

Application Number	18/0169/S73	Agenda Item	
Date Received	6th February 2018	Officer	Sav Patel
Target Date	3rd April 2018		
Ward	Market		
Site	Westcott House Jesus Lane Cambridge CB5 8BP		
Proposal	S73 to vary conditions 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 18, 20, 21, 22, 23, 24, 29 of ref: 15/1217/FUL (Proposed extension to house additional library space and new teaching / tutorial accommodation to the south side of Westcott House. Proposal incorporates a basement, ground and first floor with a new college entrance off the refurbished Manor Street Car park access.) to amend the timings of discharge of these conditions.		
Applicant	c/o Agent Bidwells LLP		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposal to revise the wording of the conditions applied to the original planning permission 15/1217/FUL is acceptable and would not prejudice or have a detrimental impact on the quality of the approved development;- The revised wording of the conditions would also not compromise the protection to the residential amenity of the local residents.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Westcott House is the theological college for Cambridge University, sited within an island created by Jesus Lane to the north, Malcolm Street to the west, King Street to the south and Manor Street to the east. The main pedestrian and

administrative entrance is via the north through buildings adjacent (west) of the Grade I listed All Saints Church on Jesus Lane. The Westcott House Old Court courtyard is enclosed by Grade II listed buildings. Its oldest buildings are situated in the north-west corner; on the west side the original cloisters have been extended upwards to three storeys over time; to the south are the existing Westcott College Library and Chapel. The college also has a New Court to the east enclosed by a modern two-storey apartment block parallel to Manor Street.

- 1.2 Vehicular access to the college is from Manor Street, just to the north of the access to the car park at the King Street shops and flats; here there is room for c.20 parking spaces, informally parked, although there is no clear entrance to the college in this part of the site and visitors have to traverse New Court and Old Court to reach the site's offices. The application site is actually the land adjacent and to the south of the college's chapel, a Grade II listed building. The land is currently used for a cycle store shed, some of the informal area of parking, and the area behind the cycle shed next to the chapel's south elevation.
- 1.3 The southern boundary of Westcott House is a buff coloured 1.8m high brick wall, of no heritage value. Next to this wall inside the Westcott House car park are two substantial trees, a 15m sycamore tree to the west next to the cycle store, and a 11m lime tree to the east within the car park. Further west but outside the college boundary is a mid-height laburnum tree, growing adjacent to the boundary wall. All trees are protected by virtue of being within the conservation area.
- 1.4 The area is bounded predominantly by residential uses; to the west, the back of three-storey terraces on Malcolm Street, and to the south the residents of Malcolm Place. The site is within the Central Conservation Area and the rest of the College site is a designated Special Area of Advert Control in the Cambridge Local Plan (2006). The site falls within a controlled parking zone.
- 1.5 The Malcolm Place flats form part of a five-storey block which, because of a downwards south-north slope along Manor Street, appears smaller. The whole block has ground floor parking with the King Street parade of shops above that (at ground level to King Street), and above that is a three-storey block of flats arranged in two east-west rows, each with a terrace of south-

facing front gardens. These flats are accessed from a first-floor podium via steps up from King Street either adjacent to the Brewhouse pub or through an arch between the shops of King Street. The rear of flats 18-47 directly overlook the southern side of Westcott House, either the chapel (west) or car park (east). West of the flats is a surface car park courtyard and the recently-constructed rear terrace to the Brewhouse pub adjacent to and below some of the flats, overlooking the Malcolm Place car park. Some cars also park between the north wall of the King Street block and the southern boundary wall of Westcott House.

2.0 THE PROPOSAL

- 2.1 The proposal is to revise the wording of 19 pre-commencement/pre-specific works conditions that were applied to the original planning permission ref: 15/1217/FUL. The current conditions require a significant amount of detailed information to be submitted up front before any development is carried out. The applicant is therefore seeking to revise the wording of some of the conditions to enable the information to be submitted at a more appropriate stage and to allow for a phased led development.
- 2.2 I set out in the below table to try and show the approved wording of the conditions against the proposed. I have underlined the main changes.

