

Application Number	18/1150/FUL	Agenda Item	
Date Received	1st August 2018	Officer	Lewis Tomlinson
Target Date	31st October 2018		
Ward	Newnham		
Site	31 Barton Road Cambridge CB3 9LB		
Proposal	Extensions and alterations to existing building to form 11 self contained flats, demolition of existing garage/store and erection of 2 residential units, and associated infrastructure and works.		
Applicant	N/A C/O Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The design and scale of the proposed development would respond sympathetically to the surrounding built form;- The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; <p>The proposed development is unlikely to give rise to any significant adverse impact upon on street car parking capacity on the surrounding streets.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No.31 Barton Road lies on the south side of Barton Road and comprises a semi-detached three storey building with a basement that currently consists of 4 flats. Vehicular access is along the eastern side of the building, with a gravel area to the rear providing car parking and a garage. To the south and west

are blocks of flats and to the east is a student hostel owned by St Catherine's College.

- 1.2 The site falls within the West Cambridge Conservation Area. There are a number of trees on the site, and a further six trees that lie on land outside the applicants' ownership immediately beyond the eastern boundary. These do not have TPO's but are all protected by virtue of their location within the Conservation Area. There are also a number of protected trees on land beyond the southern and western boundaries of the site.

2.0 THE PROPOSAL

- 2.1 The proposal is for extensions and alterations to the existing building to create 11 self-contained flats, the demolition of the existing garage/store to the rear of the site and the erection of 2 dwellings. In brief, the development includes:

- ☐ A three storey extension, with basement, to the rear of No.31.
- ☐ Alteration of the existing 'gabled' roof form to a dual-pitched form.
- ☐ Two 2-bedroom dwellings, with basement level, to the rear of the site.

- 2.2 The proposal has been amended since submission to increase the size of the amenity areas for the two new build units to the rear and an internal reconfiguration.

- 2.3 It is to be noted that the scheme has been through an extensive pre-application process with officers.

- 2.4 The application is accompanied by the following supporting information:

- ☐ Planning Statement
- ☐ Drawings
- ☐ Transport Statement
- ☐ Sunlight and daylight assessment
- ☐ Tree survey
- ☐ Ecological Appraisal

3.0 SITE HISTORY

- 3.1 None relevant

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners/Occupiers:	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 Plan 2018	Local	1, 3, 27, 29, 31, 32, 35, 36, 45, 50, 51, 52, 55, 56, 57, 58, 59, 61, 70, 71, 80, 81, 82, 85

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

Central Government Guidance	National Planning Policy Framework July 2018 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)

Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> Newnham Croft Conservation Area Appraisal (2013)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal makes no off-street parking provision for residents. Recent guidance contained within the National Planning Policy Framework and the IHT guidance on best practice in car parking provision advises that parking provision for new residential development is based upon levels of access to a private car for existing residential uses in the surrounding area. It is advised that the Planning Authority should assess the impact of the proposal in regard to the guidance provided within the National Planning Policy Framework in tandem with the Local Plan Parking Standards. The streets in the vicinity provide uncontrolled parking, and so, as there is no effective means to prevent residents from owning a car and seeking to keep it on the local streets, a more accurate description of the proposal would be “dedicated parking provision-free” rather than “car-free”. The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.
- 6.2 Recommends the inclusion of conditions regarding unbound material, surface water run-off, traffic management plan and an informative regarding works within the highway.

Conservation Officer

- 6.3 Proposed – main house:
 Front elevation – no objections to the reinstatement of the second floor projecting bay “loggia” subject to detailed design,

and to reforming the main house roof to a gabled form that is very typical of the area subject to materials.

Rear elevation – the reordering and extension to the rear of the house has now assumed a more suitable scale and form, compared to the pre-application scheme. It continues the gabled form of the rest of the house but does not try to emulate the more decorative aspects of the historic parts. However, this plainness will require very good materials and appropriate detailing to look acceptable.

Proposed – garden units: The revised and more outbuilding-like form of the rear units is a great improvement over the pre-application scheme. Although of a fair-sized footprint, this should be relatively low-key in this setting. The ‘upside-down’ layout gains an increase in volume without great visual impact from within or outwith the site. The proposed materials maintain the outbuilding feel which is welcome.

Overall, no objections subject to conditions relating to materials and joinery.

