

Application Number	19/0248/FUL	Agenda Item	
Date Received	4th March 2019	Officer	Mary Collins
Target Date	29th April 2019		
Ward	Trumpington		
Site	Meadowcroft House 16 Trumpington Road Cambridge CB2 8EX		
Proposal	Erection of a one bed, one person dwelling and relocation of existing refuse store with associated landscaping and parking provision.		
Applicant	Adderstone Developments (109) 5 Mailing Court Union Street Newcastle-upon-Tyne NE2 1BP Tyne and Wear		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposal will not appear out of context or detract from the character of the area.- The proposal will not adversely harm the amenity of neighbouring occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site, Meadowcroft House comprises a large block of 19 residential flats, four-storeys in height and designed with a dual winged roof. There is underground car parking below the flats and a large outdoor amenity area to the rear of the flats. There is a detached bin store at the front of the site.
- 1.2 To the east of the site there are properties on Rayleigh Close, to the south is Douglas House which belongs to the University of Cambridge, and to the north of the site is St Faiths School.
- 1.3 There is a belt of large protected trees which borders the front of the site and shields the existing building and its surroundings from

public view, except for oblique views where the vehicle entrance is situated on Trumpington Road. There is a group TPO area at the front (west) of the site.

- 1.4 The Trumpington Road Suburbs and Approaches Study (2012) identifies the site as being within 'Character Area 3'. The study summarises this area as:

"The overriding character of this section of Trumpington Road is of a wide, generous road flanked either side by mature deciduous trees, some of which overhang the road, that create a sense of enclosure and privacy."

- 1.5 This side of Trumpington Road, between the side roads of Newton Road and Bentley Road, is characterised by a series of large buildings situated within generous plots and set back from the road. The majority of the built form in this area is not visible from the main public view points along Trumpington Road due to the strong tree belt which flanks the road.
- 1.6 Buildings associated with St Faiths School to the north and Douglas House to the south are no greater than two-storeys in height and are generally traditional in design, with some later additions to these sites which are in contrast to this style. Meadowcroft House, in contrast, is of more of a modernist architectural approach and is unique in its roof form in terms of the two overhanging winged roofs which originates from the Bauhaus architectural movement.

2.0 THE PROPOSAL

- 2.1 The proposal seeks planning permission for the erection of a one bed, one person dwelling and relocation of the existing refuse store with associated landscaping and parking provision.
- 2.2 The existing bin store occupies a space of 35m² at the front of the site, opposite the basement car park entrance. The bin store is constructed in brick work with timber cladding and designed with a flat roof measuring 2.7m.
- 2.3 The proposed one-bedroom dwelling would be 9.5 metres by 5.5 metres and occupy a space of approximately 38.5m² in the same location as the existing bin store which would be replaced under these proposals.

- 2.4 The proposed dwelling would be constructed in zinc cladding with a green monopitch roof which would slope upwards from east to west measuring 4.4m to the highest point and 3 metres at its lowest point. There would also be provision for one car parking space, as well as an attached cycle store which could accommodate two cycles.
- 2.5 The replacement bin store would be sited adjacent to the north boundary of the site and would occupy an area of 27m². The bin store would be designed in timber cladding with a flat roof measuring 2.2m to the ridge.
- 2.6 The application is accompanied by the following supporting information:
1. Accessibility Statement
 2. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
15/0926/FUL	Conversion of the existing bin store into 1no. one-bedroom studio apartment, with the replacement of the existing roof and provision of additional parking space and cycle storage.	Refused Allowed on appeal 01/06/2016
10/0360/FUL	Change of use of existing flat roof area to balcony with access. Construction of parapet wall with railings	Approved
09/0475/FUL	Provision of balcony to apartment 19 on the southeast corner of Meadowcroft House.	Refused
C/04/0894	Proposed residential development of 19 flats following demolition of hotel.	Approved

4.0 PUBLICITY

- 4.1
- | | |
|------------------------|-----|
| Advertisement: | No |
| Adjoining Owners: | Yes |
| Site Notice Displayed: | No |

