

Application Number	18/0830/FUL	Agenda Item	
Date Received	30th May 2018	Officer	Mairead O'Sullivan
Target Date	25th July 2018		
Ward	Market		
Site	St Andrews Street Entrance, Lion Yard, Cambridge		
Proposal	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		
Applicant	c/o Deloitte LLP		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposal is considered to preserve and enhance the character and appearance of the Conservation Area and would not adversely impact the setting of the listed church- Subject to conditions, the proposal is considered to have an acceptable impact on nearby residential amenity.
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 the eastern part of the site; Church Walk and the area surrounding the Grade II Listed Church of St Andrew the Great. The site lies within the Historic Core of Cambridge. To the south of the site are the Grade II listed 4-7 St Andrew Street. The area is located within the designated city centre. The surrounding uses are predominantly retail (A1).
- 1.2 There are six existing retail units which are proposed to be removed as part of the demolition element of the application. These are single storey structures, although a number have small dormers, which are sited in a staggered building line running perpendicular to St Andrew Street and leading towards the Church Walk entrance to Lion Yard. All the units are all in retail use. The pavement at Church Walk and adjacent to the Church of St Andrew the Great is currently run down with signs of damage. The site also encompasses the Church Walk side entrance into Lion Yard.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the demolition of the exiting retail kiosks (use class A1) on St Andrew's Walk and redevelopment with a three storey extension with change of use to Class A3/A4. The new development will form the Food and Beverage Quarter (FBQ) and will include a feature stairs and a number of roof terraces. Improvements to the public realm, provision of plant, cycle parking and associated alterations to the shopping centre facade are also proposed. The Church Walk entrance is proposed to be reconfigured so that it would be double height which allows for increased views to the church and new extension.
- 2.2 The existing retail units are staggered with a mix of roof types. These will be replaced by a two storey extension which is narrower than the existing footprint of the kiosks. The mass will be set back from the street with a feature stairs proposed closest to St Andrews Street. The extension would be finished in brick with large windows and a large glazed element to the second floor unit. New public realm is proposed adjacent to the

extension and wrapping around the back of St Andrew the Great Church. This includes new paving, benches, and a small amount of planting. New external lighting would be incorporated through the public realm improvements.

- 2.3 The new FBQ comprises six A3/A4 units. Unit R3A and Unit R4 are contained wholly at ground floor. Unit R3A is accessed either from the feature stairs or from a lift accessed from Church Walk; this unit occupies the whole of the southern element of the first floor and will include the large terrace space accessed by the stairs. Units R1 and R2 are contained in the ground and first floor and are located to the north of the shopping centre entrance. Unit R5 is contained wholly on the second floor and is the largest unit with two external seating areas.
- 2.4 A new plant deck will be accommodated for the new increased need. This will be located above the existing second floor but will be tucked away and not be visible from the street. The existing 36 cycle parking spaces around St Andrew the Great Church are proposed to be re-provided with a further 22 spaces proposed. Dedicated secure staff parking will be provided at Heidelberg Gardens following works to the ramp to ensure the spaces are accessible. This facility will be shared with staff from the Hotel and Nightclub associated with the other planning application on site (18/0829/FUL).

3.0 SITE HISTORY

Reference	Description	Outcome
18/0829/FUL	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.	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 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	1 10, 11 55, 56, 58, 59 , 61 69, 71 82

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

Central Government Guidance	National Planning Policy Framework February 2019 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)

Material Considerations	<u>City Wide Guidance</u> Arboricultural Strategy (2004) Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) Strategic Flood Risk Assessment (2005) Cambridge and Milton Surface Water Management Plan (2011) Cycle Parking Guide for New Residential Developments (2010) Air Quality in Cambridge – Developers Guide (2008) The Cambridge Shopfront Design Guide (1997)
	<u>Area Guidelines</u> Cambridge Historic Core Conservation Area Appraisal (2006)

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 on-going 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. An informative is recommended.

Second comment

- 6.3 The suggested way of implementing the works within the existing adopted public highway is much simpler and cleaner, than that originally suggested by the applicant and is acceptable to the Highway Authority. The small areas proposed to be stopped up are minor and likely to be acceptable. Request amendments to the plans to ensure changes in pavement are clearer. Minor amendment to proposed materials requested.