Condition	From:	To:
3 Archaeology	No development shall take place within the site until the applicant, or their agent 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 to and approved in writing by the local planning authority...	No demolition/development shall take place <u>within each phase until a written scheme of investigation (WSI) for that phase has been submitted to and approved by the local planning authority in writing...</u>

<p>4 External materials</p>	<p>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.</p>	<p>No development shall take place <u>within each phase</u> until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted <u>for that phase</u> have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.</p>
<p>5 Brick or stonework</p>	<p>Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development</p>	<p>Before starting any brick or stone work <u>within each phase</u>, a sample panel of the facing materials to be used <u>in the development shall be erected on site to establish the detail of</u> bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of that phase of development, shall be maintained throughout the development.</p>

6 Construction of a roof;	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	No roofs shall be constructed <u>within each phase</u> until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, <u>for that phase have been submitted to the local planning authority as samples and approved in writing.</u> The roof(s) of the development shall thereafter be constructed only in accordance with the <u>approved details.</u>
7 Rainwater;	No rainwater goods shall be installed until full details of the means of rainwater collection and disposal have been submitted to and approved in writing by the local planning authority. Rainwater goods shall thereafter be installed only in accordance with the approved details.	No rainwater goods <u>within each phase</u> shall be installed until full details of the means of rainwater collection and disposal for that phase have been submitted to and approved in writing by the local planning authority. Rainwater goods shall thereafter be installed only in accordance with the approved details.
10 Demolition and construction noise, and vibration impact report;	Prior to the commencement of the development hereby approved (including any preconstruction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact	No development shall take place <u>within each phase</u> until a report regarding the demolition / construction noise and vibration impact associated with this development, <u>for that phase,</u> has been submitted for approval by the local authority.

	associated with this development, for approval by the local authority.	
11 Measures to minimise the spread of airborne dust;	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.	No development shall commence <u>within each phase</u> until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period <u>for that phase</u> has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.
12 Details of boundary treatment;	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.	No development shall take place <u>within each phase</u> 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 for that phase.
13 Details of entrance gates, landscaping and hedge planting to be provided along Manor Street	No development shall commence until there has been submitted to and approved in writing by the local planning authority a plan detailing the entrance gates, landscaping and hedge planting to be provided along Manor Street and	<u>The works to take place along Manor Street comprising the entrance gates, landscaping and hedge planting hereby approved shall not take place</u> until there has been submitted to and approved in writing by

	in combination with the entrance details shown in plan PA09-P-121 Rev A...	the local planning authority a plan detailing the entrance gates, landscaping and hedge planting to be provided along Manor Street and in combination with the entrance details shown in plan PA09-P-121 Rev A...
14 Hard and soft landscape works;	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.	No development shall take place <u>within each phase</u> until full details of both hard and soft landscape works <u>for that phase</u> have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.
15 Soft landscape works;	No development shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority.	No development <u>within each phase</u> shall commence until details of soft landscape <u>works for that phase</u> have been submitted to and approved in writing by the local planning authority.
16 Landscape maintenance plan;	No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule	No development shall take place <u>within each phase</u> until a schedule of landscape maintenance for a minimum period of five <u>years for that phase</u> has been submitted to and approved in writing by

	shall include details of the arrangements for its implementation	the local planning authority. The schedule shall include details of the arrangements for its implementation.
18 Details of tree protection	Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition).	<u>No development shall take place within each phase until details of the specification and position of</u> fencing, or any other measures to be taken for the protection of any trees from damage during the course of the development <u>for that phase</u> have been submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of the development (including demolition).
20 A scheme for surface water drainage;	Prior to the commencement of development a scheme for surface water drainage works shall be submitted to and approved in writing by the local planning authority.	Prior to the commencement of development a scheme for surface water drainage works shall be submitted to and approved in writing by the local planning authority. <u>The approved details shall be fully implemented on site in accordance with the</u>

		<u>timescale and phasing specified in the scheme and shall be retained thereafter.</u>
21 Details of residents' cycle storage;	No development shall commence until details of facilities for the covered, secured parking of residents and staff bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing.	<p>No development shall commence until details of facilities for the covered, secured parking of residents and staff bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing.</p> <p><u>The development shall be completed in accordance with the approved programme of delivery and details, the facilities shall be made available for use upon the earlier of either the first occupation of the new bedroom accommodation or the first use of the new resource centre, and shall be retained as such thereafter.</u></p>
24 Plant insulation	Before the development hereby permitted is occupied, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the plant shall be submitted to and	<u>Prior to bringing into use/ occupation of each phase, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the plant for that phase shall be submitted to</u>

	approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.	<u>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.</u>
29 Details of planting screens around first floor roof terrace;	No development shall commence until details of the planting screens to be provided around the first floor roof terrace hereby permitted have first been submitted to and approved in writing by the local planning authority.	<u>Prior to the construction of the first-floor roof terrace hereby permitted, as shown on drawing No. X (insert relevant first-floor plan here) details of the planting screens to be provided around the first floor roof terrace hereby permitted have first been submitted to and approved in writing by the local planning authority.</u>

- 2.3 I have set out in full the proposed revised conditions in the assessment section of my report. Please note that the 'reason' for each condition (unless where specified) is not proposed to be changed from that originally stated in the decision notice.
- 2.4 None of the permitted Listed Building Consent (15/1218/LBC) conditions are proposed to be revised.
- 2.5 The application is accompanied by the following supporting information:
1. Cover letter from Bidwells;
 2. Conditions table
 3. Decision notice for planning permission ref:15/1217/FUL
 4. Site location plan
- 2.6 The applicant did engage with Officers at pre-application stage to seek views on the revised wording of the conditions that have

been applied to be revised. Officers provided alternative wording where necessary.