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1,3, 28 31, 35 50, 51, 52, 55, 56, 57, 59 71

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Previous Supplementary Planning Documents (These documents prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)

Material Considerations	<p><u>City Wide Guidance</u></p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Arboricultural Strategy (2004)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Draft Air Quality Action Plan 2018-2023</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cambridge Walking and Cycling Strategy (2002)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Trumpington Road Suburbs and Approaches Study (2012)</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Environmental Services

- 6.2 No objections. In the interest of amenity recommend the following standard conditions and informatives:

- Demolition/Construction hours
- Demolition/Construction collection/delivery hours
- Piling
- Substation Informative
- Low NOx Boilers Informative

Existing Substation

The proposed dwelling will be within 10m of an existing substation located on the adjacent boundary. Electricity substations are known to emit electromagnetic fields. This is outside the expertise of Environmental Health and the relevant health agency should be contacted. Recommend the standard Substation Informative.

Sustainable Drainage Engineer

- 6.3 The proposals are for a small building that is already accounted for within an existing surface water drainage scheme. The proposals include a green roof which ensures the proposals meet the requirements of the Cambridge Local Plan.

Streets and Open Spaces

- 6.4 It is agreed that the proposal can be constructed without material damage to retained trees and that the removals required to actuate construction will have no material impact on amenity.

However the proposal is not considered to be sustainable as the retained trees will cast significant shade and drop leaves and debris making the outside space virtually unusable. Perceived danger associated with being so close to large trees as well as the shade and leaf litter will increase pressure for heavy pruning and/or removals. For this reason the application is not supported.

Should the application be approved, conditions are recommended requiring a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval and implemented throughout the development.

Cadent Gas Ltd

- 6.5 Cadent have identified operational gas apparatus within the application site boundary. Request informatives are attached if minded to grant permission.
- 6.6 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

Objections:

- Flat 3 Meadowcroft House 16 Trumpington Road
- Flat 4 Meadowcroft House 16 Trumpington Road
- Flat 6 Meadowcroft House 16 Trumpington Road
- Flat 9 Meadowcroft House 16 Trumpington Road
- Flat 10 Meadowcroft House 16 Trumpington Road
- Flat 12 Meadowcroft House 16 Trumpington Road x2
- Flat 16 Meadowcroft House 16 Trumpington Road
- Flat 17 Meadowcroft House 16 Trumpington Road
- Flat 18 Meadowcroft House 16 Trumpington Road

7.2 The representations can be summarised as follows:

The space which would be occupied by the combination of the new dwelling and the replacement bin store is significantly greater than the current bin store, reducing the area of garden. This has a negative impact on the amenity currently provided to residents by the gardens.

The bin store proposed will be very visible to anyone entering the area or even passing by, and more particularly to those living on the west facing side of the building.

The introduction of a new, single-storey dwelling in this location is entirely alien to the local area and that will accordingly have a detrimental impact on its character.

Loss of the currently open frontage that characterises Meadowcroft House, as well as surrounding properties.

The construction of a new dwelling with related curtilage development combined with the new, more visually prominent, bin store will result in the plot being characterised by ancillary buildings and structures to the frontage and will bring the built development closer to the road, which is out of character with the surrounding residential context.

The materials fail to reflect its built surroundings and will therefore be harmful to the character and appearance of the area.

The basement car park serves 19 apartments, thus giving rise to a significant number of vehicle movements. Given the absence of any other windows in the bathroom and the very small window in the bedroom, it is likely that the roof lights will be left open in the summer months (at least), giving rise to significant disturbance to the future occupiers of the dwelling as a result of the use of the car park ramp.

The proposal incorporates roof lights in the bedroom and bathroom. This gives rise to the potential for the residents of Meadowcroft House to see into the proposed new dwelling, having a significant impact on the privacy of the occupiers of this property.

