

Application Number	18/0827/FUL	Agenda Item	
Date Received	22nd May 2018	Officer	Sophia Dudding
Target Date	17th July 2018		
Ward	Newnham		
Site Proposal	108 Grantchester Meadows Cambridge CB3 9JN Demolition of a two storey house and construction of a new dwelling		
Applicant	Mr Matthew Cleevely 13 Owlstone Road Cambridge CB3 9JH Cambridgeshire		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1) The proposed new dwelling would be in keeping with the area and would not give rise to significant harm to the character of the Conservation Area. 2) The proposed new dwelling would not give rise to significant harm to the residential amenity of the neighbouring properties. 3) The proposal would provide high quality of living condition for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is occupied by a two storey detached residential 1960's house located on the south side of Grantchester Meadows. The site is bounded to the front with high hedges and vegetation. There is a footpath running along the western side of the property accessing the River Cam. Skater's Meadow and Grantchester Meadows lie beyond the western and southern boundaries respectively. To the eastern

side are located two similarly designed detached properties also dating from the 1960's.

1.2 The site is located within the Newnham Croft Conservation Area and comprises a mix of Victorian, Edwardian and 1960's houses. The road forms an architectural contrast between the northern characteristic 19C and pre-war buildings and the southern late built simple buildings which includes the application site. The adjacent land to the west and south lies within the Cambridge Green Belt. The southern part of the site falls within Flood Zone 2 and 3. The adjacent land to the west, Skater's Meadow, is a County Wildlife Site.

1.3 The site is neither a listed building nor a building of local interest.

2.0 THE PROPOSAL

2.1 Full planning consent is sought for the demolition of the existing two storey building and construction of a new dwelling.

2.2 The new dwelling would be erected over a similar footprint as the existing dwelling with a slight increase to its south and west side (136m² to 145m²). It would be a two storey pitched roofed building with a steeper roof (9.9m ridge height, 5.8m eaves height) with a raised ridge height which would be about 1.8m higher than the existing building. It would retain a similar eaves height to match the row of neighbouring buildings. The new building would step down to two side wings of which the eastern side would be a shallow single storey lean-to element, whilst the western side would be a modest two storey pitched roof element (7.9m ridge height, 5.8m eaves height) extending onto a roof terrace and patio area overlooking the meadows.

2.3 Three rows of solar panels would be installed to the southern roof plane to supply green energy for the building. The new building would be characterised by its symmetrical arranged façade, a row of horizontal band front windows with stone fins and a chimney to be installed in the roof centre.

2.4 The proposal would provide a single car parking space, bin and cycle storage in the front garden, and it would not remove or involve any works to the existing seven trees within the site. A new tree was originally proposed to be planted to the northwest

side, but during the course of application it has been removed from the revised plan to address the Highway Authority's comments.

2.5 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Preliminary Ecology Appraisal
3. Flood risk Assessment
4. Drawings

3.0 RELEVANT PLANNING HISTORY

Reference	Description	Outcome
C/65/0604	Addition of playroom and w.c. and extension of dining room.	Application permitted
C/66/0337	Erection of Prefabricated Home Extension.	Application permitted
17/1371/FUL	<u>113 Grantchester Meadows</u> - New single storey annex	Application permitted
16/1415/FUL	<u>113 Grantchester Meadows</u> -Part single storey and part two storey rear extension, First floor side extension, Alterations to existing single storey side extension.	Application permitted
12/0684/FUL	<u>99 Grantchester Meadows</u> - Demolition of existing single storey side extension and replacement with three storey side extension, third storey including loft conversion plus single storey rear extension.	Application permitted
06/0250/FUL	<u>103-107 Grantchester Meadows</u> - Redevelopment to erect 3 no. new dwellings (1 no. four bedroom house and 2 no. three bedroom house).	Appeal allowed

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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

Central Government Guidance	National Planning Policy Framework 2018 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A) Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)

Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)
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5.4 Status of Proposed Submission – Cambridge Local Plan

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

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

Original comments

6.1 Objection –

The development encroaches onto the existing highway verge.