Third comment

- 6.4 The plans show building on the highway and the Highway Authority draws the applicant's attention to the stopping up process. Steps, a wall and doors are also shown opening out onto the public highway; these would be a hazard and would be unacceptable.

Environmental Health

First comment

- 6.5 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 and odour once the Food and Beverage Quarter becomes operational. An artificial lighting condition is recommended. A number of informatives are also requested.

Second and third comments

- 6.6 There has been some discussion between the applicant and the Environmental Health Team regarding proposed condition requirements and triggers. Both parties have clarified matters and some minor amendments to conditions have been agreed and are recommended.

Urban Design and Conservation Team

First comment

- 6.7 No objection: The proposal to demolish the existing units is supported as they are of no particular historic or architectural interest. The proposed replacement for the single storey units takes a stepped approach from the ground and leading up to three storeys. The footprint of the building is smaller than the existing, although it will be of greater height. However the reduced footprint will allow the church to improve its setting by giving it greater space around it. In the same vein, the greater height for the restaurants, especially with the external seating areas, will allow different views of the church and a greater appreciation of its architecture. The alterations to the entrance to Lion Yard will be an improvement to that building and therefore that of the conservation area.
- 6.8 Section 4 of the submitted Transport Assessment (TA) sets out the number of additional cycle parking spaces required for staff and visitors based on the emerging local plan, providing an explanation of how this requirement is being met. With regards to dedicated staff cycle provision we support the proposals to utilise and improve access to the existing Heidelberg Gardens. The existing steps will be made shallower and a wheel gully installed to assist pushing bikes up and down the step. A possible layout cycle parking arrangement plan (dwg 31063/AC/013) is also included in the TA. Overall we consider that given the site constraints, that the proposed improved staff cycle provision represents a pragmatic approach. Details are

required by condition. The Transport Assessment also sets out (para 5.1.9-5.1.10) that by improving staff cycle provision and making it more attractive to use that this in turn benefits the on street visitor provision by freeing up space that would have been potentially occupied for longer periods by staff. We believe this is a reasonable assumption to make. Finalised details of visitor cycle parking should be approved through the public realm condition.

- 6.9 The proposed public realm improvements set out in the Public Realm Outline Design Document are supported as they have the potential to positively enhance the setting of the listed building and the conservation area as a whole. From this better provision within the public realm, there will be more opportunity to appreciate the heritage assets in the area, for example Christ's College, Lloyds Bank and St Andrew the Great. By improving the landscape around the church it will be a more welcoming area to spend time and to wander through.
- 6.10 Notwithstanding the proposed materials submitted (drawing no. 13041 P-B-500), the success of the development will hinge on the use of good quality materials, appropriate to this sensitive location adjacent the listed buildings and within the Historic Core. 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. The new three storey extension will be the greatest change along with the landscaping. The character of those elevations is supported as it has a clearly defined rhythm with a good vertical emphasis that reflects the proportionality of the church windows.
- 6.11 The overall design and relationship with the conservation area is considered an enhancement to this part of the Historic Core and subject to suggested conditions is supported in conservation and urban design terms.

Comments on amended public realm (second comment)

- 6.12 No objection: The Urban Design and Conservation Officers are concerned that the revised materials should be appropriate to the site and that this can only be judged by seeing samples along with those for the new build elements. There needs to be a comprehensive materials scheme for the whole site to ensure that it makes a positive contribution to the character and

appearance of the conservation area. Conditions requiring samples of materials to be agreed prior to construction and for a sample panel to be constructed on site are recommended. There are concerns over the proposed bollards which have the potential to obstruct the free flow of pedestrian movements and will provide additional street clutter. The introduction of these bollards is not supported.

Senior Sustainability Officer (Design and Construction)

First comment

- 6.13 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

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

Access Officer

- 6.15 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)

- 6.16 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.

