

Application Number	18/1807/FUL	Agenda Item	
Date Received	20th November 2018	Officer	Lorraine Casey
Target Date	15th January 2019		
Ward	Newnham		
Site	India House 31 Newnham Road Cambridge CB3 9EY		
Proposal	Erection of new building comprising of a single A1 or A3 (in the alternative) unit at ground floor and seven self contained flats above.		
Applicant	GCR Camprop Five Ltd		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposal will preserve the character and appearance of the conservation areas and will not harm the setting of nearby listed buildings.- The proposal will not adversely harm the amenity of neighbouring occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is located on a bend on Newnham Road along the south-eastern side of the street. The Mill Pond lies to the north. It borders No. 2 and 3 Anderson Court which are located to the south and to the west lies Nos. 35 and 37 Newnham Road which are occupied by restaurants known as Sala Thong and Rice Boat. An access road lies to the east and beyond that is Newnham Mill which is a Grade II Listed Building.
- 1.2 The site is located within the Newnham Croft Conservation Area and is adjacent to West Cambridge Conservation Area.

Newnham Road is a Local centre. It is within Flood Zones 2 and 3. It requires height referrals for structures over 15m high and is in an air quality management area. The site falls within the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 The proposal is for the demolition of the existing building and its replacement with a new building comprising of a single A1 or A3 unit at ground floor and seven x one bedroomed self-contained flats above. This is a net increase of six residential units on the site.
- 2.2 The amended drawings show the proposed A1 or A3 unit will provide 113sq.m of internal floorspace which is a reduction of 39sq.m compared to existing. It will provide the equivalent of 6 full time jobs. The opening times are unknown.
- 2.3 The roof ridge of the proposed building would extend between 7.8m and 10.6m above ground level. The annotations on the drawings detail the height above sea level. Due to the irregular shaped site the building would narrow at the rear to 7.3m wide and towards the front of the building measure around 13.5m wide. Its length would extend up to 26m.
- 2.4 The proposal seeks to demolish the existing building which has been affected by fire damage. Its last use was as a restaurant known as India House, with a flat at first floor. The Heritage Impact Assessment suggests that prior to 1981, it was used as a pub known as the Jolly Miller.
- 2.5 The application is accompanied by the following supporting information:
 1. Covering letter
 2. Amended drawings – 12th March 2019
 3. Amended Flood Risk Assessment – Rev No.1.2
 4. Environment Agency letter dated 19th November 2018
 5. Flood Map
 6. Planning Statement
 7. Design and Access Statement
 8. Heritage Impact Assessment - Rev.5
 9. Acoustic Design Note Rev-01
 10. Bat Report – March 2018

11. Phase I Desk Study Report – No.C14398
12. Email with Sustainability and Car Parking information – 18th March 2019

3.0 SITE HISTORY

Reference	Description	Outcome
C/77/0307 (listed building application)	Demolition of existing buildings, Cambridge.	Refused
C/77/0359	Extension to Public House Yard and car park - Cambridge.	Approved
C/81/0039	Alterations and extensions to existing Public House	Approved
C/00/0215	Demolition of existing shed at rear and replacement with longer storage shed.	Approved

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1, 3 28, 29, 31, 32, 33, 34, 35, 36 50, 51, 55, 56, 57

	61, 62, 69, 70, 71, 72 80, 81, 82, 85
--	--

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

Central Government Guidance	<p>National Planning Policy Framework February 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95 (Annex A)</p>
Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Flood and Water Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Cambridge Historic Core Conservation Area Appraisal (2015)</p>

	Newnham Croft Conservation Area Appraisal (2013)
	West Cambridge Conservation Area Appraisal (2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

Comments dated 21st March 2019:

- 6.1 The amended documents as submitted do not change the Highway Authority's comments of 6th December 2018.

Comments dated 6th December 2018:

- 6.2 Please add the following condition to any permission that the Planning Authority is minded to issue in regard to this application requiring that no demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority.

Urban Design and Conservation team

Comments dated 1st April 2019:

- 6.3 The development proposed is acceptable subject to the imposition of the following conditions: Non masonry walling systems, Window details 1:10, Roof Details.
- 6.4 Having looked at the revisions to the height presented in these amendments I consider that the reduction in height is on balance a positive move in terms of the buildings' impact on the views looking along Newnham Road. I understand the concerns about the reduction changing the balance of forms when viewed from the Mill Pond however I do not consider this change to be detrimental to the development overall which will have a positive impact on the character of the conservation area.

