

Application Number	18/0829/FUL	Agenda Item	
Date Received	22nd May 2018	Officer	Mairead O'Sullivan
Target Date	17th July 2018		
Ward	Market		
Site	Lion House And St George House, Lion Yard, Petty Cury, Cambridge		
Proposal	Change of use of St George House and Lion House from office (Class B1) to hotel (Class C1); relocation of nightclub (Sui Generis) in St George House to basement service yard in Lion Yard shopping centre (Class A1); relocation of the substation within the basement; associated alterations to the buildings including new windows, new entrance to the nightclub from the shopping centre, new goods lift for the hotel and cycle parking.		
Applicant	Barclays Nominees (George Yard) Ltd		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- Only minor modifications are proposed and all are considered to respect the character and appearance of the Conservation Area- The proposal retains a nightclub on site and the proposal is not considered to harm residential amenity subject to conditions
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site forms part of the Lion Yard Shopping Centre. The site is subject to two separate planning applications. This application relates to St George House, Lion

House and part of the basement. Lion House and St George House are in B1 use as offices. BPP University occupies part of the third floor of Lion House. Their office falls outside of the application site. The remainder of the office space in both buildings is vacant. Lion House has a ground floor entrance by EAT and George House has a ground floor access adjacent to Fisher House and opposite the Guildhall. The site is located within the designated City centre and the surrounding uses are predominantly retail (A1).

- 1.2 The site lies within the Historic Core of Cambridge. The entrance to the nightclub will be opposite the Grade II listed St Andrew the Great Church. The entrance to the hotel will be opposite the Grade II listed Guildhall and adjacent to Grade II Listed Fisher House. The main elevation of the hotel will also be in close proximity to the Grade II* listed Lloyds Bank.

2.0 THE PROPOSAL

- 2.1 The application includes two elements; the provision of a hotel and relocation of the existing nightclub at Lion Yard. The hotel is proposed through change of use of St George House and Lion House from office (Class B1). The nightclub is to be relocated from the first floor of St George House to the basement and this requires a change of use from servicing yard to the retail units (Class A1) to a Sui Generis use as a nightclub. As part of these works the substation within the basement is to be relocated. Alterations are proposed to the windows at Petty Curry Street but this will not read as different. A new nightclub entrance is proposed and ground floor and will be a small single storey extension which includes acoustic treatment. Cycle parking is proposed for staff; this would be located in Heidelberg Gardens. A dockless bike station is proposed adjacent to the hotel entrance to serve visitors.
- 2.2 The proposed hotel would provide 125 rooms and accommodate approx. 288 guests. It would be accessed from the entrance to George House, adjacent to Fisher House. A large amount of brickwork will be removed and replaced with a glazed wall to demarcate the entrance. The existing window boxes on Petty Cury Street would be retained but refurbished to ensure they include the relevant air handling and noise insulation required. Plant will be included on top of the stair core but will be screened by louvres.

- 2.3 A new single storey structure is proposed to accommodate the nightclub entrance. The entrance is proposed adjacent to the ground floor entrance to Lion House and would include acoustic treatments to minimise any noise spillage.
- 2.4 Another application has been submitted for the Lion Yard which will be considered separately. The other application relates to the demolition of existing retail kiosks and provision of a new extension to provide a food and beverage quarter. This application also includes works to the public realm including new paving, benches and cycle stands and the opening up of the eastern entrance to the shopping centre. Details of this application can be found in the table below. The two applications would complement one another; particularly the proposed public realm improvements which will be considered under the other application will have a positive impact on the area surrounding the nightclub. However, they are separate applications and could each be implemented without the other going ahead.

3.0 SITE HISTORY

Reference	Description	Outcome
18/0830/FUL	Demolition and redevelopment of the existing retail kiosk units (Class A1) to the south of St Andrews Church, to create a new food and beverage quarter (Class A3/A4); change of use of retail units (Class A1) facing onto St Andrews Church within Lion Yard to create a new food and beverage quarter (Class A3/A4); provision of new roof terrace looking over St Andrews Church, improvements to the public realm, provision of plant, cycle parking and associated alterations to the shopping centre facade	Pending consideration

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Local Plan 2018		1
		10 11
		34 35 36
		41
		55 56 58 59 61 69 71
		73 77
		82

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

Central Government Guidance	National Planning Policy Framework March 2018
	National Planning Policy Framework – Planning Practice Guidance March 2014
	Circular 11/95 (Annex A)

<p>Supplementary Planning Guidance</p>	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p> <p>Public Art (January 2010)</p> <p>Old Press/Mill Lane Supplementary Planning Document (January 2010)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>The Cambridge Shopfront Design Guide (1997)</p>
	<p><u>Area Guidelines</u></p> <p>Cambridge Historic Core Conservation Area Appraisal (2006)</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

First comment

- 6.1 Objection: I will make a full comment after consultation with my colleagues in the Transport Planning Team. The applicant must provide plans showing the existing building footprint with the proposed building footprint superimposed so that it can be verified whether any of the structures, or their doors, encroach upon the public highway. From this it will be able to be determined whether, or not, the application can proceed without a stopping up order, or would breach the Highways Act, 1980. Until this is provided the Highway Authority considers that inadequate information has been provided upon which to make a decision and so objects to the proposal.

- 6.2 The application proposes extensive changes to the adopted public highway. The Highway Authority cannot accept the additional burden on the Authority's budget that the maintenance of this landscaping will impose. The Highway Authority is no longer able to accept additional street trees or planting as it cannot undertake the ongoing maintenance burden of these. If trees or planting are required as part of the proposal the future maintenance will need to be undertaken by others in a way acceptable to the Highway Authority. A condition and an informative are recommended.

Second comment

- 6.3 The applicant is currently in discussions with my colleagues in asset Management regarding the stopping up of public highway and rededication of land as a public footpath maintained by others. A satisfactory conclusion to these discussions and imposition of Conditions previously requested would address the issues that I have raised previously.

Third comment

- 6.4 The information provided by the applicant does not change the last set of comments made by the Highway Authority (second comment). Colleagues in Major Developments will respond to the Transport related matters.

Transport Assessment Team

- 6.5 Objection: The Transport Assessment Team has reviewed the application and place a holding objection as further information is needed. Detailed plans of the proposed uses and how they are sited in related to the public highway are required. TRICS results and trip generation information is needed. Street trees are not accepted by the county council due to maintenance costs.
- 6.6 Objection: The Transport Assessment Team has reviewed the additional information and maintains a holding objection. The TRICS analysis needs to be amended. Need trip distribution to be included. Extant and proposed land uses have not been included within the Transport Assessment.
- 6.7 No objection: The Transport Assessment Team has reviewed the additional information and is satisfied that the proposal is acceptable subject to conditioning a travel plan. There are still ongoing matters with other colleagues regarding the public highway.