3.0 SITE HISTORY

Reference	Description	Outcome
15/1217/FUL	Proposed extension to house additional library space and new teaching / tutorial accommodation to the south side of Westcott House. Proposal incorporates a basement, ground and first floor with a new college entrance off the refurbished Manor Street Car park access.	APPROVED
15/1218/LBC	Listed building consent for proposed extension to house additional library space and new teaching / tutorial accommodation to the south side of Westcott House. Proposal incorporates a basement, ground and first floor with a new college entrance off the refurbished Manor Street Car park access.	APPROVED
13/0184/LBC	Rebuild boundary wall to provide bin enclosure. Existing vehicular access gates replaced with a separate pedestrian gate, all electronically operated.	APPROVED
10/0006/LBC	Installation of handrails to Grade II Listed Buildings.	APPROVED

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 3/6 3/7 4/4 4/10 4/11

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
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
Material Considerations	<u>Area Guidelines</u> Cambridge Historic Core Conservation Area Appraisal (2006)

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 Control)

- 6.1 The Highway Authority has no comments to make on this application.

Urban Design and Conservation team

- 6.2 No material conservation issues with the proposal.

Environmental Health

- 6.3 With regards to condition 24 which concerns plant noise, it will be imperative that the combined rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with **all phases** of the application site, be less than or equal to the existing background level (L_{90}) at the **boundary of the premises** subject to this application and having regard to noise sensitive premises.
- 6.4 Subject to the above, no further comments or recommended conditions are proposed.

Head of Streets and Open Spaces (Landscape Team)

- 6.5 The rewording of the landscape conditions are acceptable.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.6 The proposed revised wording to condition 20 says “The approved details shall be fully implemented on site in accordance with the timescale and phasing specified in the scheme and shall be retained thereafter.” No information has been provided about the timescale and phasing of the scheme. Clarification is required about the timescale and phasing to identify what this would mean in terms of the construction of the drainage system in relation to the occupation of the new building and first use of the new car park.

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.7 No change to the proposed ecology enhancement condition.

Historic England

- 6.8 Do not wish to offer any comments and suggest the views of the conservation and archaeological specialists are sought.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.9 If the developer wishes to submit separate written scheme of investigation (WSI) for each phase then this is something that can occur. However, there are concerns with the amount of time it will take to produce separate briefs and to assess and approve the separate WSIs.
- 6.10 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:

- 17 Malcolm Place;
- 20 Malcolm Place;
- 32 Manor Place (King Street Neighbourhood Association)

- 7.2 The representations can be summarised as follows:

- The proposal would deface a listed building and not respect the neighbourhood and result in the loss of mature trees which support birds and wildlife and counteract pollution;
- The development is unacceptably close to the flats at 18-49 Malcolm Place and result in loss of privacy and light;
- Concerns with the noise and dust impact from excavating the basement and would set an unwelcome precedent for new basements;
- Disagree with the justification for revising the conditions, as they were as a result of substantial opposition and as such

the details are neither unnecessary, nor unreasonable nor redundant;

- Not supported by adequate reasoning;
- Condition 3 (archaeology) –
 - o WSI should comprise the whole site;
 - o Archaeological programme of work should include fully certified organisation and fully qualified archaeologists;
 - o The programme of works approved by the Council shall allow for delays in case of unexpected finds;
- Condition 6 (Roofing details)
 - o Not clear by reference to sixteenth century has been made;
 - o The reason has been omitted;
- Condition 7 (Rainwater goods) –
 - o The reason has been omitted;
- Condition 10 (Demolition/Construction noise, vibration and piling)
 - o Clarify is required on the phased approach;

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 This Section 73 application is to vary 19 of the conditions that were applied to planning permission ref: 15/1217/FUL. This is not an opportunity to revisit or reconsider the principle or merits of the approved development. Therefore, the only matter for consideration is acceptability of the revised wording of the conditions.

8.2 It should also be noted here that the regulations on the use of planning conditions have been revised under The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 and come into force on 1 October 2018. The main change to the regulation requires local planning authorities to give written notice to applicant/developers of a planning application on the proposed use of pre-commencement conditions. The notice must include the full wording of the proposed pre-commencement conditions; full reasons for the condition and being for pre-commencement; and a notice period of 10 working days to respond. The main purpose of this is to try and speed

up the process from planning permission being granted to the development starting on site.