Head of Streets and Open Spaces (Landscape Team)

- 6.17 Further information is needed: The use of green wall installations is strongly discouraged. The maintenance and ongoing management of these installations is often misrepresented in the long term and Cambridge has experienced failures in nearly all installations to date. We would encourage the use of planters at ground level with climbing plants trained up a trellising framework of some form. These take longer to establish on the wall but overall are less vulnerable to failure and, in time, provide much the same effect. Planters themselves would require a very robust management regime to prevent failures and to prevent them becoming litter vessels. We would advise that the planters should be mechanically irrigated to ensure establishment and survival in the harsh urban conditions they will be exposed to. Benches should include choices with backs and arm rests to ensure inclusivity in the public realm. This is a very urban development with little landscape other than ambient features for the most part. We can support the scheme subject to condition.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

First comment

- 6.18 Objection: All developments, including redevelopments, in Cambridge are required to provide a 20% reduction in surface water runoff rates. No information has been supplied to demonstrate the condition of the existing surface water drainage network, a replacement network may increase flood risk. Written confirmation is required from Anglian Water to

demonstrate that the foul water requirements for the site can be provided. The new flat roofs proposed must be installed as biodiverse green roofs, both in terms of providing drainage betterment as per City Council requirements but also to fulfil the biodiversity net gain requirements in NPPF.

Second comment

- 6.19 Objection: Both the green roofs and rainwater harvesting have been discarded on the boutique unit reconstruction area. If a flat roof cannot be installed on this area, then rainwater harvesting should be considered for the new pitched roof. The structural assessment of the plant deck roof has not compared the design loadings of the new plant deck area with those required for a green roof. Furthermore, this section of roof is to be rebuilt and the design could incorporate the additional loading.

Third comment

- 6.20 No objection: Details of proposed rainwater harvesting are required by condition.

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.21 No objection: The Sustainability report has a section on ecology that recommends installation of a biodiverse green roof. However, such provision does not appear within the submitted plans. It is recommended that the 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. The recommended for ecological enhancements for nesting bird and breeding bats is supported and a condition is recommended to deal with the details.
- 6.22 No objection: Content with further bat survey which found no bat roosts at Lion Yard and recommends no mitigation for bats would be required.

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)

- 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.

Transport Assessment Team

- 6.26 Objection: Cambridgeshire County Council are placing a holding objection on this application as detailed plans of the extant and proposed land use are needed to ensure that proposals are not encroaching onto public highway; and as the County Council does not allow street trees or planting due to the maintenance cost. Once these issues have been addressed, the holding objection can be removed. A travel plan is recommended to be conditioned.

Planning Policy

- 6.27 No objection: The proposed changes reflect a need for city centre locations to make better use of their retail offer and broaden their appeal. The Grafton Centre has had to upgrade and remodel its interior space; in particular a large clothing store space will soon be divided into smaller units. Some, if not all are expected to be occupied by restaurant operators which will broaden the appeal of the shopping centre with more evening/leisure options on offer. The proposed changes to Lion Yard will provide greater options for food and beverage retail and complement the remaining/reconfigured retail floorspaces. These changes will support the city centre's appeal as a city centre location and enhance its vitality and vibrancy, at a time when other retail centres are adapting their retail and leisure offer. The proposal therefore satisfies the applicable policy criteria in the Local Plan with regard to land use suitability.

Ministry of Defence - Defence Infrastructure Organisation

- 6.28 No objection: a condition is recommended regarding a construction management strategy to ensure that construction work does not impede air traffic movement.

Disability Consultative Panel

- 6.29 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 less 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 11 April 2018)

6.30 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 schemes remain largely the same although some changes were made in response to comments from the panel.

6.31 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)

- 6.32 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 UK Power Networks has made a representation in objection to the application:

- 7.2 The representation can be summarised as follows:

- The applicant has not served notice in accordance with the Party Wall Act

- 7.3 The owner/occupiers of the following addresses have made representations in objection to the application:

- The Flat, 29 Petty Cury
- 17 Romsey Road

- 7.4 These representations in objection can be summarised as follows:

- The area is already overcrowded and the space between buildings would be inadequate.
- Additional people in the area will have an adverse impact on the setting of the church
- The development will increase anti-social behaviour
- Pressure on sewer system
- Need for additional police
- Pressure on street cleaning services

- Additional food and drink businesses will put pressure on existing independent businesses
- Question whether there is a need for the development which offsets the harm to the historic environment
- The additional height and design of the new buildings will change the character of the space
- Concerned that units will become hot food takeaways and will result in littering
- Suggest that café units are located in the existing shopping centre
- Creating a public space is welcome but this does not need to include further retail
- Question the affordability of rents of the future units for independent businesses.
- The City Council should focus on Regent St or Mill Road.