The red line does not include this area of public highway, and so the application would appear invalid, however the Highway Authority object to the stopping up of the verge, without which the development could not proceed.

The Highway Authority therefore objects to the proposal unless and until the proposed structure and works to the public highway are removed from the proposal.

Final comments

6.2 Support-

The revised plans no longer encroach onto the highway with structures and so resolve the concerns raised.

Environmental Health

6.3 Support- subject to conditions regarding construction hours, collection during construction, piling and dust.

Urban Design and Conservation team

6.4 Supports- subject to recommended conditions for sample materials, roofing details and solar panel details.

The existing building is not considered to be important to the character of the conservation area. Therefore a replacement that preserves or enhances the character of the conservation area can be considered. The context of the existing 1960s building is of a structure at the end of a group of three buildings of the same age, on the edge of the open meadows. There are clear views of the building from the adjacent footpaths and meadows. The three 1960s buildings are of similar character, but of differing design and materials. The scale of each also differs, with the centre property occupying a larger footprint. It is therefore considered that the loss of this building would not have a detrimental impact on the adjacent properties.

The properties on the north of Grantchester Meadows are on higher land, so those on the south side, such as no. 108, are lower reducing their impact on the street. The proposed new dwelling has a higher ridge height than the existing and nos. 106 and 104 adjacent, however the eaves height is comparable. The lack of consistent ridge heights in this part of the conservation area can accommodate this increase in height. It is noted that no. 102, a Victorian property at the other end of the 1960s houses, gable end onto the street, has a higher ridge line and is of greater scale than the adjacent properties. The scale and massing is appropriate to this location. The sense of

openness and link with the surroundings will not be affected by the development.

The elevations are acceptable. Concerns have been raised over the rows of PV panels and rooflights on the south roof slope. While installing methods for allowing natural light into the building and generating energy is welcomed, it is queried whether these elements will have a negative impact on the tranquillity of the meadows south of the site. Will the sun be glinting on the PV panels and rooflights? Further information needs to be submitted to show that these elements will not cause harm to the character of the conservation area.

Landscape Architects

6.5 Additional information required –

There is a concern that the combination of PV panels along with a long bank of roof lights will have a visual impact on the Greenbelt. Individually, the elements are not necessarily harmful but the combination of a tall and fairly steep roof form, 3 rows of pv panels and a long continuous roof light will likely cause considerable reflectivity or glare from sensitive landscape and visual receptors. We feel there should be further consideration of the detail of these elements to reduce their impact on the surrounding landscape and amenity features of the Greenbelt and River Cam. Photography of key views may aid in the assessment of this. Additional tree planting at the bottom of the garden may serve to buffer the site but without further information, it is not able to be considered.

Conditions requiring details of landscaping and boundary treatments are recommended.

Drainage Officer

6.6 Support- subject to a condition requiring details of surface water drainage.

Nature Conservation

6.7 Support- subject to conditions prohibiting external lighting to the western boundary and requiring details of bird and bat boxes.

Streets and Open Spaces (Trees)

6.8 Support-

The topographical survey indicates a large lime in the front garden that it is not believed exists; a tree like this would be a constraint to development.

However, it is believed that while the vegetation that will be impacted by the development contributes generally to the verdant character of the area, it would not be a reasonable constraint to development. Therefore no formal objection to the proposal subject to a suitable landscape scheme that seeks to enhance the contribution the site makes to the area's verdant character. It is recommended that a landscape scheme include suitable tree planting along the site frontage and western boundary.

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

7.0 **REPRESENTATIONS**

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

- 106 Grantchester Meadows (Support)
- South Newnham Neighbourhood Forum (Support)
- 111 Grantchester Meadows (Objection)

7.2 The objection representation can be summarised as follows:

- The height of the new building would not be in keeping with the character of the area, and would intrude into the adjacent landscape.
- The applicant should consider a gambrel roof design that would reduce the height of the house.
- The obscure glazing in the façade would not be in keeping with the area.
- There is no precedent for bronze powder coated window frames in the area.