Comments dated 17th December 2018:

- 6.5 The scale of this proposal will not preserve or enhance the character of the Newnham Croft Conservation Area or comply with Policy 55 of the Cambridge Local Plan.
- 6.6 This proposal is for the demolition of India House and replacement with a larger building with commercial on the ground floor and flats above. There has been some dispute over the status of this building within the historic core conservation area appraisal in comparison to the Newnham Croft conservation area appraisal.
- 6.7 As part of the 2016 review of the Sheep's Green and Coe Fen section of the Historic Core conservation area appraisal, India House was noted for the positive role it makes to the character of this part of the conservation area and was marked as a positive unlisted building and a focal point on the revised map. This assessment has been made on the basis of the building's focal position at the top of Newnham Road as it opens out to the Mill Pit and the role it plays in views across the Mill Pit.
- 6.8 The character of Newnham Road is of a domestic scale with harmonious elements of slate or plain tile roofs, dormer windows and prominent chimneys. The building materials are a mixture of buff brick sometimes with red brick detailing and white painted render. Looking south within Newnham Road the form and detailing of India House continues this domestic scale and it is seen standing slightly forward of the building line with its steep red tile roof and prominent white painted chimney providing an end stop to the buildings with views of the trees of Sheep's Green beyond.
- 6.9 In views north down Newnham Road India House acts as a focal point in the street. Its biaxial gables turn the corner in the road effectively and the rendered and half-timbered façade and steep red clay tiled roof act as a contrast to the scale and buff brick of the Mill and the Malting House. From views across the Mill Pit from Sheep's Green the building's scale, roof scape and double chimneys add to the attractive collection of building

forms and materials which form the character of this special view within the conservation area.

- 6.10 When demolishing a building within the conservation area the significance of the contribution of the existing building must be assessed and any proposed replacement building needs to protect or enhance the character or appearance of the conservation area.
- 6.11 The positive elements of India House have been discussed throughout the pre-application process especially the way that the front gables turn the corner and the positive impact this has on views north down Newnham Road. Another important factor in the acceptance of any new building on the site was the need to respect and be subservient to the mass and scale of the listed Mill adjacent and similarly to the listed Maltings building which can both been seen in the same view with India House.
- 6.12 The building when viewed from the north is interesting with its canted gables and pitched roof forms. The proposed use of terracotta tiles in a variety of colours could act as a successful counterpoint to the buff and red brick of the surrounding buildings. The view from the Mill Pit respects the massing of the Mill which is still the dominant building.
- 6.13 The problem is in terms of the impact on the Newnham Croft conservation area of the western part of the building when viewed from the southern approach along Newnham Road. The height of this part of the building which at three storeys is considerably taller than the shops and houses along Newnham Road which are all a consistent scale of two storeys. The heritage statement with the application makes the point that this change to the height will have an impact on the street scene and will change its character, however that this change is reflected on the opposite side of the road and marks an intensification of scale reflective of the approach into central Cambridge.
- 6.14 Whilst I acknowledge that there is some scope for a larger building to act as an end stop to this part of Newnham Road the height of the proposed roof form even when clad in a light material does overly dominate the end of a domestic scaled street. The ridge has been reduced to create a visual gap between the new building and the roofs of the shops which was

asked for at pre-application stage and there were discussions about the placement and materiality of the chimney which were resolved. However when looking at the height of this section in relation to the built context I do not consider that this will preserve or enhance the conservation area.

- 6.15 Overall I think that the building could be an exciting addition to the conservation area but the western element is too tall and dominates Newnham Road when viewed from the south.

Environmental Health

Comments dated 26th March 2019:

- 6.16 I have no comments or recommended conditions to make regarding the amendments. My comments and recommendations within my previous memo dated 13th December 2018 are pertinent to this application.

Comments dated 13th December 2018:

- 6.17 The development is acceptable subject to the imposition of conditions and informatives requested in relation to:

- plant noise insulation
- construction hours
- collection during construction
- construction/demolition noise/vibration & piling
- dust condition
- CONT6 (all six) - contaminated land conditions
- Hours of use
- Deliveries/ collections – A1/A3
- Alternative ventilation scheme
- Noise insulation
- A1/A3 building insulation
- Kitchen extraction discharge
- Odour filtration/extraction
- Combustion appliances – low emissions

Sustainable Drainage

Comments dated 23rd March 2019:

- 6.18 Drainage has no further comments to make.

Comments dated 19th January 2019:

- 6.19 The development proposed is acceptable subject to the imposition of the conditions requested.
- 6.20 The proposals are for a replacement building. The existing building is located within flood zone 3 and the proposed building is located within flood zone 3. There will be practicably no difference in the post development flood risk locally caused by the proposals due to the ground floor footprint being similar to the existing. Flood resilient construction should be employed and a flood emergency plan be written for the development.
- 6.21 Although the proposed development does not strictly meet policy 31 and 32 of the adopted Cambridge Local Plan, because of the shape and form of the proposed development there are limited interventions that can be used for surface water drainage management. The proposals employ a blue roof in the only area that this can be achieved and are therefore acceptable.
- 6.22 The following conditions are therefore recommended: Scheme for flood resilient/resistant construction and flood emergency plan.