7.5 St Andrew The Great, St Andrews Street have made a neutral comment requesting that they are consulted by the applicant on any changes to paving around the church.

7.6 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 10 of the Cambridge Local Plan 2018 relates to the City Centre. This states that the city centre will be the primary focus for developments for meeting retail, leisure, cultural and other needs appropriate to its role as a multi-functional regional centre. Any new development or redevelopment should add to the vitality and viability of the City Centre and achieve a suitable mix of uses. Development in the city centre should also preserve and enhance heritage assets, be of high quality design, deliver high quality public realm and promote sustainable transport.
- 8.3 Policy 11 of the Cambridge Local Plan 2018 relates to development in the City Centre in the Primary Shopping Area. This policy supports proposals for other centre uses, provided they complement the retail function and make a positive contribution to the vitality, viability and diversity of the City Centre. They need to provide active frontages and not have a detrimental effect on the character or amenity of the area through smell, litter, noise. Additionally, A1 uses should not fall below 70 per cent in any primary frontage unless the change would be beneficial to the vitality and viability of the frontage.
- 8.4 The Planning Policy Officer considers that the proposal reflects a need for city centres to diversify their offer to broaden appeal, noting that the Grafton Centre has begun to include a wider range of offer in its centre. In the Policy Officer's view the proposal would complement the existing retained retail floor space in Lion Yard and would enhance the vitality and vibrancy of the city centre. I share this view and consider the proposed Food and Beverage Quarter would benefit the vitality and viability of the area in accordance with policy 11.

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

- 8.5 The shopping centre currently wraps around the listed St Andrew the Great Church and compromises its setting by reducing breathing room around the building. The removal of the existing kiosks on Church Walk is supported as these are of no architectural merit. The extension which will replace these kiosks although greater in height, replacing single storey with 2 storeys, would have a reduced footprint allowing for increased

space between the built form of the shopping centre and the listed church. The mass of the replacement extension is lowest closes to St Andrew Street stepping up as it moves towards the main body of the shopping centre. Due to the reduced footprint and the stepping up of the height of the extension with roof terraces to break up the massing, I am satisfied that although the extension would be greater in height it would not dominate the church.

- 8.6 The application proposes works to the entrance to Lion Yard adjacent to the new extension. This is proposed to be double height and result in improved public views of the listed church. The works to the entrance are achieved through the loss of a small amount of retail floorspace but would create a more welcoming entrance. The new entrance will increase legibility and positively reinforce the entrance as a major secondary route into the shopping centre. The opening up of views of the church is considered to be a public benefit of this element of the proposal.
- 8.7 The proposed amendments to public realm include new paving around the church. The new paving, combined with the new building line and works to the entrance will all have a positive impact on the setting of the listed church. This land is owned by Cambridgeshire County Council. Talks have been on-going between the applicant and the County Council for a number of months to establish a solution as the proposal includes works to the public highway. Initially discussions centred on stopping up the highway so that the applicant could provide and maintain the new paving and public realm. This was found to not be the correct process to follow and the applicant has amended their proposal to include materials which the Highway Authority would find acceptable to maintain. The Urban Design and Conservation Officers have reviewed the revised proposed material palette and have no objection to the principle of the change of materials. A condition is recommended requiring details and samples of the proposed public realm materials to be approved prior to construction.
- 8.8 Design and Conservation Panel expressed concerns about the scheme. They felt the proposal would turn its back on the listed church. I do not share this view and consider that the revised building line and opening up of the entrance to the shopping centre would give the church more breathing room and better

reveal its significance. The proposed dining roof terraces would also allow for currently unseen views of the church. Design and Conservation panel also expressed concerns about the access arrangement to the unit with the feature stairs for wheelchair users. This would be served by a lift accessed from Church Walk. Panel questioned how the restaurant would manage having two access points. I have no concerns about this in planning terms. In my view the unit would be accessible to wheelchair users and it would be for the restaurant to manage customers access arrangements. I am mindful of the comments from Design and Conservation Panel and their aspiration for a more comprehensive redevelopment of the site. However the scheme in front of us has been carefully considered and is considered to preserve and enhance the character and appearance of the Conservation Area.