- 8.3 From the consultation responses and representations received and from my inspection of the site and the surroundings, I set out below my assessment of the proposed changes to the wording of each of the conditions.
- 8.4 I have attached a copy of the decision notice for planning permission ref: 15/1217/FUL in appendix 2 for information.

Condition 3 – Archaeology

- 8.5 The original condition contained the standard wording for archaeology that seeks a full site investigation and completion report to be carried out prior to development taking place. As the applicant is now seeking to undertake the approved development in a phase manner, the following revised condition is sought:

No demolition/development shall take place within each phase until a written scheme of investigation (WSI) for that phase has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place within each phase other than in accordance with the agreed WSI which shall include:

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

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

- 8.6 As part of the applicant's proposal to implement the development in a phase manner, the applicant is proposing to carry out WSIs for each phase of the development.
- 8.7 I have consulted with the Historic Environment Team at the County Council and they have not raised any in principle objections to the revised wording. They have however raised an issue with regards to the phased approach to develop the site. A phased approach would result in separate site briefs being carried for each phase and would need to be assessed and approved. This could be a time consuming process which the applicant would need to factor into their programme/timetable for the site.
- 8.8 The applicant is aware of the time implications the phased approach engenders.

Condition 4 (Sample of materials); Condition 5 (Brick or stone sample panel); Condition 6 (Roofing details); and Condition 7 (Rainwater goods)

- 8.9 The original conditions contained the standard wording that the Council uses. The applicant seeks to revise the standard wording to take account of the phased approach. The following revised conditions are sought:
- 8.10 Condition 4 (Sample of materials)

No development shall take place within each phase until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted for that phase have been 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, 3/14 and 4/11)

8.11 Condition 5 (Brick sample panel)

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

Reason: In the interests of visual amenity, to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development, and to avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

8.12 Condition 6 (Roofing details)

No roofs shall be constructed within each phase until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, for that phase have been submitted to the local planning authority as samples and approved in writing. The roof(s) of the development 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)

8.13 Condition 7 (Rainwater goods)

No rainwater goods within each phase shall be installed until full details of the means of rainwater collection and disposal for that phase have been submitted to and approved in writing by the local planning authority. Rainwater goods shall thereafter be installed only in accordance with the approved details. Discharge of this condition may require the submission of materials samples as well as large-scale drawings.

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

- 8.14 I have consulted with the Urban Design and Conservation Team on the revised conditions and they have not raised any concerns with the proposed changes. The revised wording to accommodate a phased approach is acceptable, as it specifically requires materials to be agreed within each phase before any development is carried out. I am satisfied that the Council would retain sufficient controls to enable the development to be carried out in a phased manner.

Condition 10 (Demolition/Construction noise and vibration) and Condition 11 (Dust)

- 8.15 The Council's standard conditions were used for the above conditions which required details to be submitted and approved prior to any development. To enable the applicant to carry out the development in a phase manner, the following revised conditions are sought:

- 8.16 Condition 10 (Demolition/Construction noise and vibration)

No development shall take place within each phase until a report regarding the demolition / construction noise and vibration impact associated with this development, for that phase, has been submitted 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. The development of that phase shall be carried out in accordance with the approved details.

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

- 8.17 Condition 11 (Dust)

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

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

- 8.18 I have consulted with the Environmental Services Team and they have not raised any concerns with the revised wording as it retains sufficient control over noise and vibration, and dust mitigation for each phase of the development. I am therefore satisfied that the revised wording is acceptable.

Condition 12 (Boundary treatment); Condition 13 (Entrances and boundaries); Condition 14 (Hard and soft landscaping); Condition 15 (Soft landscape works); Condition 16 (Landscape works maintenance) and Condition 18 (Tree protection) are all landscape related conditions.

- 8.19 These conditions are all landscape related and do not, in my view, need to be provided up front for the approved development and there is no good reason why the details for these cannot be provided and agreed for each phase, separately. However, careful attention will need to be paid to ensure each phase of the development is consistent with the connecting phases. The following revised conditions are sought:

- 8.20 Condition 12 (Boundary treatment)

No development shall take place within each phase 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 for that phase. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. The 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)

- 8.21 Condition 13 (Entrance gates and boundaries)

The works to take place along Manor Street comprising the entrance gates, landscaping and hedge planting hereby

approved shall not take place until there has been submitted to and approved in writing by the local planning authority a plan detailing the entrance gates, landscaping and hedge planting to be provided along Manor Street and in combination with the entrance details shown in plan PA09-P-121 Rev A, such details to include brick and mortar types and bonding, and the proposed planting of the reinforced beech hedge behind, and the form of art to be included within the architectural detail of the gate and railings.