Environmental Health

First comment

- 6.8 No objection: We have concerns about potential operational noise, disturbance and odour impacts associated with the proposals on several nearby residential premises. Notwithstanding these concerns, considering the character of the area and the fact that this is a busy City Centre location, on balance this service has no objection in principle to this full application. 5 conditions are recommended to protect residential amenity during construction. All 6 standard contaminated land conditions are recommended. Conditions are recommended to control, restrict and manage noise from the nightclub and hotel uses once they become operational. Conditions are recommended to protect the amenity of the hotel users from noise. Details of plant noise insulation are required by condition. An artificial lighting condition and an air quality management condition are recommended. A number of informatives are also requested.

Second comment

- 6.9 No objection: The applicant/agent has provided a response to Environmental Health Comments. Clarification is provided regarding condition wording. Willing to accept re-wording of triggers for a number of conditions. Some limited amplified noise may be acceptable within the hotel lobby and reception but details of this and a management plan are required to ensure that this doesn't harm residential amenity. As the works are limited, only one contaminated land condition, the one which relates to unexpected contamination, is needed.

Third comment

- 6.10 The applicant has provided a response to the Environmental Health Officer's most recent comments. The Environmental Health officer intends to respond to the most recent comments. Any response will be updated on the amendment sheet.

Urban Design and Conservation Team

- 6.11 No objection: A number of conditions are recommended.

Hotel use

- 6.12 The hotel entrance will be in the same location as the existing entrance to St George House, but with additional glazing above the new doors replacing some of the brickwork. The proposals for the entrance to the new hotel are acceptable in terms of their impact on the listed buildings close by, and the character and appearance of the conservation area as this will only be minimally altered. The greatest alteration will be the new plant on the roof of the existing stairwell, but this is proposed to be confined within a screen and at a level where it will not be fully visible from the street. These alterations can be supported as they will have minimal impact on the heritage assets in the area. It is understood that there will be a separate application for signage, however it should be noted that the areas shown on drawing no. 13041/P-A-323 would not all be supported as being appropriate for this location and should be reconsidered. The proposal to provide a designated area for dockless bikes outside the hotel entrance to meet the need for hotel residents is considered a reasonable solution. Details of how this will be treated are required by condition.

Nightclub use

- 6.13 The proposed location for the new nightclub entrance is supported. The proposed structure will have no greater impact on the setting of the grade II St Andrew the Great Church and the other listed buildings close by than the existing built form in this area. In addition, the proposed new entrance will not affect the character or appearance of the conservation area. These comments are caveated by the necessity for the materials, workmanship and signage to be appropriate for this location. Notwithstanding the materials proposals that have already been submitted for this application, and the other that is running alongside it (drawing no. 13041 P-B-500), the Urban Design and Conservation Team would ask for a condition to be attached to any approval for the submission of materials so that an appropriate pallet can be agreed for all of the proposed development at Lion Yard. The materials will have to work well with the character of the area which may not mean being the exact same brick as is on the existing buildings.

Senior Sustainability Officer (Design and Construction)

First comment

- 6.14 No objection: A sustainability statement has been submitted in accordance with policy. It is noted that for some elements of the scheme, fit-out is to be left to future tenants and as such, at this stage, it is not possible to commit to targets such as water efficiency. I would echo the concerns of landscape colleagues with regards to the use of green walls due to the long term sustainability implications of such features, particularly in relation to water use. I would also echo the response of my sustainable drainage and ecology colleagues with regards to the role of green roofs for the scheme. The Sustainability Statement does make reference to green roofs but as of yet there does not appear to be a firm commitment to utilise green roofs. A green roof could offer multiple benefits to the scheme from surface water attenuation, ecological enhancement and helping to reduce the internal cooling loads of the building. I would, therefore, strongly recommend their implementation. Three conditions are recommended.

Second comment

- 6.15 No objection to extending the timeframe for submission of details from 6 to 8 months.

Access Officer

- 6.16 The streetscape will need seating of mixed height and with and without handrails. The nightclub will need a wheelchair accessible toilet and wheelchair access to all of nightclub. The hotel I've reservations because of the lack parking or drop off. Technically every wheelchair accessible room should have a parking space. I feel that the hotel should have some deal with a nearby car park for at least 5 blue badge spaces. Even with this, drop off would be difficult. To mitigate this 2 rooms with fixed hoists would be something to meet BS8300. I would like to see detailed plans of all accessible rooms (7). Fire evacuation policy needs to be established.

Head of Streets and Open Spaces (Tree Team)

- 6.17 No objection: No formal objection to the removal of the Birch. A tree protection condition is requested in relation to the trees in the Church. The London Plane especially could be impacted by construction works. (Comments relate to other application - 18/0830/FUL)

Head of Streets and Open Spaces (Landscape Team)

- 6.18 Further information is needed: In general, cycle parking requirements will not conform to standard cycle parking policies within the Local Plan due to its change of use status and typology as well as the existing public realm provision around the site. This approach was accepted by the cycling officer. The existing retail uses have been in part accommodated within the remaining portion of Heidelberg Gardens. The use of high density stands was acceptable pending a design which included locker and maintenance area allocation in close proximity. The Travel Plan, para 6.1.9 states that shower and changing facilities will be provided for staff, but it is unclear from the drawings where this area would be located. The hotel, with approximately 125 rooms, generates a requirement for 25 spaces for guest accommodation according to the Policy requirements. The travel plan identifies the transport requirements for a city centre hotel and recommends that the alternative of utilising dockless bike hire for the use of the hotel guests to be the best option for this change of use development. This is an acceptable alternative to the policy requirements and supportable. Please also include a

statement which identifies the chance inclusion of guests who arrive with their own bicycles. Granted this is likely to be of very low incidence. It is expected the hotel could provide access on an ad hoc basis to the cycle parking area in Heidelberg Gardens for those guests who may require suitable secure cycle parking during their stay. It is considered that the nightclub guests use can utilise the public stands in the area and as illustrated in the proposals for that associated retail and restaurant development adjacent. Will staff at the nightclub also share the 54 cycle stands in Heidelberg Gardens? A hard landscape condition is recommended.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

First comment

- 6.19 Objection: Whilst we recognise there will be no fundamental changes to the drainage infrastructure there are still opportunities for betterment. All developments including redevelopments in Cambridge are required to provide a 20% reduction in runoff rates, whilst we recognise this may be impractical in this particular circumstance and location there are still other opportunities for betterment which will need to be explored. There are several areas of flat roof which could provide a retrofit green roof solution; further detail is required to demonstrate what options are available.