- 8.9 The Urban Design and Conservation team have raised concerns about the proposed bollards in the public realm. They consider these to be clutter and raise concerns that they would impede pedestrian movement. The applicant has responded to their concerns noting that the bollards are included for public safety reasons; for crime prevention and terror attack prevention purposes. The Urban Design and Conservation concerns are noted but the applicant's justification is considered adequate. Detail of the bollards can be agreed through the recommended hard landscaping condition to ensure they are as unobtrusive as possible.
- 8.10 The Tree Officer has reviewed the plans and has no objection to the proposal subject to conditions to protect the surrounding protected trees within the churchyard. The Landscape Officer has raised concerns about the proposed green wall as there have been issues with other installations in Cambridge which have been unsuccessful in the long term. A condition is recommended requiring details of the green wall to be submitted prior to construction and should the details be considered unacceptable or should the green wall fail, a revised proposal is recommended to be required. The Drainage Officer, Ecology Officer and Senior Sustainability Officer requested green roofs to be incorporated into the proposal. The applicant has provided a technical note on drainage as a justification of why this is not viable. This details that it would not be possible to retrofit the roofs around the hotel due to their size and limited structural capacity to accommodate the weight of the additional

green roofs. The Drainage Officer is satisfied with the justification but recommends a condition requiring details of rainwater harvesting. Given the Drainage Officer's position on the justification for why green roofs are not viable, the Senior Sustainability Officer and Ecology Officer are satisfied that there would be no requirement to provide green roofs in this instance.

- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58, 59, 61 and 71.

Public Art

- 8.12 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 be 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.

- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 56, 59 and 85 and the Public Art SPD 2010

Renewable energy and sustainability

- 8.14 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.
- 8.15 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) policy 28 and the Sustainable Design and Construction SPD 2007.

Drainage

- 8.16 The Drainage Officer raised an objection to the original proposal and required amendment so that all flat roofs proposed would

be green or brown roofs. The applicant provided additional information to demonstrate that this would not be viable. The Drainage Officer is satisfied with the additional information and has requested that rainwater harvesting details are dealt with through condition. Anglia Water has requested a condition requiring a surface water management strategy. This has also been recommended.

- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 31.

Disabled access

- 8.18 All of the proposed units within the F and B Quarter would be wheelchair accessible. The Access Officer has noted that any seating should be at variable heights. This could be dealt with through the hard landscape condition and is recommended to be included as an informative to ensure the applicant is aware of the requirement.
- 8.19 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 56 and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.20 The Environmental Health Team note the proximity of the site to a number of residential dwellings which have the potential to experience some noise disturbance, the team have reviewed the submission and weighed the harm against the fact that the site is located in a city centre location where residents would expect a higher level of noise than in a predominantly residential area. Their view is that on balance the impact would be acceptable subject to the imposition of a number of operational conditions. These seek to control details of plant noise and operational noise from the FBQ use. This includes a condition requiring an operational noise management and monitoring plan for the use. Hours of use are proposed to be restricted as is the use of amplified music on the external terrace areas. In my view, subject to the proposed conditions, the development would not have a significant adverse impact on nearby occupiers in terms of noise and disturbance.

- 8.21 A number of conditions are also proposed to protect the amenity of nearby occupiers during construction. These require details of construction noise, vibration and dust to be agreed and restrict construction hours and delivery hours to the site during construction. All six contaminated land conditions are requested.
- 8.22 A number of the representations raise concerns about the proposed development and suggest it would result in an increase to littering and anti-social behaviour. I have no evidence before me to suggest this would be the case. As noted in paragraph 8.4, the proposed use is considered to add to the existing mix of city centre uses. One representation raises concerns that the proposal will result in overcrowding of the area adjacent to the church. The proposal would result in the built form being pulled away from the church, creating more space between the buildings.
- 8.23 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 55 and 56.