Comments dated 15th December 2018:

- 6.23 The development is acceptable subject to the imposition of the condition outlined.
- 6.24 The comments and views of the Environment Agency are fully supported.

Environment Agency

Comments dated 14th March 2019:

- 6.25 Our response dated 10th January remains pertinent.

Comments dated 10th January 2019:

- 6.26 Flood risk: The revised Flood Risk Assessment (FRA) dated 18 December 2018 indicates that it will not be possible to raise finished floor levels of the building above the 1 in 100 year flood level including an allowance for climate change (i.e. above 7.48mAOD) as the building needs to have compliant access from the street level of approximately 7.0mAOD. However, the proposed ground floor level of the building is not stated in the FRA. Your Authority should be satisfied that finished floor levels will be raised as high as practicable to reduce the risk of flooding to the proposed development.
- 6.27 The revised FRA states that flood resistant construction methods will be used to 'prevent the entrance of water into the building' and a flood level of 7.48mAOD will be used to determine the scope of the work required. Although we consider this to be acceptable in principle, please note that flood resistant measures are unlikely to prevent flood waters entering the building – their main aim is to minimise flood water entry. Please also note that no details of proposed flood resistant measures have been included in the FRA. We consider that flood *resilient* measures should also be used to reduce the impact of any flooding on the building.
- 6.28 Providing your Authority is satisfied that finished floor levels will be raised as high as practicable, we are able to *withdraw our objection* to the proposed development but strongly recommend that the mitigation measures proposed in the FRA are adhered to. It will not be necessary for your Authority to consult the Agency, in respect of flood risk, further.

Advice for LPA:

- 6.29 The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.
- Details and adequacy of a flood emergency plan.
 - Details and adequacy of flood resistant and resilient measures.

- 6.30 Section 6.2.4 of the FRA indicates that the proposed building occupies the same footprint as the existing building and therefore there will be no loss of floodplain or increase in flood risk elsewhere. However, this is not very clear in the submitted plans. Your Authority should be satisfied that there will be no loss of floodplain as a result of the proposed development.
- 6.31 In all circumstances where flood warning and emergency response is fundamental to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your Emergency Planners to determine whether the proposals are safe, in accordance with the guiding principles of the planning practice guidance.
- 6.32 The planning practice guidance states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered.
- 6.33 Advice is provided for the applicant which can be dealt with by way of informatives.

Comments dated 5th December 2019:

- 6.34 In the absence of an acceptable Flood Risk Assessment (FRA), we object to the granting of planning permission and recommend refusal.

Disabled Access

Comments dated 2nd January 2019:

- 6.35 Ensure flat threshold to shop. Flats need a lift. Bathrooms need to be designed so can be wet rooms with showers.

Waste

Comments from 19th December 2018:

- 6.36 This is what's stated for the bins: Black bin > 1x770-litre bin, Dry mixed bin > 1x770-litre bin, Compostable waste bin > 1x770-litre bin for 7 studio flats, that could have a couple in each = 14 people x 50 litres per person = 700 litres for refuse, and 700 for recycling.
- 6.37 We don't have 770 litre bins, the 2 sizes we do are 660 and 1100 litres. As there are no gardens, there will only be small amounts of food waste so a 140 litre bin will be enough. Having a smaller green bin means that an additional 240 litre black and blue bin would fit bringing the capacity up to 900 for refuse, and recycling.
- 6.38 Please make sure there are no locks on the bin store doors (unless it's the standard FB2 lock) and any doors have door hooks to keep them open while crews make their collections.

Biodiversity

Comments dated 22nd January 2019:

- 6.39 I have reviewed the Bat Report, prepared by Applied Ecology Ltd and am content with the survey effort and recommendations, including the proposed specification and location of two internal bat roost features.
- 6.40 I would be cautious of any intensification of the existing external lighting over the adjacent Mill Pond, known to support foraging bat species. I cannot see any proposals to this effect, but may be worth protecting against via a condition. Recommends an Ecologically Sensitive Lighting Scheme condition.

Cadent Gas

Comments dated 5th December 2018:

- 6.41 Should you be minded to approve this application please can the requested notes be included as an informative note for the Applicant in relation to gas pipelines identified on the site.
- 6.42 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 Councillor Gehring commented on this application on the 14th December 2018:

- I would like to call this application in to the committee if you are minded to recommend approval. This house is in the most sensitive location in Newnham. The current proposal changes the street scape fundamentally. It is disproportionate to the other buildings and in very close proximity to a waterbody. It also destroys a heritage building in that sensitive part of Newnham.

