

Application Number	17/2093/FUL	Agenda Item	
Date Received	14th December 2017	Officer	Charlotte Burton
Target Date	8th February 2018		
Ward	Romsey		
Site	190-192 Mill Road And 2B Cockburn Street Cambridge CB1 3LP		
Proposal	Reconfiguration and extensions, incorporating dormer windows, and alterations to roof of building to provide 10 residential units (net increase of 7) along with bin and cycle storage.		
Applicant	Skymond Ltd		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The current proposal has reduced the number of proposed units compared to the previous scheme resulting in units that would provide an acceptable level of amenity for the future occupants, thereby overcoming the sole reason for refusal.- The proposal would not harm the residential amenity of neighbouring occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is Nos. 190-192 Mill Road and No. 2b Cockburn Street. This comprises a tattoo studio and three residential flats. The building fronting Mill Road is two-storeys with a shop front at ground-floor level and a consistent rhythm of first-floor windows above. The Cockburn Street elevation is comprised of a small residential unit, set back from the road, and adjacent to the larger two-storey mass of No.2b Cockburn Street which has residential floor space above ground-floor garages.

- 1.2 The surrounding area is comprised of a range of commercial units along Mill Road and typically terraced residential properties along the side streets. The site falls within the Mill Road East District Centre and the Central Conservation Area. It is outside the controlled parking zone. There are no other relevant site constraints.

2.0 THE PROPOSAL

- 2.1 The proposal is for extensions and reconfiguration works to the existing buildings to provide 10 residential units (net increase of 7 units compared to existing), including bin and cycle storage.
- 2.2 The overall ridge height (8.9m) of the Nos. 190-192 Mill Road would not be changed. The ridge height of the smallest building, adjoining the rear of No.192 Mill Road, would be increased to 8.5m and the ridge height of no.2B Cockburn Street would rise to 8.65m.
- 2.3 The footprint of the proposed building would be increased at two-storey level, with extensions to infill the vacant space between No.192 Mill Road and No.2B Cockburn Street, as well as moving the building line of the small terraced property fronting Cockburn Street forward.
- 2.4 The proposal includes the addition of dormer windows along the roofs of Cockburn Street and Mill Road, as well as other alterations to the fenestration of the buildings. The rear element along Cockburn Street would be render with the lower link element in brick.

3.0 SITE HISTORY

- 3.1 The planning history consists of:

Reference	Description	Outcome
17/0957/FUL	Reconfiguration and extensions, incorporating dormer windows, and alterations to roof of building to provide 12 residential units (net increase of 9 units) along with bin and cycle storage.	Refused Appeal in progress

17/0493/FUL	Change of Use from Retail (Use Class A1) to Tattoo Parlour (Sui Generis Use)	Permitted.
C/94/0539	INSTALLATION OF ROLLER SHUTTER DOORS TO EXISTING SHOP FRONT (A1).	Permitted.
C/90/0811	ERECTION OF A TWO STOREY DWELLING.	Refused.
C/83/0040	Provision of shop front	Permitted.
C/66/0094	New shop front and internal alterations	Permitted.

3.2 The recent application 17/0957/FUL was refused by the Planning Committee against officer recommendation on the following ground:

1. The proposed development would constitute an overdevelopment of the site by virtue of cramped and small living spaces for future occupants and a constrained external living environment and as such would fail to secure a good standard of amenity for future occupants, contrary to Cambridge Local Plan (2006) policies 3/7 and 3/14.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/11 3/14 4/11 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)
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)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010) Roof Extensions Design Guide (2003)
	<u>Area Guidelines</u> Mill Road Area Conservation Area Appraisal (2011)

5.4 Status of Proposed Submission – Cambridge Local Plan

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

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The application removes an existing double garage whilst increasing the number of households within the site. The proposal provides no off-street parking provision and would seem to rely on the surrounding streets to satisfy any demand for car parking generated by the proposal. The streets in the vicinity provide uncontrolled parking, and so there is no effective means to prevent residents from owning a car and seeking to keep it on the local streets in competition with existing residential uses. 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. In the event of approval, the following conditions should be applied:

- Returning of vehicle crossover to normal footway;
- Traffic management plan;
- Traffic management plan informative; and
- Highways informative

Environmental Health

6.2 No objection, subject to the following conditions:

- Construction hours;
- Collection during construction;
- Dust;
- Noise insulation scheme; and
- Dust informative

Conservation team

6.3 No objection. The change of roof form from hipped to gable is acceptable as there is mixture of both hipped and gable ends along Mill Road and this change will not detrimentally affect the character of the area. It will be important that the dog's tooth brick detailing which currently runs along the eaves line is replicated along the new gable eaves line. The proportions of the new windows to No 2B Cockburn Street are an improvement on the existing and the plans show reasonable reveals. The door to the set - back element on Cockburn Street looks very modern and should be a copy of the existing panelled door. The dormers proposed are acceptable in terms of size and form although the illustrative views are showing the cheeks in brick. This finish should be either slate or render.