Developer Contributions Monitoring Officer

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

Drainage Officer

- 6.5 No objection subject to surface water drainage and foul drainage conditions.

Ecology Officer

- 6.6 No objection subject to a bat mitigation method statement condition and a bird box condition.

Environmental Health Officer

- 6.7 No objection subject to the inclusion of conditions regarding construction hours, construction collections, piling, dust, an informative regarding dust.

Landscape Officer

- 6.8 No objection subject to the inclusion of conditions regarding hard and soft landscaping, landscape maintenance and management plan, boundary treatment and tree pits.

Sustainability Officer

- 6.9 No objection subject to renewable energy and water efficiency conditions.

Tree Officer

- 6.10 I confirm that there are no formal objections to the tree removals proposed at number 31 to accommodate the development, as the removals will not have a significant impact on the character or appearance of the area. I am concerned that the submitted arboricultural support lacked a tree survey schedule and did not consider the impact of development on adjacent trees to the south and west. There is a large, mature Monterey Cypress in the grounds of Ashworth Park. The tree's root protection area (RPA) is estimated to extend into the site, which means roots within the RPA will be lost to the development. However given that the loss will occur within a small section of the RPA only, I am satisfied that the shape of the RPA can be adjusted to exclude the site without reducing the area protected. It is not clear how the proposal will be constructed and from where access will be required. It will be necessary to ensure that access for construction does not conflict with any nearby trees to be retained. For this reason the conditions requiring the submission and implementation of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) are recommended

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

7.0 REPRESENTATIONS

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

- ☐ 2 Grange Road
- ☐ 29 Barton Road (owned by St Catherine's College)
- ☐ South Newnham Neighbourhood Forum

- 7.2 The representations can be summarised as follows:

- ☐ Lack of car parking will increase traffic, pollution, noise and parking issues.
- ☐ Disturbance during construction would result in 29 Barton Road having to remain vacant during the period due to noise, dust and reverberation.
- ☐ The narrow nature of the access between 29 & 31* Barton Road would result in access to 29 being practically impossible during the construction phase.
- ☐ The proposed development would present a significant increase in demand on the underground services in this area. Any interruption to the underground drainage in this area would further render occupation of 29 Barton Road problematic and would prejudice the use of the property.
- ☐ 29 Barton Road requests a party wall survey to the west flank of 29 Barton Road.
- ☐ The alterations will improve the front façade, and will make it an imposing and good-looking building once again.
- ☐ Concerned about the mass and scale of the rear dominating next door Ashworth House.
- ☐ Increase of 4 to 11 units is a significant increase resulting in overdevelopment of the site.
- ☐ The proposal should be redesigned to reduce the number of units, therefore increasing the potential size of units. To provide accommodation for young people upgrading and/or current older local residents wishing to down-size but still remain in the neighbourhood. This would support policy 51.
- ☐ Development of 2 units in the current garden space would result in the loss of amenity for residents, a natural habitat and animal life, and green open space. However, it is

currently underused garden behind a very large property, a building divided into flats already and unlikely ever again to be a family home with garden amenity. Another factor is that this garden runs alongside the car park for the block of flats next door, whose end elevation abuts the end of the garden, making it less usable as an amenity at present.

7.3 * The representation from 29 Barton Road quotes 27 Barton Road but it is clear that this is a mistake, and that the correct number is 31.

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
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Drainage
8. Trees and ecology
9. Affordable housing
10. Third party representations

Principle of Development

8.2 Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally. The proposal is for the conversion of an existing residential property.

8.3 As the proposal also includes two additional units to the rear, which is subdividing the plot, policy 52 of the Cambridge Local Plan (2018) applies. Policy 52 states that proposals for

development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:

- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
- b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
- c. the amenity and privacy of neighbouring, existing and new properties is protected;
- d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
- e. there is no detrimental effect on the potential comprehensive development of the wider area.

- 8.4 I consider that the proposal complies with the above five criteria and the reasons for this are set out in the relevant sections of this report. Therefore the principle of development is acceptable subject to material considerations discussed below.