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

- 11 and 19 Clarkson Road (objects)
- 66 Cavendish Avenue (objects)
- 7 Clare Road (objects)
- Brook Lodge 113 Grantchester Meadows (supports)
- 16 Grantchester Road (supports)
- 13 Hardwick Street (supports)
- 5 Merton Street (objects)
- East Downing House, Fox Road, Bourn – runs Sala Thong at 35 Newnham Road (neutral)
- 10 Champneys Walk – part owner of 35-37 Newnham Road – (objects)
- 20 Millington Road (objects)
- Church Rate Corner, Malting Lane (supports)
- Cambridge Past Present and Future (objects)
- South Newnham Neighbourhood Forum (supports)
- Newnham Croft Conservation Group (objects)

7.3 The representations can be summarised as follows:

Comments to the revised drawings:

Support from South Newnham Neighbourhood Forum:

- Support changes in the distribution of material colour across the scheme and the reduction in height of the western gable element.

Objection from 19 Clarkson Road:

- The building is too large. The height of the three stories does not fit the street scene of Newnham Road.
- The change in colours proposed does little to reduce the impact of the structure. The spindly stilts look completely out of place. The projection of the building, seen from the South, disrupts the view of the row of houses in Newnham Road.

Comments on the original drawings:

Support

- India House is dilapidated and needs to be replaced.
- Support the contemporary development -brave, modern and interesting design and takes inspiration from its surroundings.
- High-quality materials.
- Acceptable in terms of scale and massing.
- The design opens up the view of the Mill pond by setting back the ground floor and its clever use of glazing.
- Compliment the developers on their involvement of Residents' Association of Old Newnham and SNNF.

Object

- Fails to conserve or enhance the character of conservation areas or historic buildings by the mill pond.
- Too tall, appears top-heavy, and the white exterior clashes with houses along Newnham Road.
- Excessive amount of glazing.
- Concerned with the harm on the setting of nearby listed buildings.
- Height, density and massing of the building seems out of proportion to the surrounding buildings.
- Materials contrast with nearby iconic buildings.

- Discrepancy between two conservation area appraisals. The Conservation Officer should address this.
- Flats are quite small bedsits and none are affordable.
- Lack of outdoor amenity space.
- Lack of car parking.
- Object to design and materials. Question whether a contemporary design is appropriate.
- Overdevelopment.
- It appears threatening, overpowering and unstable.
- No attempt to blend in with its surroundings.
- Have they permission to demolish the building? Shouldn't restoration be considered first?
- Concerned that any piling and foundation works will adversely affect restaurants at 35 Newnham Road.

Neutral

- Sala Thong, 35 Newnham Road - concerned with noise affecting lunch diners (12-3pm). What safeguarding measures are proposed through demolition/construction? It proposes building up directly to our store. Our air ventilation would be blocked by the proposal. How will this be mitigated?
- Believe that the revised colour palette is an improvement and revoke our request that the height be reduced.

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

8.0 ASSESSMENT

Principle of Development

- 8.1 Policy 1 of the Local Plan 2018 explains '*when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework.*'
- 8.2 The first point is whether the principle of demolition of the building is accepted. As highlighted by the Conservation team '*when demolishing a building within the conservation area the*

significance of the contribution of the existing building must be assessed and any proposed replacement building needs to protect or enhance the character or appearance of the conservation area.' This is in line with paragraph 193 of the National Planning Policy Framework 2019. I consider this is satisfactorily addressed as set out within paragraphs 8.7-8.13 below.

- 8.3 Secondly, whether the proposed uses comply with policy. The proposal seeks permission for A1/A3 uses at ground floor with residential above. The previous use of India House was as a restaurant so A3 use has been established. Policy 72 of the Local Plan 2018 is of relevance. The proposal complies with this policy. Table 8.1 explains that A1 and A3 uses are suitable at ground floor in district and local centres. It would also not involve the loss of A1, rather the possible introduction which is supported.
- 8.4 Paragraph 118 c) of the National Planning Policy Framework (2019) explains how decisions should *'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land'*
- 8.5 Policy 3 of the Local Plan 2018 explains *'The overall development strategy is to focus the majority of new development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally'*. I consider the proposal for residential flats satisfies the requirements of this policy.
- 8.6 The restaurant previously had one flat on the first floor level. The proposal is for a total of seven flats. In my view, the proposed flats on the upper floor would comply with both the NPPF 2019 and Policy 3 of the Local Plan 2019.

Impact on the Conservation Areas and nearby Listed Buildings

- 8.7 The site is located within Newnham Croft Conservation Area. Properties on the opposite side of Newnham Road fall under

the West Cambridge Conservation Area. The neighbouring Newnham Mill, located to the east, is a Grade II Listed Building. On the western side of Newnham Road lies Malting House a Grade II listed building, Clare Court, 34-38a Newnham Road which are Grade II listed buildings. There are also Buildings of Local Interest at 26-32 Newnham Road. The site is also highly visible from views across the Mill Pond and Sheep's Green.