6.4 Subject to the above matters being addressed, the following conditions are recommended:

- External joinery;
- Materials sample panel;
- Roofing details;
- Dormer details; and
- Large scale drawings of iron/ steel railings

Urban Design team

6.5 No objection. No significant change to Mill Road elevation. Changes to Cockburn Street elevation are acceptable in design terms. Cycle and refuse storage has been well resolved within the footprint of the building. Some of the units are slightly under the Councils (Local Plan 2014) emerging space standards, however when considering the constraints of the site (i.e. within a conversion), this is considered acceptable. Concern over

quality of light to living area of Unit S2 which could be resolved though reconfiguring living area. Communal external area is small, however occupants would have access to amenity spaces nearby and are unlikely to be occupied by families. Unclear the status of the entrance to unit S7 which appears to be outside the application site boundary.

6.6 Recommended conditions:

- Materials samples;
- Non-masonry walling systems;
- Windows and doors;

Head of Streets and Open Spaces (Landscape Team)

6.7 No objection.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.8 No objection subject to drainage condition.

Head of Streets and Open Spaces (Nature Conservation Officer)

6.9 No objection.

Anglian Water

6.10 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed. Recommend condition for surface water management strategy.

6.11 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 owner/occupier of the following address has a made representation objecting to the proposal:

- 2 Cockburn Street

7.2 The representation can be summarised as follows:

- Driveway being used as a bin assembly point and the proximity to 2&2A
- Build-up of refuse in the driveway
- Increase in the rat population
- Bin assembly points should not abut 2&2A
- Dark corners will encourage drug users and other crime related activities
- Adequate lighting should be provided

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. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. 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). Policy 5/1 supports proposals for housing development on windfall sites subject to the existing land use and compatibility with adjoining uses. The site currently includes residential uses above the existing commercial units and is within a predominantly residential area along Cockburn Street. For these reasons, I consider the proposed use would be compatible and the principle of the development is acceptable in accordance with policy 5/1.

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

- 8.3 The extensions and alterations proposed are substantially similar to the previous scheme, and the impact on the character of the area and the conservation area was not a reason for refusal. I have no reason to take a different view and the Urban Design and Conservation team remain supportive of the proposal, subject to conditions. For the sake of completeness, I include the assessment below.
- 8.4 The proposed works would not have a significant impact on the appearance of the Mill Road frontage of Nos.190 – 192. The proposed dormers and velux windows would be positioned to align with the positions of the first-floor windows below and are subservient in scale and form. During the course of the application, it was clarified that the dormers would have a hipped roof, however the details would be secured through conditions. The Conservation team has requested agreement of the materials for the side cheeks, which can be resolved through conditions. The proposed hip-to-gable extension on the corner of Cockburn Street would not appear out of context with the area given that there is already a gable end on the opposite side of Cockburn Street.
- 8.5 The proposed raising of the ridges along Cockburn Street would not harm the character or appearance of the Conservation Area as these elements would still appear subservient to the overall ridge of the Mill Road frontage building. The relationship of building scales stepping down as the building extends out to the secondary street would still be achieved and the proposal integrates well into its context. The existing smaller building in-between no.192 Mill Road and Cockburn Street would still read as a subordinate form through its lower ridge line and set back from the street frontage. The proposed alterations to the fenestration at ground-floor and first-floor level along Cockburn Street provide a more coherent and engaging frontage than that of the existing building at No.2b Cockburn Street.
- 8.6 In my opinion, the proposed works and alterations would preserve the character and appearance of the Conservation Area. As such, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/14 and 4/11.