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

- 8.5 The site is located within the West Cambridge Conservation Area. The existing building is three storeys high with a basement. The proposal would involve a three storey extension with further accommodation in the roof and extending the existing basement. The proposed alterations to the front façade and the roof are considered to be acceptable, and contribute positively to the surrounding character of the Conservation Area. The Conservation Officer has raised no objection to the proposal on conservation grounds subject to the imposition of conditions requiring further details.
- 8.6 The proposed rear additional units are of a single storey scale with basement accommodation with materials that reflect an outbuilding. This ensures that the visual impact would be minimal. The proposal would provide a high quality landscaped shared amenity area. The Landscape Officer was consulted as part of the application and supports the design subject to the

imposition of conditions regarding hard and soft landscaping, landscape maintenance and management plan, boundary treatment and tree pits.

- 8.7 It is my opinion the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute overdevelopment. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 58, 59 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The proposed extensions would not project further than the existing rear elevation of the adjacent property, Ashworth House and therefore would not have a significant impact upon their residential amenity. The proposed three storey gable projection would be located to the west side of the rear elevation, and away from the other adjacent property, No.29 Barton Road to the east. Therefore the proposal would also not have a significant impact upon their residential amenity. The proposed new dwellings to the rear of the site are single storey and would be located an acceptable distance away from the neighbouring block of flats.
- 8.9 I have assessed below the potential impact on the residential amenity of the surrounding occupiers in terms of overlooking, overbearing sense of enclosure and overshadowing. I am satisfied that the proposed units to the rear due to their orientation, layout and distance from existing dwellings and boundaries, would not have a significant adverse impact on the residential amenity of the neighbouring occupiers such that it would warrant refusal.

Wider area

- 8.10 Neighbors have raised concerns regarding the impact of noise, dust and reverberation during the construction phase. The Environmental Health Team has recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. I accept this advice and have recommended the

conditions accordingly. I have considered the impact of additional demand for car parking spaces on residential amenity in the 'car parking' section below. 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.

Amenity for future occupiers of the site

- 8.11 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All the proposed units comply and the majority exceed the standards. In this regard, the units would provide a high quality internal living environment for the future occupants in my opinion. The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	1	1	1	39	42	+3
2	1	1	1	37	42	+5
3	1	1	1	37	42	+5
4	1	2	1	50	52	+2
5	1	2	1	50	55	+5
6	1	2	1	50	50	0
7	1	1	1	39	41	+2
8	1	2	2	58	58	0
9	1	2	1	50	50	0
10	1	1	1	39	40	+1
11	1	1	1	37	51	+14
12	2	3	2	70	76	+6
13	2	3	2	70	76	+6

- 8.12 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. Within the supporting text of Policy 50, it also states that new homes created through residential conversions should seek to meet or exceed the standards as far as it is practicable to do so.
- 8.13 Units 12 & 13 are new builds, and therefore both these units have a private amenity area. Where it is practicable, the

proposal has provided private amenity areas for units created within the existing building. Both unit 1 & 3, which are two of the basement units, have direct access to a private amenity area. The proposal is for the conversion/extension of an existing building into flats. The introduction of balconies to the rear or side of the building would result in potential overlooking issues, and balconies to the front of the property would be out of keeping with the character of the Conservation Area. Therefore, it is my opinion that in this particular case it is not practicable to provide private amenity space for all the units. It is also to be noted, that the proposal will provide a high quality landscaped shared amenity area for all the occupants to enjoy.

- 8.14 To ensure that adequate private amenity space is retained for units 12 & 13, I recommended that permitted developments rights are removed for extensions and outbuildings. 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 (2018) policy 50.

Accessible homes

- 8.15 The development has been assessed for compliance with Policy 51 in relation to the new build units, 12 & 13. The agent has submitted a minor revision to the internal layout to ensure the proposal complies with the requirements of Part M4 (2) of the Building Regulations. I have recommended a condition to secure this requirement. Part M4 (2) of the Building Regulations generally does not apply to dwellings resulting from a conversion or a change of use. Therefore units 1 to 11 are not required to comply with Policy 51 given that they would be created as a result of a conversion.

Refuse Arrangements

- 8.16 The proposed refuse storage would be built into the eastern side elevation of the main building for ease of access. This would provide screening and storage for up to 3220 litres (2x 1280 litre bins and 1 x 660 litre bin). Drag distance would be circa 10m. This would comply with the RECAP Waste Design Guide (2012).