7.3 The support representations can be summarised as follows:

- The letters from No.106 and South Newnham Neighbourhood Forum note that the applicant has engaged in considerable consultation with neighbours and with the South Newnham Neighbourhood Forum and taken account of their comments.

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

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces including impact on the Conservation Area and adjacent Green Belt
3. Residential amenity
4. Cycle parking and refuse arrangements
5. Car parking and highway safety
6. Tree issues
7. Ecology
8. Flood risk
9. Third party representations

Principle of Development

8.2 Policy 5/1 states proposals for housing development will be permitted on windfall sites subject to the existing land use and compatibility with adjoining uses. As the site is already occupied by a dwelling and the surrounding area is predominantly residential, I consider the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces including impact on the Conservation Area and adjacent Green Belt

Layout, Scale, height and form

- 8.3 The proposed new dwelling would be erected over a similar footprint as the existing dwelling by following similar front and rear building lines to match the building arrangement of the row of neighbouring properties. The new building would follow a relatively simple form similar to the existing dwelling with a pitched roofed central element and two subservient side wings.
- 8.4 The new building would have increased physical massing and roof height compared with the existing dwelling and the immediately adjacent properties, No.106 and No.104. It would have a steep roof slope and a two storey side element at the western side of the property. Although the new building would be approx. 1.9m higher than the existing house and neighbouring dwellings, Grantchester Meadows comprises buildings with a diverse range of building heights and physical massing. The opposite side of the street in particular has much architectural diversity, ranging from No. 113, a relatively low and modest scale cottage, to grand and relatively tall Victorian and Edwardian houses at Nos. 103-111. As the road has a diverse range of properties, I consider the new building would fit in well with the surrounding area in terms of its scale, height and building form. The Conservation Officer supports the application, making reference to the lack of consistent ridge heights in this part of the conservation area. I concur with her view that the site can accommodate this increase in height, and that the scale and massing of the new dwelling would be appropriate to this location.

Materials and detailing

- 8.5 The new building would be constructed from buff brick and slate. Both materials are common in the area, and I consider they are acceptable subject to sample being provided. The main part of the new building would have a symmetrical arrangement to the front and rear elevation and a horizontal band of windows along the full width of the central element with stone mullions. I consider the design is acceptable. The proposed materials and simple building form would successfully reflect the character of the adjacent buildings.

- 8.6 The owners of No.111 objects to the obscure glazing in the horizontal band of windows and powder coated window frames, and states they would not be in keeping with the area and set a precedent. Whilst there may not be other examples of such materials in the vicinity, this does not mean the development would be harmful. I consider these materials to be of a high quality and that, subject to agreeing samples of materials by condition, that the new dwelling would have an acceptable impact on the character of the area.
- 8.7 The Conservation Officer and the Landscape Architect have raised concerns regarding the potential visual impact of the solar panels on the south facing roof plane. As the property is located at the western end of the road and would have key views from Skater's Meadow, both consultees have concerns that the panels would give rise to reflection which would harm the tranquility of the meadows. I have recommended a condition to require details of the PV panels to ensure the panels would not have a negative effect on the area.

Landscape

- 8.8 The existing hedge bounding the front garden is proposed to be retained. Further to the advice received from the Landscape and Trees Officers, I have recommended that a hard and soft landscaping condition be added to any consent.
- 8.9 In summary, I consider the proposal would provide a high quality contemporary designed new dwelling which would be in keeping with the area and would not give rise to harm to the character of the Conservation Area, and the openness of the adjacent Green Belt.
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12, 4/1 and 4/11.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 There are two windows in the west side elevation of No.106 facing the new dwelling; one is the first floor bathroom window and the other one is the ground floor side window for the living

room which also has its main outlook and light source from a large area of glazing to the rear. Although the new building would have a higher ridge height than the existing dwelling which would give rise to enclosure and light loss to both aforementioned windows, they are not primary windows which we could take into account as material considerations. Therefore, I do not consider the impact on these two windows would be substantial.