- 8.8 The Heritage Impact Assessment notes discrepancies between how India House is viewed in the Newnham Croft Conservation Area Appraisal (2013) and on the map of the Sheeps Green and Coe Fen Conservation Area Appraisal (2016) which is part of the Central Conservation Area. In the Newnham Croft appraisal the building is referred to twice: *'Next door, and terminating the terrace, are Nos. 33, 35 and 37 Newnham Road, which appear to date to the 1920s or even later. No. 37 (The Rice Boat) is a flat-roofed single storey structure of little merit. Nos. 35 and 37 are two storeys high, with neo-Tudor details including false timber framing to the first floors. No. 33 retains more prominent gables which face down the street and are therefore relatively prominent, but none of these buildings can be said to make a particularly positive contribution to the street scene. The current Conservation Area boundary cuts through Nos. 37 and 39 and returns towards the mill leat, again bisecting the former mill, now the Bella Italia restaurant. The principal visual feature at this point is the outstanding view over the Mill Pit pond towards the open water meadows of Sheep's Green and the River Cam'*. India House is also referred to in the key negative features listed: *'Nos. 33, 35 and 37 Newnham Road are poor quality 1920s (or later) buildings.'* On the map of Sheeps Green and Coe Fen the building is highlighted as a positive building and focal point with key positive view.
- 8.9 The Conservation team responded to this discrepancy and explain in their comments dated 17th December 2018 that *'as part of the 2016 review of the Sheep's Green and Coe Fen section of the Historic Core conservation area appraisal, India House was noted for the positive role it makes to the character of this part of the conservation area and was marked as a positive unlisted building and a focal point on the revised map. This assessment has been made on the basis of the building's focal position at the top of Newnham Road as it opens out to the Mill Pit and the role it plays in views across the Mill Pit'*.

- 8.10 The positive elements of India House highlighted by the Conservation team includes *'the way that the front gables turn the corner and the positive impact this has on views north down Newnham Road. Another important factor in the acceptance of any new building on the site was the need to respect and be subservient to the mass and scale of the listed Mill adjacent and similarly to the listed Maltings building which can both been seen in the same view with India House'*.
- 8.11 Revised drawings received 12th March 2019 addressed the Conservation team's comments in relation to the height and dominance of the proposed building. Their latest comments support the scheme.
- 8.12 In my view, the amended drawings have improved the massing and design of the building. The 0.5m reduction in height of the front section of the building helps to reduce its dominance along Newnham Road and avoids it competing with nearby listed buildings. The original drawings saw the front section of the building extend up to 10.7m above ground level, whereas the amended proposal sees it extend up to 10.2m. The amendment to the colour palette also has greatly improved the appearance of the building, in my opinion. Rather than detracting from, it now harmonises with neighbouring properties and complements the street scene. The mix of colours and the step down of part of the front of the building at two stories high, helps to break up the building's mass. There has been a variety of comments from third parties in relation to the design, scale and appearance of this proposed modern building, some supportive and others against. However, I consider that this interesting and modern designed building, manages to be a focal point along the street, like the existing building, without detracting from the nearby listed buildings and it would preserve the character and appearance of the conservation areas.
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 61.

Context of site, design and external spaces

- 8.14 The existing building incorporates Tudor design elements with black timber detailing on the front elevation, with two front gables. The proposed building is gable fronted with the building

partially dropping in height towards Newnham Mill. The windows give a modern appearance because of their positioning and extent of glazing. Columns are located at ground floor level which assists in breaking up the building's massing. The existing building is quite unique along the street in terms of its design and the replacement building again offers something different in this setting. I consider the proposal does not compete with the nearby more traditional listed buildings and in my view successfully contrasts with these buildings. I consider it responds positively to the surrounding area and its context. In my view, the proposal positively fits within its setting in terms of its height, scale and form, materials and detailing.

- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.16 The existing two storey building is positioned at the front of the site with a courtyard behind. The proposed building extends further into the courtyard area and extends to between two and three storeys high. Its neighbours to the south-west are No.35 and 37 Newnham Road which are occupied by restaurants Sala Thong and Rice Boat and properties in Andersons Court. On the opposite side of an access route to the east lies Newnham Mill which was granted planning permission (reference 17/1303/FUL) for the change of use of the first and second floor to flats.
- 8.17 Shadow studies were submitted within the Design and Access Statement which illustrates the impact of the original taller scheme on neighbours amenities. In my view these are acceptable. The orientation of the proposed building to the north, north-east and west of neighbouring properties helps to lessen its impact on neighbouring properties.
- 8.18 The first floor windows facing the application site, on the approved residential scheme (reference 17/1303/FUL) at Newnham Mill serve a stairwell and landing areas and the second floor windows serve a stairwell and study area. The bedroom window of flat 6 would face towards this window. There is a 4m gap between the buildings. The windows are at slightly staggered heights, however the proposed bedroom

window is a long vertical window. I recommend the lower section of this window is obscure glazed to offer some privacy to the occupant of this flat. This can be dealt with by way of a planning condition.

