

Application Number	19/0242/FUL	Agenda Item	
Date Received	25th February 2019	Officer	Lewis Tomlinson
Target Date	27th May 2019		
Ward	West Chesterton		
Site	18 Chesterton Road		
Proposal	Erection of a mixed use scheme comprising 11 flats and 2 retail units following demolition of existing buildings at 18, 18a, 18b and 18c-d Chesterton Road.		
Applicant	c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> ○ The design and scale of the development would not have an adverse impact upon the surrounding area. ○ The proposed development would not have any adverse impact on the residential amenity of adjoining neighbours and would provide acceptable living conditions for the future occupiers. ○ The proposal would provide an acceptable sustainable drainage strategy. ○ The proposal overcomes the previous reasons for refusal on 18/0506/FUL
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site comprises a two-storey building with some single-storey additions. The existing building is rendered white with a slate hipped roof. There are currently three shops along the street frontage and three residential flats, one of which is in the basement and the other two at first-floor level with flat roof terraces.
- 1.2 To the east are nos.20 and 22 Chesterton Road, a two-storey semi-detached pair with a restaurant and clinic at lower level and residential accommodation above. To the south-east of the site are the flats of Riverside Court and to the west is the distinctive Tivoli public house which has been granted planning permission (19/0046/FUL) for a remodel following fire damage. Opposite the site to the north there is a row of commercial uses situated in a hung tile mansard roof building.
- 1.3 The site falls within the Central Conservation Area, Flood Zone 2, Air Quality Management Area and Controlled Parking Zone. The site also lies within the Mitcham's Corner Development Framework SPD (2017) and Mitcham's Corner District Centre. The River Cam to the south is designated as a County Wildlife Site.

2.0 THE PROPOSAL

- 2.1 The proposal is for the demolition of existing buildings at 18, 18a, 18b, and 18c-d Chesterton Road which include three retail units on the ground floor and three residential flats above. The proposal is for the erection of a mixed use scheme comprising:
 - ☐ 11 flats: 3 x 2 beds and 8 x 1 beds
 - ☐ 2 retail units
- 2.2 The proposal would be a car parking free development and provide 21 cycle parking spaces within a cycle store for the development and a further 2 cycle parking spaces for less able users/non-standard cycles. These would be accessed via a side passage. The proposed building would be three storeys plus an attic storey. The ground floor would accommodate two retail units with a floor space of 31m² and 48m². There would be two residential units on the ground floor with private amenity space at the rear. There would be a further 9 flats on the upper floors with balconies/terraces. The front part of the building would

have a pitched roof with dormer windows and a retail frontage. There would be a communal entrance to the residential units on the front elevation. The rear part of the building has a deep footprint and the attic storey has a mansard roof form. Balconies are proposed on the rear elevation and a roof terrace. The materials would be buff brick with zinc cladding

2.3 The application is accompanied by the following supporting information:

- Planning Statement
- Drawings
- Transport Statement
- Acoustic Assessment
- Sunlight and daylight assessment

2.4 Amended plans have been received which have sought to address the recent appeal decision on the site.

2.5 A previous application (18/0506/FUL) for a similar scheme was refused under delegated powers for the following four reasons:

1. The proposal would have an unacceptable impact on the residential amenity of the occupants of No. 1 Riverside Court by virtue of the overbearing and enclosing impact on the ground and first floor kitchen windows on the front elevation. This is as a result of the height, depth and massing of the building and the proximity to the eastern boundary of the site. As such, the proposal fails to comply with Cambridge Local Plan 2014 policies 55, 56 and 57 as modified by the Inspector's report, Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12, and the National Planning Policy Framework 2018.
2. The proposal would provide an unacceptable level of residential amenity for the future occupants by virtue of the poor quality living accommodation and lack of amenity space. The bedroom 2 in Flat 10 is approximately 6.6qm which fails to meet the standards of 7.5sqm, and would have a small recessed window with limited light. Bedroom 1 of Flat 10 and the bedroom 1 of Flat 5 would also have limited outlook due to the narrow windows. Flats 3, 4, 6, 7, 8, and 20 would have no private amenity space, and the balconies for Flats 5 and 9 would be limited in size and fail to provide a

sufficient quality of external amenity space. As such, the proposal fails to comply with Cambridge Local Plan 2014 policies 55, 56 and 57 as modified by the Inspector's report, Cambridge Local Plan (2006) policies 3/7 and 3/12, and the National Planning Policy Framework 2018.