Reason: To ensure an appropriate boundary treatment is implemented, to enhance the appearance of the conservation area, provide an appropriate setting to the listed building, and promote public art within the designs. (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11 and 3/12).

8.22 Condition 14 (Hard and soft landscaping)

No development shall take place within each phase until full details of both hard and soft landscape works for that phase 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:

- (i) Details of the underground planting medium for the pleached hornbeam trees, which shall not include the use of a concrete ring for root containment, but which shall provide use of a continuous trench for planting. Where the trench runs under hard paving/parking areas, the surface parking/hard paving shall be supported with a belowground structure to prevent compaction of the rooting area;*
- (ii) Details of the planting design and precise locations of the trees in relation to New Court and car park positions;*
- (iii) Proposed finished levels or contours;*
- (iv) Means of enclosure;*
- (v) Car parking layouts, other vehicle and pedestrian access and circulation areas;*
- (vi) Hard surfacing materials;*
- (vii) Minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting);*
- (viii) Proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports);*

- (ix) *Retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.*

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

8.23 Condition 15 (Soft landscape works)

No development within each phase shall commence until details of soft landscape works for that phase have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

8.24 Condition 16 (Landscape works maintenance)

No development shall take place within each phase until a schedule of landscape maintenance for a minimum period of five years for that phase has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

8.25 Condition 18 (Tree protection)

No development shall take place within each phase until details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of the development for that phase have been submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of the development (including demolition). 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, 3/12 and 4/4)

- 8.26 The Landscape Officer has not raised any concerns with the revised conditions. I am satisfied that the revised wording is acceptable.

Condition 20 (Surface water drainage)

- 8.27 The applicant has proposed the following revised condition:

Prior to the commencement of development a scheme for surface water drainage works shall be submitted to and approved in writing by the local planning authority. The details shall include an assessment of the potential for disposing of surface water of the development by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy 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 + a 40% allowance for climate change. The submitted details shall include the following:

- 1) *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;*
- 2) *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 for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.*
- 3) *A timetable and phasing programme for each phase.*

The approved details shall be fully implemented on site in accordance with the timescale and phasing specified in the scheme and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (National Planning Policy Framework 2012 Paragraph 103).

- 8.28 The Drainage Officer raised concerns with the revised wording due to there not being a timetable and/or phasing programme to link the implementation of the development of each phase to. I have therefore agreed with the applicant to insert point 3 (underlined above) which, in my view would overcome the Drainage Officer's concern.

Condition 21 (Covered cycle parking for residents and staff) and Condition 22 (Visitor cycle parking)

- 8.29 The applicant has proposed the following revised conditions:

- 8.30 Condition 21 (Covered cycle parking for residents and staff)

No development shall commence until details of facilities for the covered, secured parking of residents and staff bicycles for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The proposed facilities shall be based on the approved details seen within the cycle store details in Figure 2 of page 5 of the Planning Response document dated October 2015, and

the store shall be fitted with residents and staff-only secure access. The details shall include a programme and timetable of delivery and means of cladding the north elevation of the King Street building and infilling the internal south wall of the garage area within the same building, to a high quality of design with materials to be agreed.

The development shall be completed in accordance with the approved programme of delivery and details, the facilities shall be made available for use upon the earlier of either the first occupation of the new bedroom accommodation or the first use of the new resource centre, and shall be retained as such thereafter.

8.31 Condition 22 (Visitor cycle parking)

No development shall commence until details of facilities for the parking of visitor's bicycles for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The details shall include a programme and timetable of delivery and be based on the proposed visitor cycle storage numbers and locations shown in the landscape plan PA09/P/120/RevA. The development shall be completed in accordance with the subsequently approved details, and these shall be made available for use on commencement of the use of the resource centre, and shall be retained as such thereafter.

- 8.32 The revised wording of the conditions is acceptable as it requires the details to be submitted to and approved prior to commencement of development but in accordance with a programme of delivery which links to the phasing of development. This is an acceptable revision of the original condition.

Condition 24 (Plant insulation)

- 8.33 The applicant has proposed the following revised condition:

Prior to bringing into use/ occupation of each phase, a scheme for the insulation of the any new plant in order to minimise the level of noise emanating from the plant for that phase 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. Full details of the plant will be required prior to use/occupation of the buildings associated with this application, including calculations to prove the plant noise limits are achieved and any necessary acoustic insulation of affected rooms if necessary.

8.34 The Environmental Services Team has raised concerns with the wording of this condition in terms of ensuring the combined noise levels from all plant associated with all phases is less than or equal existing background levels at the site boundaries.