- 8.19 The first floor rear of No.35-37 Newnham Road contains operational elements such as air conditioning units for the commercial units. Proposed flat 5 has a rear balcony. This is opposite a first floor high level obscure glazed window at No.3 Anderson Court. I do not consider there would be any loss of privacy to this neighbouring building. The front of the western elevation contains windows. These face towards the street and would not directly face neighbouring properties. In my view there will not be an unreasonable loss of privacy to neighbours as a result of the proposal due to window placements.
- 8.20 The proposal involves replacing an existing building. The proposed building will be taller. However, in my view it would not adversely harm the outlook or lead to a sense of enclosure to neighbouring properties due to the combination of the commercial use of buildings to the west and position of windows on nearby residential buildings.
- 8.21 Environmental Health has requested a number of planning conditions in relation to plant noise, construction hours, collection during construction, dust, piling, demolition, contaminated land, hours of use, deliveries and collections, ventilation scheme, noise insulation, building insulation, extraction discharge, odour, combustion appliances. I consider that all these conditions are appropriate and will avoid harm to neighbour's and future occupier's amenities.
- 8.22 Third party comments were received from Sala Thong at No.35 Newnham Road which is a neighbouring site. They were concerned that construction and demolition noise over their lunch period would disrupt diners. I recommend a construction/demolition hours condition however it would not be reasonable in my view, to prevent works during this dinner period. The proposed building abuts their store area and ventilation. I have contacted Environmental Health in relation to this but this appears a party wall issue that both sides would need to address themselves.

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 35.

Amenity of future occupiers

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

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	1	1	1	37	40	+3
2	1	1	1	37	37	0
3	1	1	1	37	37	0
4	1	1	1	37	37	0
5	1	1	1	37	40	+3
6	1	1	1	37	37	0
7	1	1	1	37	44	+7

8.25 The development provides a lift which serves all floors which complies with policy 51 of the Local Plan 2019.

8.26 A third party has questioned the small size of the units and the lack of affordable housing. Due to the size of the scheme (less than 10 units) affordable housing cannot be sought through planning. The size of the units complies with the internal space standards in policy 50 of the Local Plan 2018 as set out in the table above.

Size of external amenity space:

8.27 Policy 50 states that all new residential units will be expected to have direct access to an area of private amenity space. The one bedroom units each have a balcony of between 3m² and 5m² in size. These would offer a small space for sitting outside for these one bedroom units. The site is also in close proximity to Sheep's Green which offers some recreation space. Although the outdoor amenity space provided for the flats is

small, I consider it acceptable for these one person flats which are close to the City Centre and an area of public amenity space.

- 8.28 In my opinion the proposal provides an adequate level of residential amenity for future occupiers and I consider that it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Highway Safety

- 8.29 The Local Highways Authority does not object to the proposal. They have requested a traffic management condition, which I consider to be appropriate. The proposal does not propose car parking and I do not consider there to be any highway safety concerns as a result of the proposal.
- 8.30 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

Car parking

- 8.31 An email from the agent received 18th March 2019 explains why the development is car free. It highlights the site is within a District/Local Centre which means there are shops and services nearby. It is also around 160m from the edge of the City Centre and therefore has easy access into the centre. It is also well served by public transport links with bus stops nearby on Causewayside and Cambridge railway station is around 25minutes walk or 10 minutes cycle ride away). The site is within a controlled parking zone and further afield within Newnham, the County Council has resolved to introduce a residents parking scheme and clearly parking restrictions in the area will only be increased.
- 8.32 There are double yellow lines in Newnham Road so the car-free status can be enforced through existing on street restrictions. I consider this site which is constrained and cannot easily accommodate car parking, is appropriate as a car-free development because of its location and the size of the units offered.

Cycle parking

- 8.33 Twelve cycle parking spaces are proposed and eight of these are located in a secure area. Seven cycle parking spaces are required for the residential units along with some visitor spaces. Food retail and non-food retail requires 2 spaces for every 5 members of staff, there will be 6 members of staff and therefore just under 3 spaces are needed. 1 visitor space is required per 50sq.m which equates to just under 3 spaces needed. I argue a total around 5/6 spaces are needed for the retail. Therefore I consider the cycle parking would just meet this requirement.
- 8.34 For food and drink uses, the requirements are 2 spaces for every 5 members of staff 1 short stay space for every 15 sq m of dining area. The commercial space has a total floorspace of 113sq m. The specific dining space has not been specified and is unknown. The amount of cycle parking needed therefore may exceed the amount provided. I therefore recommend a cycle parking condition is included to finalise the cycle parking provision.
- 8.35 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Disabled Access

- 8.36 The amended drawings received includes a lift that serves all levels. The Council's Access Officer requested that the shop requires level access and bathrooms need to be designed so they can be wet rooms with showers. The amended drawings indicate that the bathrooms accommodate a shower and turning space for wheelchairs. The flood risk assessment highlights the need for level access to the ground floor.
- 8.37 In my view, it satisfies the requirements of policy 51 of the Local Plan 2018.