3. The proposal would provide inadequate cycle parking facilities for the future occupants of the residential units and the staff working at the retail units. This is a result of the steep access to the lower ground floor cycle store and the lack of ramps on both sides of the steps, and the lack of space for non-standard bikes. This would provide an inconvenient and poorly accessible cycle parking arrangement for the users. As such, the proposal fails to comply with Cambridge Local Plan 2014 policies 82 and 57 as amended by the Inspectors' report, Cambridge Local Plan 2006 policy 8/6, and the National Planning Policy Framework 2018.
4. The proposed pumping of surface water would be an unsustainable method and the proposal has failed to demonstrate that the proposed pumping system would be the only viable option. The proposal fails to reduce the existing runoff from the site and provide a betterment for surface water drainage. The application has not included a maintenance and management plan of the drainage system for the lifetime of the development, including details of future adoption or a drainage strategy. As such, the proposal fails to demonstrate compliance with Cambridge Local Plan 2014 policy 31 and paragraph 163 of the National Planning Policy Framework 2018.

2.6 The application was dismissed at appeal (APP/Q0505/W/18/3218079). The inspector upheld reason 1 (impact upon 1 Riverside Court), reason 2 (level of amenity for future occupiers) and reason 4 (sustainable drainage).

3.0 SITE HISTORY

17/0974/FUL - Full Planning Application for the proposed erection of a mixed-use scheme comprising 13 flats and 2 retail units following demolition of existing buildings at 18, 18a, 18b and 18c Chesterton Road, Cambridge (refused)

18/0506/FUL - Full Planning Application for the proposed erection of a mixed-use scheme comprising of 11 flats and 2 retail units following demolition of existing buildings at 18, 18a, 18b, and 18c-d Chesterton Road, Cambridge. (refused, appeal dismissed)

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, 22, 28, 29, 31, 32, 33, 34, 35, 36, 41, 45, 50, 51, 55, 56, 57, 59, 61, 64, 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 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
Supplementary Planning	Sustainable Design and Construction (May

Guidance	<p>2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Cambridge Landscape and Character Assessment (2003)</p> <p>Cambridge City Nature Conservation Strategy (2006)</p> <p>Cambridge City Wildlife Sites Register (2005)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>The Cambridge Shopfront Design Guide (1997)</p>
	<p><u>Area Guidelines</u></p>

	<p>Cambridge Historic Core Conservation Area Appraisal (2015)</p> <p>Mitcham's Corner Development Framework SPD (2017)</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The residents of the new dwellings will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets. Recommends the inclusion of traffic management plan condition.

Conservation Officer

- 6.2 It is considered that there are no material Conservation issues with this proposal.

Local Lead Flood Authority

- 6.3 Originally objected, following the submission of further information, no objection subject to a condition regarding surface water drainage scheme.

Environmental Health

- 6.4 No objection subject to conditions regarding construction hours, collection during construction, construction, demolition noise, vibration and piling, dust condition, contamination, Noise Insulation plant, External/floodlighting details, noise insulation and deliveries to the retail stores.

Sustainability Officer

- 6.5 No objection subject to conditions regarding implementation of energy statement, water efficiency, sustainable construction and green roofs.

S106 Officer

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

Environment Agency

- 6.7 No objection, recommends a surface water drainage condition.
- 6.8 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:
- Ashtons Legal acting on behalf of the owners of 1-8 Riverside Court, 24 & 24a-h Chesterton Road
 - Hookham House, Croft Holme Lane
- 7.2 The representations can be summarised as follows:
- The amendments do not address the 'particularly harmful' effect of the scheme upon the kitchen windows of No 1 Riverside Court as the building remains too high and too close to No 1. The 45 degree rule of thumb is not an accurate way of measuring the impact on outlook.
 - Surface water drainage must be dealt with correctly to avoid flooding issues.