Second comment

- 6.20 No objection: A surface water drainage condition is recommended.

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.21 Further information needed: The Breeam report prepared by The Ecology Consultancy identifies the existing buildings as having moderate potential for roosting bats and recommends two emergence surveys to comply with best practice. The results of these surveys do not appear with the submitted documents. The D&A statement has a section on ecology that refers to the Breeam report and also recommends installation of a biodiverse green roof. However, such provision does not appear within the submitted plans. I would recommend that installation of a biodiverse living roof on existing flat roofs be

explored to considerably enhance the biodiversity value of the site. Detailed construction and design could be conditioned.

I support the recommended ecological enhancements for nesting bird and breeding bats. If minded to approve the development I would propose the conditions to deal with bat and bird box details

- 6.22 No objection: Content with additional bat survey information which has been provided by the applicant.

Historic England

- 6.23 No comments.

Anglian Water

- 6.24 No objection: A condition is recommended regarding a surface water management strategy.

Cambridgeshire Constabulary (Architectural Liaison Officer)

First comment

- 6.25 No objection: This office has already been engaged in early consultation with the applicant and provided details on crime research and a security needs assessment for this application. The plans and documents suggest that this assessment has been considered to incorporate necessary and relevant security measures applicable to this location.

Second comment

- 6.26 This office has already been engaged in early consultation with the applicant and provided details on crime research and a security needs assessment (SNA) for their Bream application. I did not however provide the planning authority with any details regarding this assessment, suggested or recommended security measures. I have since noted comments from other consultees, visited the site again and had further discussions with local officers and the Cambridge City police licensing officer.
- 6.27 My main concerns at present are in relation to the proposed move of the nightclub to the basement and ensuring the safety of staff, visitors to the club and the general public going about

their normal business in this area, should the application be successful. There is of course room for conditions to be imposed via the licensing authority after the premises is built and a client secured but it is at this early stage of design that the layout can be planned and the public realm security surrounding the venue confirmed. While this office is happy to discuss measures such as door and window security, alarms, lighting and CCTV, accredited security staff, management and evacuation plans with any future owner, there are two issues in relation to nightclubs which cause concern to the security staff and emergency services in relation to safety and conflict: a) controlling the entrance and queue for people waiting to enter the club and b) the smoking area.

- 6.28 Recommend removing/re-locating the cycle stands in the walkway leading to the entrance of Lion House to avoid conflict between cycle stand users and those queueing for the nightclub and to reduce obstruction in this area. Monitored CCTV should be increased around nightclub entrance.
- 6.29 Suggest that the Smoking Area is located in Post Office Terrace as it should be away from the queue and public thoroughfares. This could be accessed through the fire exit way if this complies with the relevant regulations. Increased CCTV in the proposed smoking area with lighting to compliment it is also recommended.
- 6.30 While this application is still in the early stages, if it is determined and granted any future owner must consider installing a welfare room. It is important for all such premises to have a room where people who are taken ill or feel threatened for any other reason, can be taken for safety or to await a friend or relevant authority/emergency service to arrive. If granted, such plans should be submitted along with a security plan and evacuation plan prior to development.

Planning Policy

- 6.31 No objection: The NPPF's definition of main town centre uses includes Office, Hotel & Night-club uses. The NPPF also prioritises the location of main town centre uses in such centres before other locations are considered. Office use is not protected and thus its loss would not raise any policy objections. Policy 73 of the emerging plan supports new or

enhanced leisure facilities if the range, quality and accessibility of facilities are improved; there is a local need for the facilities; and the facility is in close proximity to the people it serves. The proposed replacement nightclub use will provide two separate performance areas within the venue allowing for a wider variety of music on the same night. The new venue would also block out any noise and vibrations generated by the music. This means it can be used throughout the day as well as night for different music performances, including band practice which can raise noise concerns in a venue that is not sound proofed. The new venue will have improved access included disabled access. At the moment, this is provided by the shared access with the office uses.

6.32 Cambridge Retail and Leisure Update Study 2013 noted the main nightclub venue existing capacity in Cambridge. Using these figures, it can be determined the proportion of nightclub capacity the current at Lion Yard provides is 35% of the city's total capacity. Cambridge has a large student population and is a sub-regional destination for leisure activities. It is therefore critical that Cambridge continues to provide a vibrant centre to attract and retain students and young people who may want to use these types of facilities.

6.33 Policy 77: 'Development and expansion of visitor accommodation' supports new visitor accommodation in any large windfall site that comes forward in the City Centre during the plan period. New visitor accommodation should also be located in areas of mixed-use or within walking distance of bus route corridors with good public transport accessibility. Lion Yard satisfies all of these criteria and therefore the hotel proposal is compatible with this proposal area. The proposal therefore satisfies the applicable policy criteria in the emerging Local Plan with regard to land use suitability.

Disability Consultative Panel (Meeting of)

6.34 The conclusions of the Panel meeting were as follows:

Extension of the public realm and street furniture.

The Panel expressed concern as to the likelihood of tables, chairs and A-Boards encroaching on this new space, but were assured that restrictions would be in put in place. Refuse would

be re-located to basement level and cycle provision would be increased to reduce clutter.

New benches are to be introduced to provide resting points outside the church but these would be designed in a way to inhibit cycles being chained to them. The entrance to the church is to be redesigned for the benefit of wheelchair users.

Bollards.

The Panel note these will be sufficiently wide apart to accommodate wheelchairs, but would stress the need for a robust management plan to avoid cycles being irresponsibly locked to them.

A controlled crossing into Lion Yard across St Andrew's Street.

Since the demolition of what was Bradwell's Court when the controlled crossing was removed, disabled and vulnerable people can no longer cross with safety at this point and have to travel further up St Andrew's Street towards Emmanuel College where traffic volumes can be intimidating. The Panel would therefore welcome any dialogue with the Highways Authority regarding the re-instatement of this crossing.

Staircase to restaurant level.

The Panel questioned whether the seemingly daunting gradient of the staircase would result in pedestrians queuing for the lift. There are also anti-social behaviour issues related to such a space where people would be tempted to linger but the Panel were informed that 24/7 security would be in place.

Means of escape in an emergency.

With one lift per unit, the Panel questioned whether wheelchair users would be able to escape safely from the restaurant area in the event of an emergency. It was felt however that if the units are linked at the service area level, then that would constitute an acceptable fire evacuation strategy.

Hotel (currently St George House.)

Entrance.

The Panel welcome the improvements proposed for the entrance and would stress the need for a double automated door.

Bedrooms.