Waste

- 8.38 An informative has been requested by the Waste team which I recommend be included. There is sufficient space to provide the necessary bins required. I consider the proposal to be acceptable and would comply with policy 57 of the Local Plan 2018.

Sustainable Drainage and Flooding

- 8.39 The site is within flood zone 3. The Sustainable Drainage Engineer notes in their comments from 19th January 2019 that *'there will be practically no difference in the post development flood risk locally caused by the proposals due to the ground floor footprint being similar to existing'*. Both the Environment Agency and Sustainable Drainage Officer have requested a scheme for flood resilient/resistant construction and details of a flood emergency plan. Conditions in relation to these have been suggested by the Sustainable Drainage Officer which I recommend be included if the application were to be recommended for approval.
- 8.40 The Sustainable Drainage Officer notes that the proposed development does not strictly meet policy 31 and 32 of the Local Plan 2018, however they observe that because of the shape and form of the proposed development there are limited interventions that can be used for surface water drainage management. The proposal includes a blue roof in the only area this can be achieved and therefore they find the scheme to be acceptable.
- 8.41 The Environment Agency withdrew its original objection pending finished floor levels will be raised as high as practicable, but strongly recommend the mitigation measures proposed in the Flood Risk Assessment are adhered to. They also highlight there should not be a loss of floodplain. The existing site is either occupied by a building or hardstanding. The proposed ground floor building line of the proposal is set back from the original building line which helps reduce its footprint at the front of the building as it pushes back towards the rear. Paragraph 6.2.4 of the amended Flood Risk Assessment explains that *'The proposed building occupies the same foot print as the existing building'*. The Council's Sustainable Drainage Officer is satisfied with the scheme and has recommended conditions which I also suggest be included if it were to be approved.

8.42 I consider the proposal satisfies the requirements of policy 31 and 32 of the Local Plan 2018 and the National Planning Policy Framework 2019 as far as is possible on this constrained site.

Biodiversity

8.43 The Council's Nature Conservation Officer is satisfied with the submitted Bat Report and the survey effort and recommendations, including the proposed specification and location of two internal bat roost features.

8.44 The Nature Conservation Officer would be cautious of any intensification of any external lighting over the adjacent Mill Pond, known to support foraging bat species. They have requested a condition in case external lighting is needed. I recommend this be included.

8.45 I consider the proposal satisfies the requirements of policies 69 and 70 of the Local Plan 2018.

Gas

8.46 Cadent Gas has identified operational gas apparatus within the application site boundary. They have recommended a planning informative in relation to this. I recommend this be included if the application were to be approved.

Sustainability

8.47 Policies 28 and 29 of the Local Plan 2019 are of relevance to this scheme. Sustainable design and construction information is discussed in an email received on 18th March 2019. It summarises the key sustainability principles:

- Proposing to exceed Building Regulation Requirements in terms of thermal performance and hence achieve reductions in energy consumption and CO₂ emissions from that baseline.
- This approach will provide a scheme that gives excellent environmental performance and comfort levels- reducing

both heating and cooling loads for the building and creating comfortable occupied spaces.

- Any ventilation that is required will be achieved with simple, secure opening lights and vents.
- Intend to use the new chimney stacks as routes for extracting air from the bathroom and kitchen spaces- these may have some mechanical assistance.
- Proposing a Cross Laminated Timber ('CLT') superstructure for the building that is sustainably sourced and can deliver embodied carbon savings over a standard concrete or steel framed solution.
- The CLT superstructure will contribute to ensuring high levels of air tightness for the building envelope and consequential energy efficiency.
- All water and sanitary appliances will incorporate water conservation features and the project will incorporate a small area of 'blue roof' to provide attenuation and reduce the rate of storm water run-off.
- The appointed contractor will be required to produce and adhere to a Site Waste Management Plan (SWMP). The design team will be required to generate construction proposals that will minimise material wastage.

8.48 It is considered these measures are acceptable for a scheme of this size and would comply with policies 28 and 29 of the Local Plan 2019.

Third Party Representations

8.49 The third party comments have been addressed in the report above.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

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

Reason: In accordance with the requirements of Section 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. Prior to the occupation of the development or the commencement of the use, a noise assessment detailing noise levels emanating from all plant, equipment and vents, relative to background levels, shall be submitted to, and approved in writing by, the Local Planning Authority.

If the assessment demonstrates that noise levels exceed the background level at the boundary of the premises, having regard to adjacent noise sensitive premises, a mitigation scheme for the insulation of the plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the Local Planning Authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

10. 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).

11. 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).

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. The A1/A3 use shall not be open outside the hours of 07:00 and 23:00 hrs.

Reason: To protect residential amenities and to comply with policy 35 of the Local Plan 2018.

15. All servicing and delivery to or collections from the A1/A3 uses shall not be made outside the hours of 0700-2300hrs on Monday to Friday, 0800-1300hrs on Saturday or at any time on Sundays or public holidays.