- Two bedroom windows on the rear elevation would overlook the garden for No 1 Riverside Court.
- Privacy screens should be erected on the eastern side of balconies, screens should be placed on side of the large feature living room windows to all flats to avoid overlooking of the bathroom, living room and kitchen area of 1 Riverside Court
- The tree at the rear of the site should have a tree preservation order placed upon it to ensure its retention.
- The building should be subservient to the adjacent Tivoli Pub design
- The design of the building is too generic especially in comparison to the Tivoli pub.

7.3 A further neutral representation has also been received from the City Pub Group who own the adjacent Tivoli pub:

- To be clear City Pub Group are not objecting to the proposals but wish to draw your attention to some aspects of the scheme and policy for consideration in your assessment.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Drainage
8. Trees
9. Archaeology
10. Affordable Housing
11. Third party representations

Principle of Development

Loss of retail unit

- 8.1 At present there are three retail units within A1 Use Class on the application site with sizes of 13m², 62m² and 44m² respectively, amounting to a total floor space of 119m². The proposed development would result in the net loss of one retail unit and bring the total floor space down to 79m² between the two units. Thus there would be an overall loss of 40m² of retail floor space.
- 8.2 Policy 72 of the Cambridge Local Plan 2018 states that the loss of centre uses at ground floor level to non-centre uses will not be permitted, unless it is demonstrated that the use is no longer viable, by evidence of active marketing for at least 12 months, showing that the premises are not reasonably capable of being used or redeveloped for a centre use. The proposed ground floor unit would be a non-centre use as listed in the policy. There is no evidence that the units have been marketed, however it is officer's view that the loss of floor space and loss of one unit, and the inclusion of residential use at ground floor level would not harm the vitality and viability of the district centre.
- 8.3 Both the previous applications were not considered to harm the vitality and viability of the district centre. The site would retain two good-sized retail units which would be attractive to future occupants. This would provide an active retail frontage within the district centre. The proposal incorporates a commercial bin store into the ground floor footprint which provides improved servicing arrangements for the units. Policy 72 states that small units should not be joined together to make a larger unit unless it can be shown that this would add to the vitality or viability of the centre. Again, this was accepted in the previous applications. One of the units on site is extremely small at 13m² in size with a relatively niche layout, which makes this unit rather limited in terms of its market appeal to new tenants. The proposed retail units would be 31m² and 48m² which are considered to be of a more marketable size to new tenants, thereby supporting the vitality and viability of the district centre.
- 8.4 Policy 72 identifies residential use as being not suitable at ground level in district centres. However, paragraph 85 of the

NPPF (Feb 2019) states that planning policies should 'recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites'. The residential unit would be at the rear of the site, which has a deep footprint. It would not impact on the frontage other than a communal entrance, which is not uncommon where there are flats above retail units. It is considered that the ground floor residential unit would not harm the viability of the units, subject to the conditions recommended by the Environmental Health team.

- 8.5 Moreover, in addition to this, the inclusion of ground floor cycle parking and bin store for the residential unit – which occupies some of the footprint that could otherwise be incorporated into the retail units - provides a convenient arrangement for the future occupants. This is a material consideration, which in the 'planning balance' contributes to outweighing the loss of retail floor space.
- 8.6 Policy 22 of the Cambridge Local Plan 2018 relating to the Mitcham's Corner Opportunity Area states that 'where redevelopment occurs, opportunities should be taken to provide a mix of uses, including residential uses on upper floors'. The proposal would accord with this and the proposed ground floor unit would also contribute to the mix of units.
- 8.7 For these reasons, it is officer's view that the loss of retail floor space and the inclusion of a ground floor residential unit is acceptable in principle, in accordance with policies 72 and 22 of the Cambridge Local Plan 2018, and also paragraph 85 of the Framework (Feb 2019).

Residential use

- 8.8 The site is already used to accommodate three flats and the proposal would increase the total number of flats up to 11. Policy 3 'Spatial strategy for the location of residential development' of the Cambridge Local Plan 2018 supports the delivery of new homes, including the effective use of previously developed land and creating strong, sustainable, cohesive and inclusive mixed-use communities. As above, policy 22 of the Cambridge Local Plan 2018 supports residential uses on the upper floors within the Mitcham's Corner Opportunity Area, which is consistent with paragraph 85 of the Framework (Feb

2019) in supporting the vitality and viability of centres. Thus the proposal for additional residential units on the site is supported in principle.