The designers are reminded that DDA compliance is now Equalities Act, but both give no guidance. Standards that should be met are those of Part M Building Regs and BS8300, or industry standards such as Sport England when considering access features. The inclusion of a hoist in some accessible bedrooms would be a welcome addition. These are not currently provided by any Cambridge city centre hotel and as a disabled guest would therefore not need to provide their own portable hoist, this would go some way to mitigating the absence of any parking provision as there would be less equipment to unload on arrival. A significant selling point therefore.

Means of escape (basement nightclub)

The inclusion of robust fire evacuation procedures particularly for the more vulnerable is a key consideration for the Panel; particularly since the Grenfell disaster. The inclusion of various escape routes is welcomed but the designers are urged to consult with a fire evacuation expert on the specific issue of disabled egress in an emergency. The Panel note that as this will be a conversion from office use, the rooms will be non-standard. The opportunity to comment on the rooms once the tenant has been identified would be welcomed therefore.

Bathrooms.

The Panel would recommend the use of sliding bathroom doors for improved access when space is limited. For flexibility, ambulant features such as handrails in all showers would also be recommended and can be designed to be an attractive feature.

Parking and drop-off arrangements.

The Panel note that the two disabled parking bays will remain although in the experience of Panel members, these are often full and the narrow paving around Fisher House makes this area particularly difficult for wheelchair users to navigate. The Panel note that taxis will be able to pull in and drop off at the hotel entrance. The inclusion of parking is not expected for budget hotels but the designers are advised to refer to Building Regs guidance on this issue. As disabled people often have to travel with more equipment, consideration should at least be given to the inclusion of a valet parking system.

Hotel cycle parking provision.

Concern was expressed as to whether additional cycle parking provision beneath the arcaded area would become cluttered. Additional provision proposed for the dockless 'Ofo' bikes was also a concern as their irresponsible use is becoming a city-wide problem. A controlled and formalised approach will be key to its success.

Conclusion.

The Panel welcome the public realm improvements although the absence of parking for the hotel is disappointing. As disabled people inevitably need to travel by car into the city centre, a solution perhaps reached in partnership with the Grand Arcade car park should be thoroughly explored.

Design and Conservation Panel (meeting of)

6.35 Prior to the submission of the applications, the proposals for the Lion Yard to be considered under this application and 18/0829/FUL were presented to Design and Conservation Panel. The scheme remains largely the same although some changes were made in response to comments from the panel.

6.36 The panel's comments are as follows:

Although the proposals are largely a refurbishment of the existing Lion Yard Shopping Centre, they embody some new moves that would potentially greatly enhance the nature of the spaces around and within Lion Yard. The Panel would be keen to see these aspects of the project explicitly defined and realised. They include the following aspects:

Public realm and the setting of the Church of St Andrew the Great.

Although crucial to the success of this scheme, the Panel were disappointed by what they regarded as a particular lack of vision in terms of proposals for redefining the setting of the church, (Grade II Listed). It seemed to be regarded as an embarrassment rather than an asset. At its western entrance in particular, with its awkward steps, the church turns its back on the street. The proposed additional seating also faces away from the church.

The Panel are supportive of public realm improvements in this area. With the proposed re-paving of these spaces, this is an opportunity to consider the whole Yard entrance area as a precinct of the church. The church entrances and existing trees make a distinctive setting for the entrance to Lion's Yard. The paving at the east end, for example, could be pushed out to the kerb line on St Andrew's Street, allowing the church to relate more effectively to the street.

This is a major church that should feel like a unique and celebrated element in the streetscape. It was suggested that Michaelhouse church on Trinity Street is a good example of how an existing church can be integrated into the surrounding street scene.

The new entrance to Lion Yard.

The proposed double height space of the first bays into the arcade is to be applauded as a measure that would enhance this entrance by introducing more light and space.

The new staircase to 1st floor restaurant.

With only nominal external space at the top of the staircase and no through route into Lion Yard, the Panel felt this was a major urban gesture that should be revisited. The internal lift allows disabled access into the restaurant at the top, but questions were raised as to how these two uncontrolled entrances would work in practice. Also, the height of the screen wall to the upper floor external terraces would exert a major presence on the yard alleyway beyond, which happens to include the historic photographic studio of Ramsey and Muspratt.

New entrance to nightclub.

Creating a safe new entrance to the nightclub is crucial to the success of this scheme and its night time use. This is a critical component of the new urban routes and entrances around the entrance court for Lion's Yard on to St Andrew's Street.

The hotel.

The Panel note that the dialogue with the Highways Authority had not yet begun. The outcome of these discussions will be relevant to (among other issues) the current lack of vehicular drop-off outside the hotel entrance on Guildhall Street. The Panel felt that the constrained and understated nature of the

proposed hotel entrance doorway could work, if handled competently.

Refurbishment.

The Panel were not convinced by the need to preserve the existing Petty Cury elevation as the reason to adhere solely to a refurbishment scheme. As this is not considered as a building of particular merit or described as positive in the Local Authority appraisal documents, the Panel would consider a fresh and thoughtful design approach to the definition of the street elevation.

The new windows along Petty Cury.

No information was provided on the quality of the spaces created behind these windows. The Panel would encourage the designers to work with the existing rhythm of structural bays, rather than trying to impose a standard hotel room dimension on top of the existing bay spacing. This could achieve a better fit for the rooms and improve their proportions.

Heidelberg Gardens.

This has the potential to be a landscaped space for the hotel guests to enjoy and not simply a cycle park. The Panel also questioned the practicality of the ramped entrance to this space that could be potentially made more attractive and usable.

Conclusion.

The Panel cannot overemphasise the importance of this Lion Yard scheme for the centre of Cambridge. It is also a complex refurbishment project involving many technical issues; not least the integration of new services, mechanical ventilation and the scheme's impact on the existing retail units. These challenges were not explored as part of today's presentation.

The Panel can see the positive aspects of the scheme, but also the variety of presently unresolved urban issues that need extensive further examination. An early May application submission would be regarded as very premature, leaving little time to resolve many key issues.

The Panel look forward to seeing more of the detailed development of this important project.