- 8.12 The outlook of the new dwelling would be similar to the existing dwelling. Therefore, I do not consider it would give rise to any new overlooking issue to the neighbouring properties.
- 8.13 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, 3/12 and 4/13

Amenity for future occupiers of the site

- 8.14 I consider the new dwelling would provide spacious and well-arranged interior habitable space and high quality amenity space with sufficient sunlight and well planned soft plantation for the future occupiers to enjoy. In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7, 3/12 and 4/13.

Cycle Parking and Refuse Arrangements

- 8.15 The proposal provides bin storage in the west corner of the front garden that could accommodate three 120L bins. The cycle storage is provided in the east corner to accommodate 6 bikes. Both bin and cycle storage would be screened away from the public view by the front hedge. I have no objections to the proposed location of cycle and bin storage. A condition is recommended to require elevation details of the bin and cycle storage.
- 8.16 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 3/12.

Car parking and Highway Safety

- 8.17 The Highway Authority initially objected to the proposal on the basis the frontage of the site would encroach onto the public highway. A revised ground floor drawing has been submitted to address the issue and the highways authority has confirmed this resolves their concerns.
- 8.18 A single car parking space would be provided in the front garden and I consider this would be sufficient for a single family to use.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2 and 8/10.

Tree issues

- 8.20 The submitted topographical survey suggests there is a large lime tree in the front garden. This is not the case but, notwithstanding this, the Tree Officer has no objections to the application subject to a suitable landscape scheme being provided.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/4.

Ecology

- 8.22 As the site is adjacent to the Skater's Meadow which is designated as a Country Wildlife site, a preliminary ecological appraisal has been submitted to identify the potential for presence of protected species. The Nature Conservation officer has raised no objections subject to conditions to prohibit the external lighting of the eastern boundary to Skaters Meadow, and to require details of bird and bat boxes.
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 4/3 and 4/6.

Flood risk

- 8.24 The site falls within Flood Zone 1 and its rear garden extends onto the Flood Zone 2 and 3. A flood risk assessment has been submitted and concludes that the redevelopment would have no

adverse impact upon the off-site risk of flooding. The Council's Sustainable Drainage Engineer has raised no objections to the proposal subject to a condition requiring details of surface water drainage.

Third Party Representations

8.25 The matters raised in the third party representations have been addressed in this report.

9.0 RECOMMENDATION

APPROVE subject to the following conditions:-

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

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

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

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

3. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, 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 3/12 and 4/11)

4. 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)

5. Prior to installation of any solar panels and/or photovoltaic cells, full details including type, dimensions, materials, location and fixing shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

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

6. 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 existing and proposed drained areas, the method employed to delay and control the surface water discharged from the site to ensure no increase in surface water runoff from the site and achieve an overall reduction where possible;
 - 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.

Reason: To ensure appropriate surface water drainage.
(Cambridge Local Plan 2006 policy 4/16)

7. 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 ensure appropriate surface water drainage.
(Cambridge Local Plan 2006 policy 4/16)

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. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

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

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

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

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

13. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

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

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

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

15. Notwithstanding the approved plans, no development shall take place until full details of the bin stores, including their location, elevations and details of materials, have been submitted to and approved in writing by the local planning authority. The bin stores shall be carried out in accordance with the approved details before the dwelling is occupied and retained as such thereafter.

Reason: To ensure that the location and external appearance of the bin stores is appropriate (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

16. No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new buildings. This should include suitable provision for swallows. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2006, Policy 4/3)

17. Prior to the installation of any external lighting to the western boundary of the site, details shall be submitted to and approved in writing by the Local Planning Authority, and the lighting installed and thereafter retained in accordance with the approved details.

Reason: To ensure that any lighting along this boundary would not harm the ecological value of the adjacent land which is designated as a County Wildlife Site (Cambridge Local Plan 2006 policies 4/3 and 4/6).

INFORMATIVE: The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and shrubs are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting

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