Refuse Arrangements

- 8.24 Refuse arrangements remain broadly the same as existing for the shopping centre. The units will all have a basement area where refuse can be stored and will be collected. There is no objection to this system being retained for the new units.
- 8.25 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 11 and 59.

Highway Safety

- 8.26 The Transport Assessment Team has assessed the proposal and has no objection subject to a travel plan being dealt with through condition. As noted in paragraph 8.7, the Highways Development Management Team from the County Council originally objected to the application as it involved works to the public highway. The County Council Transport Assessment Team also placed a holding objection on the application for the same reason as the mechanism to deliver the proposed public realm had not been agreed when the application was submitted.

The Applicant and the County Council have had lengthy discussions on how to come to a solution which works for both parties. The applicant had originally proposed to stop up the highway to facilitate the new paving and public realm improvements. The Highway Authority did not consider this to be appropriate. The applicant has as a result amended their proposed public realm to ensure that it complies with the Highway Authorities approved materials. The current proposal does still involve some minor stopping up of the public highway but this is two small areas which relate to a difference between the County Council and applicant's deeds. It is understood that the Highway Authority is agreeable to this minor stopping up but the process cannot commence until planning permission has been granted. The Highway Authority have raised concerns about some steps and a door opening on to the public highway. These are both in an area which is proposed to be stopped up and will need to be agreed between both parties as part of the stopping up order.

- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 81 and 82.

Car and Cycle Parking

- 8.28 The Transport Assessment details that improvements are proposed to make the existing cycle parking at Heidelberg Gardens more accessible. Details of these changes are recommended to be dealt with by condition to ensure the cycle stands are laid out and adequately accessible. These stands will be solely for the use of Lion yard staff. A total of 54 staff cycle parking spaces are proposed. These spaces would be secure and covered. The provision of dedicated secure staff cycle parking is considered to be beneficial for staff but also beneficial in that it will free up on-street cycle parking for visitors to the shopping centre.
- 8.29 There are currently 36 visitor cycle parking spaces around Church Walk. An additional 22 spaces are proposed to be accommodated through the public realm improvements. The additional stands combined with the reduced pressure on visitor stands though the provision of a dedicated staff cycle parking area is considered to be beneficial.

- 8.30 It is not possible to provide any off-street car parking as part of the proposal. The site is located within the designated City centre and is well served by public transport, pedestrian and cycle infrastructure. As a result there is no objection to the lack of off-street car parking.
- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Third Party Representations

- 8.32 I have addressed the majority of the third party representations in the body of my report but I will consider any outstanding matters in the below table.

Representation	Response
The applicant has not served notice in accordance with the Party Wall Act	This is a civil matter rather than a material planning consideration.
The area is already overcrowded and the space between buildings would be inadequate.	See paragraph 8.22
Additional people in the area will have an adverse impact on the setting of the church	See paragraph 8.22
The development will increase anti-social behaviour	See paragraph 8.22
Pressure on sewer system	This is not a material planning consideration
Need for additional police	There is no evidence to suggest the proposal would result in the need for greater policing. See paragraph 8.22
Pressure on street cleaning services	See paragraph 8.22
Additional food and drink businesses will put pressure on existing independent businesses	There is no evidence to suggest that the proposed new food and beverage units would harm independent businesses. The Planning Policy Officer considers the proposal to be acceptable and

	compliant with policies 10 and 11 of the Cambridge Local Plan. I share this view. See paragraphs 8.2 – 8.5
Question whether there is a need for the development which offsets the harm to the historic environment	The proposal is considered to preserve and enhance the character and appearance of the conservation area.
The additional height and design of the new buildings will change the character of the space	The proposal will change the character of the street but the existing kiosks are of no architectural merit and the existing public realm is in a poor state of repair.
Concerned that units will become hot food takeaways and will result in littering	See paragraph 8.22
Suggest that café units are located in the existing shopping centre	The proposed uses are considered acceptable and compatible with policy.
Creating a public space is welcome but this does not need to include further retail	The site is currently in commercial use and the proposal would retain this whilst improving public realm.
Question the affordability of rents of the future units for independent businesses.	This is not a material planning consideration.
The City Council should focus on Regent St or Mill Road.	The City Council is not the applicant. The proposal is considered to comply with policy as outlined above.