VERDICT – RED (6) AMBER (2)

6.37 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 Representatives from the following organisations have made representations:

- Cambridge Past Present and Future
- Fisher House
- 29 Petty Cury,
- UK Power Networks

7.2 The representations can be summarised as follows:

- The applicant has not served notice in accordance with the Party Wall Act
- Do not object to the redevelopment but feel that more could be done to enhance the conservation area and adjacent heritage assets
- There is an opportunity to enhance the elevations to the hotel which is being missed
- Where will guests park cycles when visiting the hotel and nightclub
- The third floor of the hotel appears to lead directly into the offices
- Location of plant and odour ventilation equipment is critical visually
- There are a number of vacant retail units under the hotel
- New paving should be appropriate; this is not the place for tarmac
- Heidelberg Gardens is not mentioned
- Signage and lighting arrangements for the hotel and nightclub not detailed
- Concerned that volume of users of the nightclub and antisocial behaviour from its use will harm the heritage asset
- There is inadequate space for the development and it will lead to people congregating in an already overcrowded area
- The terrace outside the stairwell is next to a bedroom and sitting room in the rear of Fisher House. If permission is granted, this should not be used as a recreation and smoking area.
- Will harm the setting of the listed St Andrew Church
- Concerned about sewage

- Will increase traffic
- Will increase the pressure on street cleaning
- There has been too great an increase in food offer in the city centre which may negatively impact on the local economy

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces and impact on heritage assets
3. Public Art
4. Renewable energy and sustainability
5. Drainage
6. Disabled access
7. Residential amenity
8. Refuse arrangements
9. Highway safety
10. Car and cycle parking
11. Third party representations
12. Planning Obligations (s106 Agreement)

Principle of Development

8.2 Policy 73 of Cambridge Local Plan 2018 classifies a nightclub use as 'Leisure entertainment'. New or enhanced facilities are supported if the range, quality and accessibility of the facilities are improved, there is a local need and if the facility is in close proximity to those it serves. The replacement nightclub will have lift access so will improve access to those less able. The nightclub will have two performance areas allowing for separate performances and a greater variety of music. The new nightclub would be subject to acoustic treatment to reduce noise spillage. The Cambridge Retail and Leisure Update Study 2013 found that the existing nightclub at the Lion Yard, Ballare, caters for 35% of the total nightclub capacity in Cambridge. Cambridge serves as a sub-regional destination for leisure activities so it is

important that it continues to provide a vibrant centre. The retention of the nightclub use and provision of improved facilities would therefore comply with policy 73.

- 8.3 The application replaces office floorspace with a hotel. Policy 41 of the Cambridge Local Plan seeks to protect B uses and prevent the loss of business floorspace unless a marketing exercise has demonstrated that the space is no longer needed. No details of marketing information was provided as part of the application but the applicant has confirmed that the site has been vacant since 2014 and that they have been unable to find a long term occupier due to the small floorplates which make it unfit for modern office requirements. Policy 77 of the Cambridge Local Plan (2018) relates to development and expansion of visitor accommodation. This states that new visitor accommodation will be supported in any large windfall sites within the city centre during the new plan period. New visitor accommodation should be in mixed use areas within walking distance of good public transport links. The proposal meets all of these criteria and is considered to be a more appropriate town centre use for the central location. The proposal will bring back into use a currently vacant space in the city centre and will diversify the offer within the shopping centre in line with the NPPF.

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

- 8.4 There are minimal physical alterations proposed as part of this application. The hotel entrance will remain in the same location as the entrance to St George House but with additional glazing proposed above the new doors. The Urban Design and Conservation Officer are satisfied that this element would preserve and enhance the character of the conservation area and would not harm the setting of the surrounding listed buildings. Plant is proposed behind a screen to the roof of the stair core. Given the tight angle between buildings, this would not be prominent in any public views. Details of the plant screen are required by condition. Given the limited visibility of this element the Urban Design and Conservation Officers are satisfied that this would not be harmful to the Conservation Area or the setting of the surrounding listed buildings. I share this view.

- 8.5 Signage for the proposed hotel use does not form part of this application and will need to be considered as part of an advert consent. The Urban Design and Conservation Officers have noted that some of the signage shown on the proposed plans would not be supported as it is inappropriate for the sensitive location. A dockless bike station is proposed outside the hotel entrance rather than the provision of cycle parking for hotel visitors. This is considered in more detail under the car and cycle parking heading below. Details of how this docking station will be treated are recommended to be dealt with by condition.
- 8.6 The proposed nightclub entrance would be adjacent to the existing entrance to Lion House. It is a simple rectangular form and set back from the street. The Conservation officer has confirmed that the new structure would not have any greater impact on the setting of the adjacent St Andrew the Great Church than any of the other existing built form in the area. Details of materials to be used are recommended to be required by condition to ensure these would be appropriate.
- 8.7 The Petty Curry Street elevation would remain unchanged with the existing upper floor windows proposed to be retained and refurbished to ensure adequate ventilation can be provided. Design and Conservation Panel raised concerns about the window arrangement as the windows would not reflect the bedroom layout with some hotel rooms sharing a window. This is not an uncommon arrangement and given the constraints of the site, I am satisfied that this would be acceptable.
- 8.8 I note the comments from Design and Conservation Panel were not supportive of the application. The Panel did not support the refurbishment approach and suggest a reworking of the Petty Curry elevation. This does not form part of the application which aims to refurbish the existing space and bring a vacant building back into use. They expressed concerns about the layout of the windows with the hotel rooms as the rhythm of the windows does not reflect the room layout and some rooms may share windows and others may be windowless. This is not uncommon in city centre hotels and I do not consider this problematic. Whilst Heidelberg Gardens would have the potential to be landscaped and used by the hotel guests, the proposed use for staff cycle parking is in my view a better use of this part of the site. The users of the hotel are in close proximity to public open space at Christ Pieces and the retail, food and drink uses

whereas cycle parking is a significant demand in the area and is difficult to accommodate in the city centre location. Therefore I am satisfied that the use of this cycle parking is acceptable. The remainder of the Panel's comments relate to the other planning application for the Food and Beverage Quarter.

- 8.9 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and 61.

Public Art

- 8.10 The application is classified as a minor application and as a result there is no policy requirement to provide public art. Given the prominent city centre location of the site, an element of public art could have a positive inclusion in the project. I have discussed this with the applicants but no further information has come forward. As there is no policy requirement for public art to be provided on an application of this type, the lack of public art is not considered harmful or to be a reason for refusal. An informative will be included to explain that public art would be viewed favourably on site.

- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010

Renewable energy and sustainability

- 8.12 The Senior Sustainability Officer is satisfied that the information provided is acceptable subject to conditions. The applicant has requested that the timeframe for submitting information to discharge the conditions is increased from 6 to 8 months. The Senior Sustainability Officer has no objection to the minor increase to the timeframe for submission.
- 8.13 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2018) policies 28 and 29 and the Sustainable Design and Construction SPD 2007.

Integrated water management and flood risk

- 8.14 The Drainage officer requested further information of betterment and requested that details of green roof which are mentioned in some of the documentation to be provided. The applicant has

provided further information and the drainage officer is satisfied that a surface water drainage condition can deal with the details. A technical note has been provided which finds that green roofs are not feasible on site. The Drainage Officer is satisfied that adequate information has been provided to demonstrate that green roofs cannot be provided.