Residential Amenity

Amenity for future occupiers of the site

- 8.7 The 'cramped and small living spaces for future occupants and a constrained external living environment' was the sole reason for refusal of the previous application (17/0957/FUL). The applicant has sought to address this by reducing the number of proposed units from 12 to 10. This has entailed the loss of one of the proposed units on the ground floor and one on the proposed first floor. The proposal now includes three 1-bed units as opposed to studios. I have provided a comparison of the proposed floor spaces with the previous scheme as follows:

	Proposed (10 units)	Previous scheme (17/0957/FUL) (12 studios)
Ground	S1 – 47.2 (1-bed unit)	S1 – 32.7
	S2 – 41.8 (1-bed unit)	S2 – 26.6
		S3 – 30.1
First	S3 – 32.3 (studio)	S4 – 32.4
	S4 – 38.9 (studio)	S5 - 39
	S5 – 35.5 (studio)	S6 – 34.4
	S6 – 32.3 (studio)	S7 – 30.8
	S7 – 55.1 (1-bed unit)	S8 – 30.8
		S9 - 27
Second	S8 – 45.5 (studio)	S10 – 45.3
	S9 – 35.2 (studio)	S11 – 40.1
	S10 – 50.1 (studio)	S12 – 52.3

- 8.8 The smallest unit proposed under the current scheme would be 32.3sqm compared to 26.6sqm under the previous scheme. With regard to the space standard within the emerging Local Plan (2014), three of the proposed studios would be above the standard (37m²) and one of the proposed 1-bed units would be above the standard (50m²). These standards have not been formally adopted and as such can only be given limited weight. The size of the units is reflective of other developments in the local area, such as the flats on the corner of Campbell Street and Mill Road (16/1780/S73) that are in the process of being

built. Here, the smallest unit is 18.9m². In my opinion, the larger units proposed here provide a significantly better quality of accommodation compared to the previous scheme.

- 8.9 The Urban Design team have queried the daylight levels reaching the living area of unit S2 and recommended an internal rearrangement. This room would receive some light from the south facing window, albeit this would be limited by the enclosure resulting from neighbouring properties and the overhang above. Nonetheless, I am satisfied with this on the basis that the future occupants could arrange the accommodation to suit their requirements and would be aware of the limited light levels prior to occupation. I consider this unit provides an acceptable quality accommodation.
- 8.10 The proposal has not increased the area of communal amenity space within the site. However, the reduction in the number of units would reduce the intensification of use of this space. In reality, the proposed outdoor amenity space is not meaningful and is unlikely to be used. This is acceptable in my view given the dense urban context where it is unusual for studios and 1-bed flats to benefit from private or communal outdoor amenity space. As highlighted by the Urban Design Team, the units would be in close proximity to open spaces within the city which would provide alternative amenity spaces, such as Coleridge Rec and Romsey Rec. The proposed units would not be occupied by families which typically have a greater need for outdoor amenity space.
- 8.11 For these reasons, I am satisfied that the reduction in the number of units and internal rearrangement has resulted in units that would provide an acceptable level of amenity for the future occupants that is appropriate for the urban context. I consider that in this respect the current proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/14.

Impact on amenity of neighbouring occupiers

- 8.12 The extensions and alterations to the built form proposed are substantially the same as the previous application. The impact of the built form was not a reason for refusal and therefore I have no reason to take a different view. For the sake of completeness, I have reiterated the assessment here. The neighbouring properties are Nos. 2 and 2a Cockburn Street to

the south, the residential flats above No. 188 Mill Road to the west, and the residential uses above No. 194 to the east.

- *Nos.2 and 2a Cockburn Street*

8.13 There are no windows on the side (north) elevation of Nos.2 and 2a Cockburn Street that face towards the application site. The proposed development would not be prominent from the garden or windows of this neighbour and I am confident that this relationship would be acceptable. There would be two first floor windows on the proposed south elevation that may allow oblique view across the garden of this neighbour but these would be high level. Only one of the units would be accessed via the entrance at the rear of the site, which is the same as the existing situation, so I do not consider that there would be a significant increase in comings and goings that would impact on this neighbour.

8.14 The occupants of this property have objected on the grounds of the impact of the bin store on their residential amenity. I have addressed this in the relevant section below. A second objection has been raised on the grounds of the potential for anti-social behaviour due to the lack of external lighting within the passageway. The site is private property and this would be a management issue and/or a criminal issue. I do not consider that the proposed extensions and alterations or the increase in the number of occupants living on the site would significantly increase the likelihood of anti-social behaviour compared to the existing situation or similar situations within the surrounding area.

- *No. 194 Mill Road*

8.15 There is a comfortable separation distance from No.194 Mill Road to the east such that the increase in ridge height proposed would not result in any harmful visual enclosure or overshadowing being experienced. There are already views across the street towards this neighbour and the proposal would not result in any harmful loss of privacy.