8.35 In order to address the Environmental Services Team's concerns, I have recommended the following condition:

8.36 *Prior to the installation of any plant, an acoustic assessment for all the plant and equipment associated with the development hereby approved shall be submitted to and approved in writing by the local planning authority. It is required that the collective sound rating level (in accordance with BS4142:2014) from all plant, equipment and vents associated with this application (in all phases) shall 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.*

Reason: To ensure appropriate neighbouring amenity and living and working conditions within the site. (Cambridge Local Plan 2006 policy 3/7, 3/12).

8.37 I have consulted with the Environmental Services Officer on the wording of the above condition but have not yet received a response. I will therefore update the amendment sheet with their response or orally report it in my presentation to members.

Condition 29 (Planting screens)

8.38 The wording of this condition was agreed by members at December 2012 Planning Committee. The applicant has proposed to revise the wording as follows:

Prior to the construction of the first-floor roof terrace hereby permitted, as shown on drawing No.PA09-P-105 rev B details of the planting screens to be provided around the first floor roof terrace hereby permitted have first been submitted to and

approved in writing by the local planning authority. The proposals shall be capable of providing appropriate screening to the south and west and 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; an implementation programme; and a maintenance schedule.

- 8.39 For the reasons given below I proposed the following amended wording:

Prior to the construction of the first-floor roof terrace hereby permitted, as shown on drawing No. PA09-P-105 rev B, details of the planting screens to be provided around the first floor roof terrace shall be submitted to and approved in writing by the local planning authority. The proposals shall be capable of providing appropriate screening to the south and west and 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; an implementation programme; and a maintenance schedule. The planting screens shall be implemented in accordance with the approved details and prior to the use of the roof terrace.

- 8.40 The current wording of the condition only requires the plant screens information to be submitted and approved by the local planning authority. It does not however require the plant screens to be implemented. The last sentence (underlined) has been added to ensure the approved details are implemented in accordance with the approved details and prior to the use of the terrace. In my view, this revised wording would justify the reason for the condition.
- 8.41 Apart from the above planning conditions, all other conditions relating to planning permission ref: 15/1217/FUL are to remain as originally written. This also applies to the related Listed Building Consent application ref: 15/1218/LBC. None of the LBC conditions are proposed to be revised/reworded.

Third Party Representations

8.42 I set out below my response to the third party representations raised regarding the proposal to revise the conditions:

Representations	Response
The proposal would deface a listed building and not respect the neighbourhood and result in the loss of mature trees which support birds and wildlife and counteract pollution;	Planning permission and listed building consent has already been granted for the development. This application does not seek to amend the approved scheme.
The development is unacceptably close to the flats at 18-49 Malcolm Place and result in loss of privacy and light;	As above
Concerns with the noise and dust impact from excavating the basement and would set an unwelcome precedent for new basements;	Noise and dust will be controlled by conditions 10 and 11.
Disagree with the justification for revising the conditions, as they were as a result of substantial opposition and as such the details are neither unnecessary, nor unreasonable nor redundant;	The revisions to the wording of the conditions specified are reasonable. The conditions were not applied as a result of substantial opposition to the scheme.
Not supported by adequate reasoning;	Clear and precise reasons have been given for each condition.
Condition 3 (archaeology)	
WSI should comprise the whole site;	A WSI will be carried out for each phase of the development to ensure a comprehensive assessment of the site has been carried out.
Archaeological programme of work should include fully certified organisation and fully qualified archaeologists;	Noted.

The programme of works approved by the Council shall allow for delays in case of unexpected finds;	The survey work will be carried out based upon an estimated timescale and where any unexpected findings are found the timescale may be revised accordingly.
Condition 6 (Roofing details)	
Not clear by reference to sixteenth century has been made;	Reference to this has been removed.
The reason has been omitted;	The reason is not being changed hence why it has not been shown.
Condition 7 (Rainwater goods)	
The reason has been omitted;	The reason is not being changed hence why it has not been shown.
Condition 10 (Demolition/ Construction noise, vibration and piling)	
Clarity is required on the phased approach;	Agree and will update the amendment sheet with appropriate wording or an additional condition.

9.0 CONCLUSION

- 9.1 The proposal to revise the wording of 19 of the conditions for planning permission ref: 15/1217/FUL to enable the applicant to carry out of approved development in a phased manner is acceptable. The wording has been agreed with relevant consultees and to ensure the scheme is delivered to a high quality without having a detrimental impact on the character and appearance of the conservation area or setting of the listed buildings. There is no reason to restrict the applicant from revising the conditions as long as the development is carried out in accordance with the approved details. I am satisfied that the revised conditions would not prejudice the implementation of the approved development.