- 8.15 In my opinion the applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Disabled access

- 8.16 The Access Officer notes that all of the nightclub must be wheelchair accessible and an accessible toilet is also required. An informative including his comments will be included so the applicant is aware. The Access Officer and disability panel express some reservations about the car parking for the hotel. The Access Officer requests that car parking be provided for blue badge holders visiting the hotel within the Grand Arcade. It is not possible to require that the applicants purchase additional car parking spaces as these would fall outside of their site ownership. Whilst I accept that disabled users may be more likely to arrive by car as some may require equipment, such as hoists, and the lack of specific parking for the site could make this difficult. However, I do not consider this to be a reason for refusal. There are two public blue badge holders parking bays on Guildhall Street and disabled users could also utilise 3 hours of free parking in the Grand Arcade. Both Panel and the Access Officer have suggested that a hoist could be included in some of the accessible rooms as this would reduce the amount of luggage required by a wheelchair user visiting the hotel and could mitigate for the lack of parking. An informative will be included to suggest that a hoist be included in one or more of the accessible rooms. The final fit out will be done by the tenant and the applicant has confirmed that between 6 and 10% of the rooms will be provided for disabled users.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 56 and 57.

Safety

- 8.18 The Architectural Liaison Officer raises concerns regarding artificial lighting, CCTV, security alarms and queue management. The nightclub is an existing use and is simply relocating as part of the application so I do not consider there to be any significant safety concerns. The issues raised relating to security are not material planning considerations and would be covered by licensing and building regulations. I have asked the applicant to comment and will provide an update on the amendment sheet.
- 8.19 The Access Officer and Disability Panel raise the matter of fire evacuation. This is a building regulations consideration but I have asked the applicant to provide comment ahead of committee. I will also provide an update on this matter on the amendment sheet.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.20 The primary concern in terms of residential amenity arising from the proposed development is noise and disturbance from the proposed uses. The Environmental Health Officer notes that there are a number of residential units, which are listed in full in their response, which have the potential to be impacted by the uses. However, the Environmental Health Officer ultimately concludes that due to the busy city centre location of the site and as there is an existing nightclub which has operated on site for a number of years that subject to conditions the impact would on balance be acceptable. Conditions are recommended to deal with operational noise from both uses. A condition is recommended requiring nightclub noise insulation, and a noise management and monitoring plan to be agreed, in place and tested prior to the opening of the opening of the nightclub. The applicant has also requested that some limited amplified music be allowed in the hotel lobby and reception. The Environmental Health Officer is satisfied that this could be accommodated subject to conditions regarding details and requiring an operation management plan for the hotel use.
- 8.21 A number of conditions are recommended to protect the amenity of surrounding residents during construction including

conditions to restrict hours of construction work, and deal with construction noise, vibration and dust.

- 8.22 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 (2018) policies 35, 55 and 56.

Refuse Arrangements

- 8.23 The Hotel does not include a kitchen so refuse would be limited. There are linen stores marked in the floorplans and the hotel includes basement access where any refuse could be stored. The Nightclub has a store and servicing area within the basement.
- 8.24 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.25 The comments regarding the stopping up order relate to the other Lion Yard Planning application (18/0830/FUL) which proposes public realm improvements. Discussions are ongoing between the applicant, City Council and the County Council as to how this can be implemented. The Transport Assessment Team initially requested further details of the TRICS analysis and Trip generation. Satisfactory information has now been provided and they are happy to remove their objection subject to conditioning a travel plan.
- 8.26 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.27 Given the City Centre location of the site, it is not possible to provide any off-street car parking provision for either of the uses. The site is located adjacent to a number of bus stops and a taxi rank. I have noted the proximity of the site to two blue badge car parking spaces under the disabled access chapter above.

8.28 No visitor cycle parking is proposed for the hotel visitors. Instead a dockless bike point is proposed by the hotel entrance. There is an existing designated OFO bike area in Lion Yard to the rear of St Andrew The Great Church. The area by the hotel entrance would be contained under the existing projecting façade. Secure cycle parking for hotel and nightclub staff as well as staff from the Food and Beverage Quarter would be provided in Heidelberg Gardens. In my view, the reliance on dockless bikes is a pragmatic approach and given the constraints of the site and its proximity to public transport links, I consider it to be an acceptable alternative to providing the 25 visitor spaces required by the policy.

8.29 Policy 82 of the Cambridge Local Plan (2018) relates to parking management. This states that car free developments will be accepted where they have easy access by walking or cycling to the city centre or a district centre, there is high public transport accessibility and where the car-free status can be realistically enforced for example through on-street car parking controls. In my view, the proposal meets with these criteria and would satisfy policy 82.

8.30 In my opinion the proposal is compliant with policy 82 of the Cambridge Local Plan (2018).

Ecology

8.31 The Biodiversity Officer has requested a condition requiring details of proposed bat and bird boxes. He also requests further details of green roofs. As noted above, the green roofs have been demonstrated to be unfeasible.

Third Party Representations

8.32 I have addressed the majority of the third party representations within the body of my report. I will cover any outstanding matters in the below table:

Representation	Response
The applicant has not served notice in accordance with the Party Wall Act	This is not a planning matter.

Do not object to the redevelopment but feel that more could be done to enhance the conservation area and adjacent heritage assets	The proposal is for refurbishment works and the Conservation Officer is satisfied that the proposal would preserve and enhance the character and appearance of the Conservation Area.
There is an opportunity to enhance the elevations to the hotel which is being missed	The applicant is not obliged to make changes to the façade. The proposal is for refurbishment works and there is no objection to this approach.
Where will guests park cycles when visiting the hotel and nightclub	There is no allocated visitor cycle parking for hotel guests. A dockless bike hub is instead proposed to serve hotel guests. Given the constraints of the city centre site, this approach is considered to be acceptable.
The third floor of the hotel appears to lead directly into the offices	I note that the corridor leads to the college. This is more than likely for fire escape and is not material to the consideration of the application.
Location of plant and odour ventilation equipment is critical visually	I share this view. Final detail of plant will be dealt with by condition.
There are a number of vacant retail units under the hotel	This is noted but not relevant to the consideration of the application.
New paving should be appropriate; this is not the place for tarmac	The new paving forms part of application ref 18/0830/FUL
Heidelberg Gardens is not mentioned	Heidelberg Gardens is proposed to be used as staff cycle parking for the hotel and nightclub use.