Notwithstanding the introduction of two new roof lights, there are very limited openings in the proposed new dwelling. There are no windows at all in the eastern elevation, and some very narrow glazed panels in the northern and southern elevations. In addition, the outlook from the windows in the western elevation will be limited due to nearby trees. This will give rise to limited outlook and light to the property which will already feel "hemmed in" by the nearby and substantial presence of Meadowcroft House.

Detrimentially affect the outlook currently enjoyed by the residents of Meadowcroft House by way of the introduction of additional built development to the otherwise open frontage of the property.

The Proposed Development will also fail to provide adequate amenity space for the residents of the new dwelling contrary to policy 50. The property has a very small, west facing decking space which will be overshadowed by the surrounding trees.

It seems likely that the proposed house will be occupied by a couple, in which case Policy 50 requires a minimum floorspace of 50 square metres. It is also not clear whether the proposal meets the other requirements of Policy 50 in terms of the size of the bedroom and built in storage.

The existing refuse bin storage arrangements at Meadowcroft House currently work very well, providing easy and convenient bin storage for the residents as well as easy access for collection vehicles. The application does not appear to propose any lighting on the new bin store. There is a risk of the new store failing to provide satisfactory bin storage.

The building work itself will have a significant negative impact for many months, in terms of reduced access, noise, dirt, and unpleasant outlook.

The proposal would remove trees and garden space which contribute positively to the character and appearance of the existing development.

The trees at the property are of significant amenity value to the residents of Meadowcroft House and are beneficial to the character of the area generally. There is no public benefit from the development that justifies works to trees that are integral to the character and amenity of this area, contrary to Local Plan Policy 71.

The relocation of the bin store to the northern side of the plot will bring it closer to the main building and adjacent to the boundary fence of St Faith's pre-prep school. The smells (especially in warm weather) and are a potential health hazard.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces and impact on trees
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking

Principle of development

- 8.2 The principle of development has been established through the appeal decision which is a material consideration in the determination of this application. The siting of the dwelling remains the same but the elevational treatment and roof form is different. The proposed bin store is of the same design and size as allowed on appeal but is not on the approved footprint being sited slightly further away from the northern boundary of the application site.

Context of site, design and external spaces

- 8.3 The proposed dwelling would be set forward of the development line of Meadowcroft House, but, would not be visible from the street scene due to the tree belt that encloses the application site from view. The proposed dwelling would occupy a footprint similar to that of the existing bin store but would be 1.4m higher than the existing bin store at its highest point. The proposed dwelling would be 0.9m higher than the highest point of the approved dwelling and 0.5 metres higher than the lowest point of the roof of

the approved dwelling. In my opinion, although the nature of the building will be considerably different to that of the existing bin store, as there is a structure on this site of a similar footprint and scale, I do not consider the proposal will be out of context with the site or harmful to the character of the area in this respect.

- 8.4 The proposed development would be accessed from the same point as the existing flats of Meadowcroft House. The house has been orientated so that the front of the house faces to the north so that it is adjacent to the proposed parking space.
- 8.5 The proposed building has been orientated perpendicular to Meadowcroft House and its roof would slope up and away from the front of Meadowcroft House and under the canopy of the existing trees. The front entrance to the dwelling with living room window would help contribute to the existing active frontage and surveillance over the car park area. In my opinion, the proposed dwelling would act cohesively in terms of its orientation and layout to Meadowcroft House, rather than try to distance and isolate itself from the existing flats and this approach is supported.
- 8.6 The proposed dwelling would be single-storey and would be slightly higher and larger in scale and mass than the existing bin store. As the proposed dwelling will not be visible from any public viewpoints, the visual impact of the proposal on the wider area would in my opinion not be detrimental given there is already a built structure in this position of a similar scale and massing.
- 8.7 The proposed dwelling has been designed so that it has a different roof form to the main dwelling but one which complements the appearance of the main building of Meadowcroft House. It reflects the form of a small architectural feature of the roof albeit on a considerably reduced scale.
- 8.8 The materials proposed would be different to those used on the existing Meadowcroft House and as previously approved. This material is considered acceptable as it would be a good contrast would transition well with the surrounding area. A condition has been included that would require materials samples to be agreed by the Local Planning Authority prior to the proposed work commencing. Conditions are also recommended removing permitted development rights to extend or alter the proposed building as these works could negatively impact on the design of the building and could affect the character of the area.