Reason: To protect residential amenities and to comply with policy 35 of the Local Plan 2018.

16. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the residential habitable rooms to negate / replace the need to open windows, in order to protect future occupiers from external noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the rear of the development away from Newnham Road. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To protect residential amenities and to comply with policy 35 of the Local Plan 2018.

17. Prior to the commencement of development/construction, a noise insulation / attenuation scheme as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced internally at the residential units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

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

Reason: To protect residential amenities and to comply with policy 35 of the Local Plan 2018.

18. Before the development hereby permitted is commenced, a scheme for the insulation of the commercial ground floor building in order to minimise the level of noise emanating from the said building shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the building hereby permitted is occupied and shall be thereafter retained as such.

Reason: To protect residential amenities and to comply with policy 35 of the Local Plan 2018.

19. Before the development hereby permitted is commenced, details of the location of associated duct work, for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved ductwork shall be installed before the use hereby permitted is commenced, maintained and not altered.

Reason: To protect residential amenities and to comply with policies 35 and 36 of the Local Plan 2018.

20. Prior to the occupation/use of the A3 development, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall have regard to design recommendations within EMAQ's "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004 report prepared by NETCEN for DEFRA)" dated September 2018.

Reason: To protect residential amenities and to comply with policies 35 and 36 of the Local Plan 2018.

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

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

- Gas turbine: less than 50 mgNO_x/Nm³

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

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

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives and accords with the requirements of the National Planning Policy Framework (NPPF), Policies 36 and 82 of the Cambridge Local Plan 2018 and in accordance with Cambridge City Councils adopted Air Quality Action Plan (2018).

22. No development shall commence until a scheme for flood resilient /resistant construction has been submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details.

Reason: To comply with requirements of policies 31 and 32 of the Local Plan 2018 and the NPPF 2019.

23. Prior to occupation a flood emergency plan shall be submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details.

Reason: To comply with requirements of policies 31 and 32 of the Local Plan 2018 and the NPPF 2019.

24. The approved development shall be built in accordance with the Flood Risk Assessment Rev. No.1.2 dated 18th December 2018.

Reason: To comply with requirements of policies 31 and 32 of the Local Plan 2018 and the NPPF 2019.

25. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing by the Planning Authority.

The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases (wherever possible all such parking should be within the curtilage of the site and not on street).
- iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: In the interests of highway safety and to comply with policy 81 of the Local Plan 2018.

26. Prior to the installation of any non-masonry walling systems, cladding panels or other external screens full details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing shall be submitted to and approved in writing by the Local Planning Authority. This may consist of large-scale drawings and/or samples. 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).

27. 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).

28. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the Local Planning Authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

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

29. The development hereby approved shall be in compliance with the submitted Bat Report by Applied Ecology Ltd dated March 2018.

Reason: In order to comply with requirements of policies 69 and 70 of the Local Plan 2018.

30. Should external lighting be proposed then prior to occupation, an Ecologically Sensitive Lighting Scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall:

- a) show where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the bat species from foraging over the adjacent Mill Pond.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any additional external lighting be installed without prior consent from the local planning authority.

Reason: In order to comply with requirements of policies 69 and 70 of the Local Plan 2018.

31. Prior to the occupation of the development, hereby permitted, the bottom half of the second floor flank bedroom window for flat 6 shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent. The glazing shall thereafter be retained in accordance with the approved details.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57/58).

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

Reason: To ensure satisfactory provision for the secure storage of bicycles (Cambridge Local Plan 2018 policy 82).

33. In order to create accessible homes all residential developments shall be of a size, configuration and internal layout to enable Building Regulations requirement M4(2) 'accessible and adaptable dwellings' to be met.

Reason: To comply with policy 51 of the Local Plan 2018.

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: Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.

INFORMATIVE: Environment Agency's Informative

Any proposed flood resistant / resilient measures should follow current Government Guidance. For more information on flood resilient techniques, please see the Department for Communities and Local Government (DCLG) guidance document "Improving the Flood Performance of New Buildings - Flood Resilient Construction, 2007", which is available on the following website: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Advice should be sought from the emergency services and the Local Authority's emergency planners when producing a flood evacuation plan.

The applicant is advised of his responsibility to ensure that adequate residual capacity exists within the 'existing' surface and foul water drainage systems, to accept any additional discharge from the development without detriment to either the land drainage regime or water environment.

INFORMATIVE: Please make sure there are no locks on the bin store doors (unless its the standard FB2 lock) and any doors have door hooks to keep them open while crews make their collections.

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. Email: plantprotection@cadentgas.com Tel: 0800 688 588

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

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

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

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

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

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

INFORMATIVE: Dust condition informative

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

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

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

- Guidance on the assessment of dust from demolition and construction:

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

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

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

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

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