Signage and lighting arrangements for the hotel and nightclub not detailed	I am satisfied that the lighting details can be dealt with by condition. Signage will need to be part of a separate advert consent application.
Concerned that volume of users of the nightclub and antisocial behaviour from its use will harm the heritage asset	The nightclub use is existing on site but is proposed to be relocated from the upper floors to the basement.
There is inadequate space for the development and it will lead to people congregating in an already overcrowded area	The only additional mass proposed as part of this application is a single storey flat roof extension to provide an entrance to the nightclub. This is not considered to enclose the space significantly.
Will harm the setting of the listed St Andrew Church	The Conservation Officer does not consider the proposal harmful to the setting of the listed church.
Concerned about sewage	The Drainage officer is satisfied with the proposal subject to a surface water condition.
Will increase traffic	The Transport Assessment Team are satisfied with the transport information submitted subject to a travel plan condition
Will increase the pressure on street cleaning	This is not a material planning consideration
There has been too great an increase in food offer in the city centre which may negatively impact on the local economy	This relates to the other planning application on site which proposes the creation of a food and beverage quarter (18/0830/FUL)

9.0 CONCLUSION

- 9.1 The application retains a nightclub on site and relocates it to a new location which improves access as a lift is proposed to be provided. The external changes to the building are minor. The

greatest changes will be the small extension for the nightclub entrance, the works to create an entrance to the hotel and the screens for proposed plant. All of these elements are considered to be acceptable in Urban Design and Conservation terms subject to conditions. Whilst the proposal does result in the loss of some office space, the proposed hotel use would bring a currently vacant element of the building back in to use and is considered to be a more appropriate and viable use for the site.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by 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. Unexpected Contamination:

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

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

4. 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 2018 policy 35)

5. There shall 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 2018 policy 35)

6. Prior to commencement of the development, hereby permitted, details of the following matters shall be submitted to and approved in writing by the Local Planning Authority:

- i) contractors access arrangements for vehicles, plant and personnel,

- ii) contractors site storage area/compound,

- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,

- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

The development shall be undertaken only in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2018 policies 35 and 36)

7. No development shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning 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 shall be carried out in accordance with the approved details only.

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

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35)

8. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, 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 2018 policy 35)

9. 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 2018 policy 36.

10. Prior to the first occupation/use of the development, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 36)

11. Prior to occupation of the nightclub hereby approved a Nightclub Operational Noise Management and Monitoring Plan (ONMMP) to minimise and reduce the noise impact of sources associated with the premises use (internally and externally) shall be submitted to and approved in writing by the Local Planning Authority.

The approved ONMMP shall be implemented in full thereafter and shall be reviewed and updated, as necessary and at the request of the Local Planning Authority.

Reason: In the interests of amenity (Cambridge Local Plan 2018 policy 35)

12. Before the development hereby permitted is commenced, a noise impact assessment of the nightclub use on neighbouring premises (to include existing residential premises in the area and the proposed hotel bedrooms on the upper floors of St George House and Lion House) and a noise insulation scheme as appropriate, in order to minimise the level of noise emanating from the said use (having regard to internal noise generation - sound system setup with consideration of in-system noise limiting devices, noise egress via building structure - fabric, glazing, openings and ventilation systems, premises entrances and associated external patron noise) shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully constructed and implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: In the interests of amenity (Cambridge Local Plan 2018 policy 35)

13. Before the nightclub use hereby permitted is commenced a nightclub noise insulation scheme post construction completion, commissioning and testing report to include scheme sound performance testing and monitoring, shall be submitted to and approved in writing by the local planning authority.

The post construction completion, commissioning and testing report shall demonstrate compliance with the Nightclub Use Noise Assessment / Insulation Scheme and Plant / Equipment Noise Assessment and Insulation Scheme (as required by conditions 17 and 23 respectively) and shall include airborne acoustic / sound insulation and attenuation performance standard certification / reports for scheme elements, the consideration and checking of the standard and quality control of workmanship and detailing of the sound insulation scheme and any other noise control measures as approved. Full noise insulation scheme sound performance testing and monitoring will be required.

Reason: In the interests of amenity (Cambridge Local Plan 2018 policy 35)

14. With the exception of the need to open windows for cleaning and maintenance, under a building management regime, all windows are to be fixed units, as shown on plan Ref LYC-LSH-A-ZZ-DR-A-28-302-P2. The windows shall be fixed prior to the occupation of the hotel and retained thereafter.

Reason: In the interests of amenity (Cambridge Local Plan 2018 policy 35)

15. Amplified music / voice shall not be played externally at or in the vicinity of the main hotel entrance of Guildhall Place.

Reason: In the interests of amenity (Cambridge Local Plan 2018 policy 35)

16. The Reception and Lounge Area on the first floor of the Hotel shall not be used for functions / activities, entertainment, conference, party, wedding or other social receptions and events incorporating amplified music / voice or other amplification. Should the end user wish to use amplified music in these areas, before the hotel use is commenced a noise impact assessment for the use of amplified music in the reception and first floor area of the hotel on neighbouring premises and a noise insulation scheme as appropriate, in order to minimise the level of noise emanating from the said use shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully constructed and implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: In the interests of amenity (Cambridge Local Plan 2018 policy 35)

17. Should the end user of the hotel use wish to use amplified music in the reception and first floor lobby, prior to the commencement of the hotel use hereby approved a Hotel Operational Noise Management and Monitoring Plan (ONMMP) to minimise and reduce the noise impact of the use of amplified music in the reception and first floor lobby shall be submitted to and approved in writing by the Local Planning Authority.

The approved ONMMP shall be implemented in full thereafter and shall be reviewed and updated, as necessary and at the request of the Local Planning Authority.

Reason: In the interests of amenity (Cambridge Local Plan 2018 policy 35)

18. Operational service collections and deliveries / dispatches associated with the approved uses shall be undertaken fully in accordance with the submitted Transport Planning Practice (TPP) Lion Yard - Hotel and Nightclub Delivery and Servicing Management Plan, May 2018. All collections / deliveries and servicing, including refuse / recycling collections for the proposed hotel and nightclub shall be undertaken from the existing Lion Yard basement service yard area with vehicular access from Downing Street via St Tibb's Row. No collections / deliveries and servicing directly on or from the public highway / on-street is permitted.