- 8.9 The proposed replacement bin store would be sited further away from the northern boundary than the approved scheme and as a result would project marginally further into the open space at the front of the main building. However I am of the opinion that the proposed bin store would not be unduly prominent and would be screened by planting to the existing vehicular access to Meadowcroft House. Views of the proposed bin store from Trumpington Road would be restricted to the width of the access road and would be recessive. The bin store would be designed in timber cladding and with large doors orientated to the south. It would have the appearance of an ancillary structure and would not appear visually prominent or out of context because of this.
- 8.10 Overall, I consider the proposed dwelling would not be prominent in the street scene, is single-storey in scale and reflective of the contemporary design of Meadowcroft House. The proposed replacement bin store would be set a considerable distance back from the road and would only be visible from limited views from Trumpington Road. The single-storey scale and ancillary nature of this bin store will not appear prominent from these views, nor will it detract from the aesthetics of the much grander form of Meadowcroft House.
- 8.11 The proposed dwelling can be constructed without harm to the dense tree belt which fronts the site and so the character of the area will not be harmed in terms of loss of landscaping provided that conditions are complied with during construction work.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59 and 71.

Residential Amenity

Amenity for future occupiers of the site

The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m²)	Proposed size of unit	Difference in size
1	1	1	1	39	37.5	-1.5

- 8.13 The approved dwelling would occupy an internal floor area of approximately 38m². The proposed dwelling would be approximately 37.5m². The bedroom would meet the size criteria for a one person bedspace being more than 7.5m² but less than 11.5m². The proposed dwelling is marginally under the standard for a one person dwelling but given there is an extant planning permission for a similar sized dwelling I am of the opinion that it would not be reasonable to refuse permission on the size of the proposed dwelling.
- 8.14 All habitable rooms have a reasonable outlook. The proposed dwelling would have rooflights in the eastern roofslope facing the adjacent Meadowcroft House which would provide natural light to a bedroom and a bathroom.

Size of external amenity space

- 8.15 The approved dwelling would have 11m² private amenity decking space to the side of the dwelling. This revised proposal has the decked area to the western side and would be approximately 7.8m². The roof of the dwelling would oversail this amenity area and it would be enclosed on the northern side. The occupant would also still benefit from a wider amenity area around the new dwelling included within its curtilage.
- 8.16 I note the reservations of the Tree Officer that the proposal is not considered sustainable as the retained trees will cast significant shade and drop leaves and debris making the outside space virtually unusable. This would increase pressure for heavy pruning and/or removal of the trees.
- 8.17 However there is an extant planning permission in place for a similar scheme I am of the opinion that this dwelling is likely to be occupied by an individual and not a family with children where the perception of danger may be heightened. I am of the opinion that the overhang of the proposed dwelling over the amenity area may reduce the perception of danger from overhanging trees. I am also of the opinion that although the garden would be in shade for much of the time, the proposed dwelling would have a unique private amenity area and setting which would only appeal to a limited number of prospective occupiers.
- 8.18 The proposed dwelling is close to public transport links and cycle routes into the city and also has a parking space. Whilst it is

acknowledged that the proposed dwelling is small in size, the proposal helps to provide a mix of accommodation for the city and contributes positively to the wider area because of this.

Accessibility

- 8.19 The proposed dwelling has been designed to be of a size, configuration and internal layout to enable Building Regulations requirement M4 (2) 'accessible and adaptable dwellings' to be met. I have recommended a condition requiring this.
- 8.20 In my opinion the proposal provides an adequate level of residential amenity for future occupiers and I consider that it is compliant with (2018) policies 50, 51 and 56.