- *No. 188 Mill Road*

8.16 The proposed extensions would not harm the amenity of the residential flats above No.188 Mill Road in my opinion. There is

a bedroom window on the rear elevation of the first-floor flat immediately adjacent to No.190 Mill Road. The proposed physical works and additional increases in ridge heights would be set away from this neighbour's window and the additional mass would not lead to a significant increase in overshadowing in the morning or overbear this outlook in my opinion. The proposed additional extensions and ridge height increases would therefore not result in any harmful loss of light or visual enclosure being experienced at these adjoining flats. There would be a comfortable separation distance from the main rear courtyard space of these flats also. The upper-floor windows facing towards these neighbours would all be obscure glazed and I do not consider a harmful loss of privacy would be experienced.

- 8.17 For these reasons, 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 3/14.

Refuse Arrangements

- 8.18 The proposal includes a large internal bin store with a straightforward means of access onto Cockburn Street for collections. The bin store would be convenient to use so there would be no reason for users to leave bins on the highway beyond the collection day. In my opinion, the store is reasonable and would not result in overspill onto the highway. The internal store would minimise rats due to its solid construction. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.19 The Highway Authority has raised no objection to the proposal on highway safety grounds subject to recommended conditions. In my opinion the requested condition for the developer to reinstate the kerb would not be a reasonable condition as it is not necessary in order to make the development acceptable. Subject to a condition for a construction traffic management plan, the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- *Car parking*

8.20 The proposal removes two existing car parking spaces and proposes car-free units. This complies with the Council's adopted maximum car parking standards. The site is well served by public transport along Mill Road and is located in a central location within the City. There are also good cycle links from the site into the heart of the City and the railway station is within walking distance. The residential units would all be one-bedroom and the future occupants are likely to be individuals or couples. In my opinion, the future occupants would not be dependent on car usage. As such, I do not consider any additional pressure on surrounding streets would be significant enough to harm the amenity of the wider area.

- *Cycle parking*

8.21 The proposal includes 12 no. cycle parking spaces internally within the building. This accords with the Council's adopted minimum standards and meets the dimensions and guidance set out within the Cycle Parking Guide.

8.22 For these reasons, in my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.23 I have addressed the concerns regarding bin storage and anti-social behavior in the relevant section above.

Planning Obligations (s106 Agreement)

8.24 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.

- 8.25 The guidance states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space 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 In conclusion, the reduction in the number of units compared to the previous scheme has resulted in units that would provide an acceptable level of amenity for the future occupants that is appropriate for the urban context. The proposal remains acceptable in terms of the impact on the amenity of neighbouring properties and the impact on the conservation area subject to the conditions 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. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

4. 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)

5. 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 policy 4/13

6. Prior to the commencement of development/construction, a noise insulation / attenuation scheme as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced internally at the residential units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings". The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

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

7. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority. Development shall be carried out in accordance with the agreed details thereafter.

Reason: in the interests of highway safety (Cambridge Local Plan 2006 policy 8/2)

8. 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 shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/14 and 4/11)

9. Before starting any non-masonry walling systems, cladding panels or other external screens (including structural members, infill panels, edge, junction and coping) details including the colours, surface finishes/textures and relationships to glazing and roofing are to be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details and retained as such thereafter.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4 and 3/14).

10. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

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

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

12. No works comprising the installation or construction of external joinery shall begin until full details of all external joinery including frames, thresholds, mullions, transoms, finishes, colours, etc., has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policy 4/11)

13. Before installing any boundary treatments along Cockburn Street as shown on the approved plans, large scale drawings including details of railings and finials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved drawings and retained as such thereafter.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

14. The windows identified as having obscured glass on drawing number PL-3-02 REV A shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to occupation of the development hereby permitted and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

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

15. Notwithstanding the approved plans, the first floor windows on drawing number PL-3-02 REV A shall be installed no lower than 1.7m above the finished floor level of the first-floor and shall be retained as such thereafter.

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

16. No development hereby permitted shall be commenced until a surface water drainage scheme based on sustainable drainage principles and following the drainage hierarchy has been submitted to and approved in writing by the local planning authority. The drainage system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding or flooding of third party land for a 1 in 100 year event + 40% allowance for climate change. The submitted details shall:

- a) identify the existing and proposed method of surface water disposal;
- b) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site to achieve greenfield equivalent rates or a minimum 20% reduction where justified;
- c) provide information on the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- d) provide a management and maintenance plan for the proposed SuDS features.

No building hereby permitted shall be occupied until drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan for the lifetime of the development.

Reason: To minimise flood risk (National Planning Policy Framework 2012 paragraph 103).

INFORMATIVE: Dust condition informative

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

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

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

-Guidance on the assessment of dust from demolition and construction

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

- 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: Traffic management plan details; The principle areas of concern that should be addressed are:

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

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

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

iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.