Reason: In the interests of amenity (Cambridge Local Plan 2018 policy 35)

19. Before the development/use hereby permitted is commenced, a noise impact assessment of plant and equipment (including all mechanical and electrical services such as combustion appliances/flues and ventilation systems/louvres, plant rooms and electricity substations) and a noise insulation scheme as appropriate, in order to minimise the level of noise emanating from the said plant and equipment shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: In the interests of amenity (Cambridge Local Plan 2018 policy 35)

20. Combustion Appliances - Low Emissions

i)The development hereby approved shall utilise low NO_x boilers, i.e. Boilers that meet a dry NO_x emission rating of 40mg/kWh. If the proposals include any gas fired Combined Heat and Power System, that system shall meet an emissions standard of:

- Spark ignition engine: less than 150 mgNO_x/Nm³
- Compression ignition engine: less than 400 mgNO_x/Nm³
- Gas turbine: less than 50 mgNO_x/Nm³

ii) Details of all combustion appliances shall be submitted to and approved in writing by the Local Planning Authority for approval prior to installation demonstrating compliance with the agreed emissions limits.

iii) All combustion appliances shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives and accords with the requirements of the National Planning Policy Framework (2018), policy 36 and of the Cambridge Local Plan 2018 and in accordance with Cambridge City Councils Air Quality Action Plan (2018)

21. Prior to the installation of any artificial lighting an external artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed hotel and existing properties shall be undertaken (horizontal / vertical isolux contour light levels and calculated glare levels at receptors) . Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals - Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The artificial lighting scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: In the interests of amenity. (Cambridge Local Plan 2018 policies 34 and 59)

22. Before the use hereby permitted is commenced, a noise impact assessment of plant and equipment (including all mechanical and electrical services such as combustion appliances / flues and ventilation systems / louvres, plant rooms and electricity substations) and a noise insulation scheme as appropriate, in order to minimise the level of noise emanating from the said plant and equipment shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: In the interests of amenity (Cambridge Local Plan 2018 policy 35)

23. No development shall commence until a plan has been submitted to and approved in writing by the Local Planning Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new buildings. The bird and bat boxes shall be installed prior to the commencement of the proposed uses and subsequently maintained in accordance with the approved plans.

Reason: to provide ecological enhancements for protected species on the site (Cambridge Local Plan (2018) policy 70).

24. The approved renewable energy technologies, as set out in the submitted Energy Strategy (TFT, Energy Statement Lion Yard - Hotel and Nightclub, May 2018) shall be fully installed and operational prior to the first occupation of the development and shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.

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

Reason: In the interests of reducing carbon dioxide emissions. (Cambridge Local Plan 2018 policy 29).

25. Within 8 months of commencement of the hotel, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'very good' as a minimum will be met. Where the interim certificate shows a shortfall in credits for BREEAM 'very good', a statement shall be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 policy 29 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

26. Prior to the occupation of the hotel, or within 8 months of occupation, a certificate following a post construction review, shall be issued by an approved BREEAM Assessor to the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 policy 29 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

27. No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

28. Prior to the commencement of development, other than demolition, 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 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 + an 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.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage.
(Cambridge Local Plan 2018 policies 31 and 32)

29. Prior to installation of any facing or roofing materials a sample panel of the facing and roofing 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 2018 policies 57, 58 and 61)

30. Prior to the commencement of installation of glass/glazing, full details of all glass to be installed in doors / windows / screens, etc., shall be submitted to and approved in writing by the local planning authority. Mirrored, reflective, metallic coated or other non-transparent glass types are unlikely to be approved. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

31. Prior to the installation of any plant, large scale, full details of the rooftop plant screening system are to be submitted to and approved in writing by the Local Planning Authority. This may include the submission of samples of mesh/louvre types and the colour or colours of the components. Colour samples should be identified by the RAL or BS systems. Rooftop plant screening systems, etc. shall be installed thereafter only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

32. Prior to the pre-occupation of the hotel full details of the area designated for dockless bikes by the hotel entrance should be submitted and approved in writing by the Local Planning Authority. This should be in the form of large scale drawings. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policy 61)

INFORMATIVE: Demolition/Construction noise/vibration report

The noise and vibration report should include:

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

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

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

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

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

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified but where this is not possible the Council's Out of Hours Noise service should be notified on 0300 303 8389.

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

INFORMATIVE: To satisfy the plant sound insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

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

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

INFORMATIVE: Dust condition informative

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

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

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

- Guidance on the assessment of dust from demolition and construction

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

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

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

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

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

INFORMATIVE: To satisfy the odour/fume filtration/extraction condition, details should be provided in accordance with Annex B and C of the "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems," prepared by Netcen on behalf of the Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf

INFORMATIVE: The ONMMP shall consider (but not exclusively or limited to) the following:

Control of noise from customers / patrons (voices/shouting both onsite including in association with any external smoking areas /shelters, external seating, when queuing at entrance / arriving / departing and in particular dispersal at closing time);

Entrance queue management;

Limiting the egress of internal amplified music;

Prohibition of the playing of amplified music externally including at entrances,

Closing of doors and windows when the premises is in use;

Opening and closing and drinking up times;

Hours of use of any external areas;

Details of appropriate signage to be placed around the premises reminding customers of the residential nature of the location and need to be mindful about causing a noise disturbance;

Collections and delivery servicing activities and times;

Mechanical & Electrical services operational noise - plant and equipment e.g. chillers, air con, extractors, air source heat pumps, combustion plant;

Complaints procedure - receipt, investigation, outcome and review / actions whether complaints received directly from a member of the public, local premises or local authority;

Management / staff duties, roles and responsibilities / authority including monitoring and record keeping;

Regular review and update of ONMMP, as necessary.

How all the above will be controlled/managed/enforced

INFORMATIVE: It is a requirement of the Clean Air Act 1993 that no relevant furnace shall be installed in a building or in any fixed boiler or industrial plant unless notice of the proposal to install it has been given to the local authority. Details of any furnaces, boilers or plant to be installed should be provided using the Chimney Height Calculation form (available here: <https://www.cambridge.gov.uk/chimney-height-approval>).

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

INFORMATIVE: Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

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

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

INFORMATIVE: As the premises is intended to be run as a food business the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises will need to be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890 for further information.

INFORMATIVE: A premises licence may be required for this development in addition to any planning permission. A premises licence under the Licensing Act 2003 may be required to authorise:

- The supply of alcohol
- Regulated entertainment e.g.
- Music (Including bands, DJ's and juke boxes)
- Dancing
- The performing of plays
- Boxing or wrestling
- The showing of films
- Late Night Refreshment (The supply of hot food or drink between 23:00-05:00)

A separate licence may be required for activities involving gambling including poker and gaming machines.

The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457899 or email Licensing@cambridge.gov.uk for further information.

INFORMATIVE: An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

INFORMATIVE: There is no policy requirement for the provision of public art on site as the application is a minor development. However, given the nature of the development and the central location of the site, the provision of public art as part of the redevelopment would be viewed favourably.