Impact on amenity of neighbouring occupiers

- 8.21 The main consideration in terms of impact on neighbour amenity is the impact on the residents of Meadowcroft House to the east and the occupiers of St Faiths School to the north.
- 8.22 The nearest flats to the proposed dwelling would be situated over 20m from the proposed dwelling. The proposed replacement bin store would be over 12m away from the nearest flat. The flats of Meadowcroft House all have windows facing out towards the west of the site and also have balcony areas that project out to the west. The proposed bin store would be positioned approximately 0.7m from the boundary of St Faiths School.
- 8.23 The proposed dwelling would also be single-storey in scale and situated to the west of Meadowcroft House. In my opinion, given the separation distance of over 20m, coupled with the single-storey scale of the development, the proposal will not unduly overshadow the occupiers of the adjacent building.
- 8.24 The proposed dwelling would be orientated with windows facing the north and south with a large opening to the west and rooflights to the bathroom and bedroom facing east. Given the separation of the balconies at the front of Meadowcroft House from the proposed dwelling and the angle of the roofslope. I am of the opinion that there would not be a detrimental loss of privacy through overlooking to either the existing properties or the new dwelling.

- 8.25 The private outdoor space would be to the west of the dwelling and would be screened from view from occupiers of Meadowcroft House by the dwelling itself and I am satisfied there would not be a detrimental loss of privacy to the future occupier of the dwelling through overlooking.
- 8.26 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 56 (58) and 35.

Refuse arrangements

- 8.27 The refuse arrangements are the same as previously approved. The revised store is sited further away from the northern boundary with doors opening away from the boundary. Concerns have been raised regarding the odour disturbance that could be caused on the neighbouring occupiers of St Faiths School and Meadowcroft House balconies in terms of smells from bins. However, the bin store would be fully enclosed and so I am content that there will not be a significant increase in odour arising from the re-positioning of this bin store. The Environmental Health team has not raised this as an issue.
- 8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.29 The siting of the new bin store and dwelling would not in my opinion be detrimental to highway safety.
- 8.30 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

- 8.31 One car parking space would be provided for future occupiers of the proposed dwelling which is in accordance with the Local Plan parking standards. The proposal would provide two secure covered cycle parking spaces which are in accordance with the cycle parking standards of the Local Plan (2018).

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

9.0 CONCLUSION

9.1 In conclusion, I consider the proposal will be in keeping with the character of the area and will not harm the amenity of neighbouring occupiers. Approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

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

3. No 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).

4. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

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

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

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

6. 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 and 57).

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

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

8. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

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

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

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

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

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

11. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

12. Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

13. Notwithstanding the provisions of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the erection or construction of a porch outside the external door of the dwellinghouse(s) shall not be allowed without the granting of specific planning permission.

Reason: To protect the visual amenity of the neighbourhood (Cambridge Local Plan 2018 policies 52, 55, and 57).

14. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwellinghouse(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of the occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

15. Notwithstanding the provisions of Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwellinghouse(s) of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse(s), shall not be allowed without the granting of specific planning permission.

Reason: In the interests of visual amenity (Cambridge Local Plan 2018 policies 55, 56 and 57).

16. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no fences, gates, walls or other means of enclosure forward of the principal elevation shall be erected within the curtilage of the dwellinghouse(s) without the granting of specific planning permission.

Reason: To protect the visual amenity of the neighbourhood and in the interests of highway safety (Cambridge Local Plan 2018 policies 55 and 81).

17. Prior to the demolition of the existing bin store, the replacement bin store facilities shall be provided in accordance with the approved details and retained thereafter.

Reason: To ensure satisfactory provision for the secure storage of bins (Cambridge Local Plan 2018 policy 57).

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

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

INFORMATIVE: Electricity substations are known to emit electromagnetic fields. The Public Health England (PHE) Radiation Protection Service has set standards for the release of such fields in relation to the nearest premises. The applicant should contact The National Grid EMF unit on 0845 702 3270 for advice regarding the electric/magnetic fields that are associated with electric substations.

INFORMATIVE: Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

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

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept