I consider that a slightly larger cycle store could overcome this issue and would be controllable by way of condition.

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

Drainage

- 8.31 It is acknowledged that the Drainage Team has raised an objection to the proposed development due to the lack of information provided. However, it is pertinent to note that this information was not requested by the Drainage Team under the previous permission (16/2245/FUL) and the Drainage Team had raised no objection subject to conditions. In my opinion, as the proposal has a similar footprint and structure to that of the

previously approved development (16/2245/FUL), I do not consider it would be reasonable to require further information prior to determination. I have recommended the conditions originally suggested under the previous permission by the Drainage Team.

- 8.32 In my opinion, subject to conditions, the proposal is compliant with National Planning Policy Framework (2012) paragraph 103.

Third Party Representations

- 8.33 The third party representations which have not been addressed in the main body of this report have been addressed in the table below:

<u>Comment</u>	<u>Response</u>
The change from two houses to three houses is too far.	I have assessed the application and consider that the intensification of the site from two to three dwellings would be compliant with relevant policy.
The conservation report prepared by the applicant is misleading and incorrect.	This is not an approved document and I have assessed the application based on the consultee responses, neighbour representations and my assessment of the site and surroundings.
Illegal parking at the rear may block the access through the undercroft	This is a matter for the owners of the parking area at the rear.
The removal of the tree belonging to 101B and creation of the bin collection point would not be allowed by the neighbour.	This is a civil/ legal matter between the landowners.
The front gardens will not be used and will likely be paved over for car parking.	A condition has been recommended to restrict permitted development rights of the front gardens in terms of hardstanding.

The proposed scheme should not impact on the Chisholm Trail during construction.	The site does not form part of the Chisholm Trail and I do not consider it would have any implications on the deliverability of the Chisholm Trail.
<ul style="list-style-type: none"> • Overdevelopment and garden grabbing. • Erosion of garden space 	The proposal is not considered to represent an overdevelopment of the plot. The loss of some of the garden space would not have a harmful impact on the character and appearance of the Conservation Area for the reasons stated in the main body of this report.
Lack of school places available locally and pressure this would cause	There is no requirement for minor developments to provide planning obligation requirements towards education provision.
Lack of professional integrity shown by the developers by way of using the previous permission as a lever to get more dwellings on the site.	There is no restriction on the process/ order of planning applications being applied for on-site and each application is assessed on its own merits, including the site history as a material consideration.
Precedent for future garden developments	Each application would be assessed on its own merits. I have assessed the principle of backland development in this location and consider it acceptable.
Construction process disruption	Conditions regarding construction and delivery hours have been recommended. A contractor operations condition has also been recommended.

<p>A precedent has been set by the dismissal of the appeal at 56 Sedgwick Street (15/0763/FUL).</p>	<p>I have studied this appeal. This was for a two-storey development in a much more confined and prominent location. I consider the proposal to be in a different context and do not consider the outcome of this appeal to warrant me coming to a different conclusion in my assessment.</p>
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Planning Obligations (s106 Agreement)

- 8.34 National Planning Practice Guidance Paragraph 031 ID: 23b-031-20160519 sets out specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which gives legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.
- 8.35 The guidance states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. The proposal represents a small scale development and as such no tariff style planning obligation is considered necessary.

9.0 CONCLUSION

- 9.1 The proposed development would not appear overly dominant in its appearance and its subservient nature and fenestration would enhance the character and appearance of the conservation area in my opinion. The proposal would not exacerbate on-street car parking in the surrounding area to such an extent as to warrant refusal of the application. The proposal would provide an acceptable living environment for future occupants.

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. The noise insulation scheme and mitigation requirements as stated within the Cambridge Acoustics "Noise & Vibration Impact Assessment" dated 5th December 2015, shall be fully implemented, maintained and not altered.

Reason: To protect the amenity of future occupants of these properties from the high ambient noise levels in the area (Cambridge Local Plan 2006 policies 3/4, 3/7 and 4/13)

12. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms on the railway façade to negate / replace the need to open windows, in order to protect future occupiers from external railway noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system. The scheme shall be installed before the use hereby permitted is commenced and shall not be altered.

Reason: To provide an acceptable living environment for future occupants of the proposed development (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/10 and 4/13).

13. Prior to the commencement of construction of the basement structure, a vibration impact assessment and vibration mitigation scheme as appropriate, in order to limit train ground-borne vibration impact in accordance with British Standard 6472-1:2008 "Guide to evaluation of human exposure to vibration in buildings - Part 1: vibration sources other than blasting" shall be submitted in writing for approval by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To provide an acceptable living environment for future occupants of the proposed development (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/10 and 4/13).

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- ii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- iii. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.

Reason: To minimise flood risk (Paragraph 103 of the National Planning Policy Framework (2012)).

15. No development hereby permitted shall be commenced until foul water drainage works have been submitted to and approved in writing by the local planning authority. Before these details are submitted, they should also be submitted to Anglian Water and their written acceptance of the scheme submitted to the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To minimise flood risk (Paragraph 103 of the National Planning Policy Framework (2012)).

16. 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 (including trees); 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, 3/10, 3/11 and 3/12)

17. 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 treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. 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)

18. 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.

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)

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

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, 3/10, 3/12 and 4/11).

20. Full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing are to be submitted to and approved in writing by the LPA. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

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, 3/10, 3/12 and 4/11).

21. Full details of all windows and doors, as identified on the approved drawings, including materials, colours, surface finishes/textures are to be submitted to and approved in writing by the LPA. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

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, 3/10, 3/12 and 4/11).

22. Prior to occupation of the development hereby approved, the refuse arrangements shall be provided as shown on drawing number P-02 Rev Q and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

23. No development shall commence until details of facilities for the covered, secure parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles and in the interests of visual amenity (Cambridge Local Plan 2006 policies 3/7, 3/10, 3/12 and 8/6).

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

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

25. The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

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

26. The curtilage (garden) of the proposed dwellings, as approved shall be fully laid out and finished in accordance with the approved plans prior to the occupation of the proposed dwelling or in accordance with a timetable otherwise agreed in writing by the Local Planning Authority and thereafter remain for the benefit of the occupants of the proposed property.

Reason: To avoid a scenario whereby the property could be built and occupied without its garden land, which is currently part of the host property (Cambridge Local Plan 2006 policies, 3/4, 3/7, 3/10)

27. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles,
- v) the wheel-washing arrangements for vehicles entering and leaving the site to collect and remove excavated material,
- vi) the means by which how excavated material from the site will be taken off site and disposed of.

Thereafter the development shall be undertaken in accordance with the approved details.

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

28. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining properties (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12).

29. Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining properties (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12).

30. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwellinghouse(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining properties (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12).

31. Notwithstanding the provisions of Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwellinghouse(s) of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse(s), shall not be allowed without the granting of specific planning permission.

Reason: In the interests of visual amenity (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

INFORMATIVE: The applicant is encouraged to ensure all future tenants/occupiers of the flats are aware of the existing local car club service and location of the nearest space.

INFORMATIVE: 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: The Council's document 'Developers Guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Council's website on <https://www.cambridge.gov.uk/land-pollution>. Hard copies can also be provided upon request.