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 planning permission 15/1217/FUL.

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

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

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

3. No demolition/development shall take place within each phase until a written scheme of investigation (WSI) for that phase has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place within each phase other than in accordance with the agreed WSI which shall include:

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

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

4. No development shall take place within each phase until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted for that phase have been 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, 3/14 and 4/11)

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

Reason: In the interests of visual amenity, to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development, and to avoid harm to the special interest of the Conservation Area (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11).

6. No roofs shall be constructed within each phase until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, for that phase have been submitted to the local planning authority as samples and approved in writing. The roof(s) of the development 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).

7. No rainwater goods within each phase shall be installed until full details of the means of rainwater collection and disposal for that phase have been submitted to and approved in writing by the local planning authority. Rainwater goods shall thereafter be installed only in accordance with the approved details. Discharge of this condition may require the submission of materials samples as well as large-scale drawings.

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

8. 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)

9. 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)

10. No development shall take place within each phase until a report regarding the demolition / construction noise and vibration impact associated with this development, for that phase, has been submitted 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. The development of that phase shall be carried out in accordance with the approved details.

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

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

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

12. No development shall take place within each phase 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 for that phase. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. The 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)

13. The works to take place along Manor Street comprising the entrance gates, landscaping and hedge planting hereby approved shall not take place until there has been submitted to and approved in writing by the local planning authority a plan detailing the entrance gates, landscaping and hedge planting to be provided along Manor Street and in combination with the entrance details shown in plan PA09-P-121 Rev A, such details to include brick and mortar types and bonding, and the proposed planting of the reinforced beech hedge behind, and the form of art to be included within the architectural detail of the gate and railings.

Reason: To ensure an appropriate boundary treatment is implemented, to enhance the appearance of the conservation area, provide an appropriate setting to the listed building, and promote public art within the designs (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11 and 3/12).

14. No development shall take place within each phase until full details of both hard and soft landscape works for that phase 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:

- (i) Details of the underground planting medium for the pleached hornbeam trees, which shall not include the use of a concrete ring for root containment, but which shall provide use of a continuous trench for planting. Where the trench runs under hard paving/parking areas, the surface parking/hard paving shall be supported with a belowground structure to prevent compaction of the rooting area;
- (ii) Details of the planting design and precise locations of the trees in relation to New Court and car park positions;
- (iii) Proposed finished levels or contours;
- (iv) Means of enclosure;
- (v) Car parking layouts, other vehicle and pedestrian access and circulation areas;
- (vi) Hard surfacing materials;
- (vii) Minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting);
- (viii) Proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports);
- (ix) Retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

15. No development within each phase shall commence until details of soft landscape works for that phase have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

16. No development shall take place within each phase until a schedule of landscape maintenance for a minimum period of five years for that phase has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

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

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

18. No development shall take place within each phase until details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of the development for that phase have been submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of the development (including demolition). 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, 3/12 and 4/4)

19. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for including integral nesting boxes and bat roosting facilities as may be possible to accommodate within the building, and the development shall be provided in accordance with these details.

Reason: To provide biodiversity enhancements to complement the tree hedging rows and to compensate for the loss of potential nesting habitat within existing trees (To improve biodiversity in accordance with the guidance within the National Planning Policy Framework).

20. Prior to the commencement of development a scheme for surface water drainage works shall be submitted to and approved in writing by the local planning authority. The details shall include an assessment of the potential for disposing of surface water of the development by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy 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 + a 40% allowance for climate change. The submitted details shall include the following:

- 1) 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;
- 2) 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 for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- 3) A timetable and phasing programme for each phase.

The approved details shall be fully implemented on site in accordance with the timescale and phasing specified in the scheme and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage (National Planning Policy Framework 2012 Paragraph 103).

21. No development shall commence until details of facilities for the covered, secured parking of residents and staff bicycles for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The proposed facilities shall be based on the approved details seen within the cycle store details in Figure 2 of page 5 of the Planning Response document dated October 2015, and the store shall be fitted with residents and staff-only secure access. The details shall include a programme and timetable of delivery and means of cladding the north elevation of the King Street building and infilling the internal south wall of the garage area within the same building, to a high quality of design with materials to be agreed.

The development shall be completed in accordance with the approved programme of delivery and details, the facilities shall be made available for use upon the earlier of either the first occupation of the new bedroom accommodation or the first use of the new resource centre, and shall be retained as such thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles and secure a high quality of design appropriate to the conservation area (Cambridge Local Plan 2006 policy 8/6, 3/11, 3/12).