Planning Obligations

- 8.33 The proposal does not attract any requirement for financial contributions. The Highway Authority is agreeable to the principle of the development subject to the use of approved materials and rectifying the plans showing doors opening onto the highway. These materials will need to be viewed and agreed by the City Council's Urban Design and Conservation Team prior to commencement of any public realm works to ensure that these respect the character and appearance of the Conservation Area and the setting of the listed church. An element of stopping up is required. It is understood that this

relates to a boundary dispute between the applicant and the highway authority. The principle of stopping up the two minor areas shown on the map which has been provided by the applicant has been accepted by the highway authority. This is a separate process outside of the planning process which will need to be resolved between the applicant and the Highway Authority. I am satisfied that the principle of the proposed works is acceptable to the Highway Authority and that conditions to deal with details of materials can be imposed to ensure that they are appropriate.

9.0 CONCLUSION

- 9.1 The proposed works, subject to conditions regarding details and materials, are considered to preserve and enhance the character and appearance of the Conservation Area. The new building line, improvements to the public realms and works to open up the entrance to the shopping centre would better reveal the significance of the listed church. The Environmental Health Team are satisfied that given the city centre location of the site, subject to conditions, the proposal would not have a significant adverse impact on the amenity of nearby residential properties. The proposal would provide dedicated staff cycle parking as well as additional on-street visitor cycle parking. The applicant has been in discussions with Cambridge County Council about proposed works to the public highway. The principle of the works has been agreed but final detail, including agreeing the stopping up of minor elements of the highway, will need to be agreed.

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. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the Local Planning Authority:

- (a) Desk study to include:
 - Detailed history of the site uses and surrounding area (including any use of radioactive materials)
 - General environmental setting.
 - Site investigation strategy based on the information identified in the desk study.
- (b) A report setting out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the Local Planning Authority:

- (a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors
- (b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the Local Planning Authority.

- (a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

- (b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

8. 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.

9. 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).

10. 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 unless otherwise approved in writing by the Local Planning Authority

Reason: To protect the amenity of the adjoining properties and also to ensure that one off deliveries are approved (e.g road closures for cranes and oversized steels) (Cambridge Local Plan 2018 policy 35).

11. 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)

12. 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).

13. 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).

14. Prior to the first occupation of each unit, 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).

15. Prior to commencement of each of the food and beverage quarter (Class A3/A4) units hereby approved and on a phased unit by unit approach if necessary / required, a Food and Beverage Quarter (Class A3/A4), Noise Management and Monitoring Plan (ONMMP) to minimise and reduce the noise impact of sources associated with these uses (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: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35).

16. Prior to the installation of any plant and equipment associated with each unit, a noise impact assessment of and a noise insulation scheme as appropriate for plant and equipment (including all mechanical and electrical services such as combustion appliances / flues and ventilation systems / louvres, plant rooms and electricity substations), 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: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35).

17. Prior to commencement of the Food and Beverage Quarter use hereby approved, and on a phased unit by unit approach if required, a 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 Food and Beverage Quarter (Class A3/A4) Use Noise Assessment / Insulation Scheme and Plant / Equipment Noise Assessment and Insulation Scheme (as required by conditions 16 and 21 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: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35).

18. Amplified music shall not be piped into / played in external terraces.

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

19. External terraces shall only be occupied between the hours of 0700 to 2300hrs.

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

20. 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 - food and beverage quarter (Class A3/A4) Delivery and Servicing Management Plan, May 2018.

Any collections / deliveries and servicing including the emptying of waste / recycling receptacles directly on or from the public highway / on-street shall only be permitted between the hours of 0700 to 2300hrs.

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

21. Before the development hereby permitted is commenced, a noise impact assessment of the Food and Beverage Quarter (Class A3/A4) uses on neighbouring premises and a noise insulation scheme as appropriate, in order to minimise the level of noise emanating from the said uses (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: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35).

22. Prior to the installation of any artificial lighting an internal and 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). External lighting should be designed in accordance with the submitted Hoare Lea 'Lions Yard. Cambridge. ENVIRONMENTAL LIGHTING - OBTRUSIVE LIGHTING ASSESSMENT 18 MAY 2018' and 'Lighting Planning Report 25 April 2018'

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 policy 34).

23. Prior to the commencement of above ground works, full details including samples of the materials to be used for the public realm shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57).

24. No development shall take place above ground level, other than demolition, until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

25. A sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 58 and 61).

26. No external windows or doors shall be installed until drawings at a scale of 1:20 of details of sills, lintels, transoms, mullions and spandrel panels have been submitted and full details of all glass to be installed in doors/windows shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 58 and 61).

27. A sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 58 and 61).

28. No external windows or doors shall be installed until drawings at a scale of 1:20 of details of sills, lintels, transoms, mullions and spandrel panels have been submitted and full details of all glass to be installed in doors/windows shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 58 and 61).

29. All new window frames shall be recessed at least 50 back from the face of the wall / façade. The means of finishing of the 'reveal' is to be submitted to and approved in writing by the local planning authority prior to installation. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 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 non-transparent glass types are unlikely to be approved. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 58 and 61).

31. Prior to the occupation of the development, detailed drawings of the final layout of the staff cycle provision (including specification of lockers, lighting, maintenance area, cycle gully etc) shall be submitted to and agreed in writing by the Local Planning Authority. Staff Cycle parking shall be thereafter constructed in accordance with the agreed details, installed prior to occupation of the development and retained thereafter.

Reason: To ensure adequate and accessible cycle parking provision for staff (Cambridge Local Plan 2018 policies 81 and 82).

32. Prior to the commencement of above ground works, full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason: To ensure the provision of high quality landscape which respects the character of the area (Cambridge Local Plan 2018 policies 55, 56 and 59).

33. Within 8 months of commencement of the new build elements of the scheme, 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 28 and Supplementary Planning Document Sustainable Design & Construction 2007).

34. 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 28 and Supplementary Planning Document Sustainable Design & Construction 2007).

35. 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 (Cambridge Local Plan 2018 policy 28).

36. Prior to the installation of any green wall details shall be submitted to and agreed in writing by the Local Planning Authority. On review, should the submission be deemed unacceptable and alternative to the green wall (for example climbing plants on a trellised frame) shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be installed in accordance with the approved details prior to occupation of the site and shall be retained thereafter. Should the Green wall or any alternative agreed with the Local Planning Authority fail within 5 years of the completion of the development, an alternative or replacement scheme shall be submitted to and agreed in writing by the Local Authority and shall be installed in accordance with the approved details.

Reason: To ensure a high quality landscape is provided as part of the development (Cambridge Local Plan 2018 policies 59 and 61).

37. No new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions 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).

38. Prior to commencement of development, a construction management strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall cover the application site and any adjoining land which shall be used during the construction period. The strategy shall include details of cranes and other tall construction equipment (including details of obstacle lighting). The approved strategy shall be implemented for the duration of the construction period.

Reason: To ensure that construction work and construction equipment on site and adjoining land does not obstruct air traffic movements or otherwise impede effective operation of air traffic navigation transmitter/receiver systems.

39. 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).

40. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding (Cambridge Local Plan 2018, policy 32).

41. Prior to the occupation of the development details of the proposed rain water harvesting system shall be submitted to and approved in writing by the Local Planning Authority. Rain water harvesting details shall be installed in accordance with the approved details prior to occupation of the development and shall be retained thereafter.

Reason: To provide adequate surface water drainage for the site (Cambridge Local Plan 2018 policy 31).

42. Prior to occupation of the development, a plan detailing the proposed specification, number and locations of internal and / or external bird boxes on the buildings shall be submitted to and approved in writing by the Local Planning Authority. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

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

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

- Control of noise from customers / patrons (voices/shouting both onsite including in association with any external smoking areas /shelters, external terrace seating area, when and in particular dispersal at closing time);
- Limiting the egress of internal amplified music;
- Prohibition of the playing of amplified music externally including in external terrace seating areas;
- Closing of doors and windows when the premises is in use;
- Opening / 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: 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.

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: 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 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: 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: 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: Cambridge City Council recommends the use of low Nitrogen Oxide (NOx) boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

The reason is 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 in accordance with the National Planning Policy Framework (NPPF 2019), Policy 36 of the Cambridge Local Plan (2018) and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018)