- 8.17 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.18 The Highway Authority was consulted as part of the application and does not consider there would be any adverse impact upon highway safety but has raised the issue that the proposal could impose additional parking demands upon the on-street parking on the surrounding streets, this is addressed in the below section regarding car parking. Neighbours have raised concern about the use of the accessway between No's 29 & 31 Barton Road. The Highway Authority has recommended a traffic management plan condition which would address the logistics of construction and various other conditions which are all considered to be necessary.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

Car Parking

- 8.20 The proposal does not include any car parking on the site. The existing car parking for the site would be lost as a result of the development. Notwithstanding this, the site is located in a very sustainable location on Barton Road which is within Newnham and is very accessible. Newnham has a variety of shops and services, and the city centre is within walking/cycling distance. There are also multiple bus stops in close proximity to the site.
- 8.21 At present there are some on-street parking restrictions on the immediate section of Barton Road and also some unrestricted car parking spaces. However, plans to implement a controlled parking zone in Newnham which would include the adjacent streets and also Barton Road have been approved and will be implemented in the near future. It is standard practice for the residents of new developments that fall within controlled parking zones to not qualify for resident parking permits. In my view, the proposal would not increase parking pressures on nearby streets to an unacceptable degree and would not therefore be detrimental to the amenity of nearby residents.

Cycle Parking

- 8.22 The proposal includes 20 cycle parking spaces. However, the proposal provides bed spaces for 22 people. As there is adequate space within the site to accommodate further cycle parking, I have recommended a condition requesting further details of cycle storage to be submitted.
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Integrated water management and flood risk

- 8.24 A flood risk assessment was submitted with the application. The Drainage Team has advised that a surface water drainage strategy and foul drainage details can be secured by condition in this case. These conditions are therefore recommended. In my opinion, the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2018) and policy 31 of the Cambridge Local Plan (2018).

Trees & Ecology

Trees

- 8.25 There a number of trees on the site and surrounding the site. The Tree Officer has been consulted as part of the proposal and has raised no objections to the proposed removal of trees on the site as it will not have a significant impact on the character or appearance of the area. However, the submitted arboricultural report did not consider the impact of the development on the adjacent trees to the south and west of the site.
- 8.26 There is a large, mature Monterey Cypress in the grounds of Ashworth Park. The tree's root protection area (RPA) is estimated to extend into the site, which means roots within the RPA will be lost to the development. However given that the loss will occur within a small section of the RPA only, the Tree Officer is satisfied that the shape of the RPA can be adjusted to exclude the site without reducing the area protected. It is not clear how the proposal will be constructed and whether access will be required from the south west of the site. It will be necessary to ensure that access for construction does not

conflict with any nearby trees to be retained. For these reasons, the Tree Officer has recommended conditions regarding the submission of a Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) and a compliance condition. In my opinion, subject to these conditions, the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Ecology

- 8.27 The Ecology officer has been consulted as part of the application and raised no objections subject to a bat mitigation method statement condition and a bird box condition. The proposal would therefore be in accordance with Policy 70 of the Cambridge Local Plan (2018).

Affordable Housing

- 8.28 The proposed development is for a scheme of 13 units. As there are currently 4 dwellings on the site, the proposal would result in a net increase of 9 dwellings. Policy 45 of the Cambridge Local Plan (2018) states that affordable housing provision should be calculated on the basis that the thresholds are to be considered against the net increase in the number of units on the site. As the proposed net increase of units on the site would be below the threshold, there is no policy basis to require affordable housing provision as part of this application.
- 8.29 In my opinion the proposal is compliant with policy 45 of the Cambridge Local Plan (2018).

Third Party Representations

- 8.30 No.29 Barton Road have requested a party wall survey, this is not something that can be requested as part of a planning application as it is covered by other legislation. I have dealt with the rest of the third party representations in the preceding paragraphs.

9.0 CONCLUSION

- 9.1 The proposed alterations and extensions to the existing property to form 11 dwellings and the erection of 2 new dwellings are not considered to have an adverse impact upon the Conservation Area. The proposal would not result in an

adverse impact upon neighbouring properties and would provide an acceptable level of amenity for future occupiers.

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. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the local planning authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for comparative purposes, and development must take place 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)

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 2018, policy 61)

5. Prior to the installation of rooflights on the existing building, full details of proprietary rooflights to be submitted to and approved in writing by the LPA [types which stand proud of the plane of the roof ("velux") are unlikely to be approved; "conservation" types may be appropriate]. Rooflights 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)

6. Prior to any external works on the existing main building, large scale drawings of details of new / altered sills, lintels, jambs, transoms, mullions, thresholds, etc. to be submitted to and approved in writing by the LPA. Sills, lintels, jambs, transoms, mullions, thresholds, 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)

7. Prior to the installation of new joinery within the existing main building, the means of finishing of the 'reveal' is to be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. All new joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / façade.

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

8. No new, replacement or altered external joinery shall be installed, nor existing historic joinery removed on the existing main building, until drawings at a scale of 1:20 of all such joinery (doors and surrounds, windows and frames, etc.) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

9. Prior to any external works on the existing main building, full details, including visible surface finishes, copings, etc., of all retaining walls to underground ramps, lightwells and the like are to be submitted to and approved in writing by the LPA. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

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

10. Prior to the construction of Second Floor front bay ["the loggia"] on the front elevation, full details of the construction and external finishes to the extension to the Second Floor front bay ["the loggia"] are to be submitted to and approved in writing by the LPA. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

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

11. Prior to any external works to existing main building, Full details of all external non-masonry wall materials and finishes are to be submitted to and approved in writing by the LPA. Non-masonry walls, etc. shall be created 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)

12. A full photographic record is to be made depicting the existing building and a copy of the record deposited with each of the following organisations : the Cambridgeshire Collection of the Central Library, Lion Yard, Cambridge; the County Archive, Shire Hall, Castle Hill, Cambridge and the Local Planning Authority. The precise nature and number of the photographs to be taken is to be agreed in advance with the LPA and the format in which they are to be displayed, titled, etc. is to be agreed with the LPA before the deposit is made.

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

13. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied and maintained thereafter in accordance with the approved details. The scheme shall be based upon the principles within the agreed Surface Water Drainage Strategy prepared by MTC Engineering (ref: MJB/2149) dated 12 November 2018 and shall also include:
- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
 - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
 - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
 - e) Full details of the proposed attenuation and flow control measures;
 - f) The site Investigation and test results for the infiltration rates as outlined in the A F Howland report ref. JAH/18.404 7 November 2018;
 - g) Temporary storage facilities if the development is to be phased;
 - h) A timetable for implementation if the development is to be phased;
 - i) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - j) Full details of the maintenance of the surface water drainage system;
 - k) Measures taken to prevent pollution of the receiving groundwater and/or surface water

l) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

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

14. No building hereby permitted shall be occupied until foul water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.

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

15. No development shall take place (including any demolition, ground works or site clearance) until a bat mitigation method statement has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
- a) Purpose and objectives for the proposed works;
 - b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
 - c) Extent and location of proposed works shown on appropriate scale maps and plans;
 - d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
 - e) Persons responsible for implementing the works;
- The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To protect local wildlife (Policy 70 of the Cambridge Local Plan (2018).)

16. Prior to occupation, a plan shall be submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird boxes on the new buildings. 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. (Policy 70 of the Cambridge Local Plan 2018)

17. 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)

18. 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)

19. 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)

20. 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.

21. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The 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); 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.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: 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 2018 policies 55, 57 and 59)

22. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscaped areas shall thereafter be managed in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is maintained as part of the development. (Cambridge Local Plan 2018 policies 55, 57 and 59)

23. No development above ground level, other than demolition, shall commence 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 in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59)

24. No development other than demolition works shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018 policies 55, 57, 59 & 70)

25. The approved renewable energy technologies 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 and to ensure that the development does not give rise to unacceptable pollution. (Cambridge Local Plan 2018 policy 29).

26. Prior to the occupation of the first dwelling, a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and that the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 policy 31 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

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

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

28. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

29. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

30. For units 12 & 13, notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the enlargement, improvement or other alteration of the dwellinghouses; and the provision within the curtilage of the dwellinghouses of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.

Reason: To ensure sufficient amenity space is retained for future occupiers of the dwelling, to protect the character of the area and to protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018 policies 52 and 57)

31. The dwellings hereby approved shall not be occupied until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before dwellings are occupied.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2018 policies 55, 56, and 82)

32. Notwithstanding the approved plans, units 12 & 13, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

33. The driveway hereby approved shall be constructed using a bound material for the first 6m from the back of the adopted public highway, to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81)

34. The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: To prevent surface water discharging to the highway, in the interests of highway safety (Cambridge Local Plan 2018 policy 81).

35. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

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:

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

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

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