22. No development shall commence until details of facilities for the parking of visitor's bicycles for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The details shall include a programme and timetable of delivery and be based on the proposed visitor cycle storage numbers and locations shown in the landscape plan PA09/P/120/RevA. The development shall be completed in accordance with the subsequently approved details, and these shall be made available for use on commencement of the use of the resource centre, and shall be retained as such thereafter.

Reason: To ensure appropriate provision for the convenient and accessible secure storage of visitor bicycles (Cambridge Local Plan 2006 policy 8/6).

23. No use or occupation of the development shall take place until the details of providing necessary means of mechanical ventilation to the development, and acoustic insulation thereof, sufficient to prevent sound disturbance to users of the development and neighbouring users, have first been submitted to and approved by the local planning authority. The development shall be completed with these approved features.

Reason: To ensure appropriate neighbouring amenity and living and working conditions within the site (Cambridge Local Plan 2006 policy 3/7, 3/12).

24. Prior to bringing into use/ occupation of each phase, a scheme for the insulation of the any new plant in order to minimise the level of noise emanating from the plant for that phase 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. Full details of the plant will be required prior to use/occupation of the buildings associated with this application, including calculations to prove the plant noise limits are achieved and any necessary acoustic insulation of affected rooms if necessary.

Reason: To ensure appropriate neighbouring amenity and living and working conditions within the site (Cambridge Local Plan 2006 policy 3/7, 3/12).

25. Upon first use of the development the College shall implement the Green Travel Plan received October 2015 and make a copy of the Plan available to all residents and staff.

Reason: To promote and encourage sustainable travel options (Cambridge Local Plan 2006 policy 8/2, 8/3, 8/4).

26. The first floor roof terrace study garden hereby permitted shall only be used between the hours of 0900 and 1800 Monday to Friday, and there shall be no use of the space on Saturdays, Sundays, Public or Bank Holidays. Further, the terrace garden shall only be used in association with the activities of the learning resource centre hereby approved.

Reason: To ensure an appropriate relationship with neighbouring uses and to preserve residential amenity (Cambridge Local Plan 2006 policies 3/7, 3/12, 3/14).

27. There shall be no amplified noise played on the first floor roof terrace study garden at any time.

Reason: To ensure an appropriate relationship with neighbouring uses and to preserve residential amenity (Cambridge Local Plan 2006 policies 3/7).

28. Prior to the removal of any existing foundations and prior to any excavation or construction of new foundations/piles, a system of monitoring the nearby listed buildings/structures for movement shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include details of acceptable parameters, frequency and accuracy of measurements, location of monitoring points, etc. Should movement outside the agreed parameters be detected, work on site will cease and the Local Planning Authority and structural engineers will be notified immediately. Thereafter the monitoring shall be undertaken in accordance with the agreed details.

Reason: To protect the adjacent buildings from harm (Cambridge Local Plan 2006 policy 4/10).

29. Prior to the construction of the first-floor roof terrace hereby permitted, as shown on drawing No. PA09-P-105 rev B, details of the planting screens to be provided around the first floor roof terrace shall be submitted to and approved in writing by the local planning authority. The proposals shall be capable of providing appropriate screening to the south and west and 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; an implementation programme; and a maintenance schedule. The planting screens shall be implemented in accordance with the approved details and prior to the use of the roof terrace.

Reason: In the interests of visual amenity and to ensure that suitable screening for protecting residential amenity is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11 and 3/12)

30. Any damage caused to the listed building whilst undertaking works forming part of the development hereby permitted shall be repaired within three months in accordance with details to be first approved with the local planning authority.

Reason: To protect the listed buildings from harm (Cambridge Local Plan 2006 policy 4/10).

31. Prior to the installation of any plant, an acoustic assessment for all the plant and equipment associated with the development hereby approved shall be submitted to and approved in writing by the local planning authority. It is required that the collective sound rating level (in accordance with BS4142:2014) from all plant, equipment and vents associated with this application (in all phases) shall 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.

Reason: To ensure appropriate neighbouring amenity and living and working conditions within the site. (Cambridge Local Plan 2006 policy 3/7, 3/12).

INFORMATIVE: The applicant and developer are advised that an Accessibility Plan for the development will help achieve the necessary and high quality accessibility to all. Such details to improve the access to the college and the development for persons of restricted mobility and/or ability could include but not be restricted to: Means to identify disability spaces within the car park and accesses thereto; reception and teaching rooms to include hearing loops; considerate use of colour contrast throughout; tactile signage where possible; handrails in the stepped auditorium; double doors should be powered, or asymmetrical with one leaf having a minimum clear opening of 900mm.

INFORMATIVE: The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

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

-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: To satisfy the plant noise 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 noise 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 noise 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 a noise 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 a noise assessment as described within this informative.

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