Context of site, design and external spaces

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

- 8.9 The site is within the Central Conservation Area and occupies a prominent frontage location on the south side of Chesterton Road, which is also visible from views along the River Cam and Jesus Green to the south. Although within the conservation area, the application site is not specifically referenced in any conservation area appraisals. The site falls just outside the Riverside and Stourbridge Common conservation area appraisal, the Historic Core appraisal and the Castle and Victoria Road area appraisal.
- 8.10 The Jesus Green chapter of the Historic Core appraisal (2015) does reference the westward view from the Victoria Avenue Bridge as being an important view. The Mitcham's Corner Development Framework (2017) also identifies the view of the rear of the site as being a sensitive view from Jesus Green.
- 8.11 It is to be noted that the design of the building is very similar to the previous scheme. The Conservation Team support the proposal in terms of design and impact upon the Conservation area.
- 8.12 Whilst the characteristics, scale and materials of the existing building are in keeping with the context and street scene of the area, there is no objection to the principle of demolishing the building provided that any replacement development preserves or enhances the character and appearance of the conservation area. The existing building is considered to have little value as a heritage asset beyond its appropriate scale and layout.
- 8.13 The existing building has gaps and breathing space either side of it, which allow for glimpsed views from Chesterton Road of mature trees beyond. In addition, the size of the building and recessive roof form creates a building that is part of a fine-grained context that characterises the frontage eastwards of the site.

- 8.14 The adjacent property, the Tivoli Pub was damaged by a fire. The recently approved design of the building would be similar to the previous building. It would retain its unorthodox decorative parapet roof form which would be the most prominent element of the building. This would reflect the art deco period of the former cinema building. Whilst it is not specifically referenced in any conservation area appraisals, the Tivoli is considered to be the focal point of this section of Chesterton Road.
- 8.15 Cambridge Local Plan 2014 policies 57 'Designing new buildings' and 61 'Conservation and enhancement of Cambridge's historic environment' support high quality new buildings which are appropriate to the context. In addition, policy 22 'Mitcham's Corner Opportunity Area' states that 'The character of the area will be enhanced by creating a block structure and developing building forms that moderate the scale and massing of new development and respond to their context and the prevailing character of the area'.

Mitcham's Corner and Chesterton Road area

- 8.16 Policy 22 of the Cambridge Local Plan 2018 states that 'the character of the area will be enhanced by ... developing building forms that moderate the scale and massing of new development and respond to their context and the prevailing character of the area'. It goes on to state 'Mitcham's Corner and Chesterton Road will reinforce the 'high street' feel, using character and distinctiveness to their advantage'.
- 8.17 Further detail is provided in the Mitcham's Corner Development Framework SPD (2017). The SPD identifies the site as forming part of remnant of the historic High Street. Where redevelopment occurs, the opportunity to enhance the built form of the high street should be taken through the retention of the historic street frontage and/or the retention of its character. This means sensitive development that retains the existing built form characteristics such as scale, grain and rhythm of the frontage.
- 8.18 The front element of the building would appear as a two storey building with attic storey. The eaves line would reflect more the proportions of the existing dwelling on the site and the traditional terrace to the east, and would lower the apparent height of the building so that it would appear as subservient to the Tivoli. The arrangement of first floor windows and the 'step

in' of the dormers from the parapet wall would reflect more the finer grain and rhythm of the street scene.

- 8.19 The front element of the building would be parallel to the road and positioned at the back of the footpath. This continues the existing pattern of development with the retail frontages on the ground floor would contribute to activating the street scene. The result of this has also been to widen the gap between the proposed building and No. 20 Chesterton Road, albeit the single storey bin store would be attached to the side elevation. This retains some of the glimpsed views between the buildings that exist currently.
- 8.20 In terms of the materials, buff bricks and zinc cladding are proposed. This palette is supported by the Urban Design and Conservation team and reflects materials that have been used elsewhere within the vicinity, including the Student Castle Scheme. These materials are considered to be appropriate to the character of the conservation area and reflect a new vernacular for similar schemes that is emerging within the city. The proposal includes no soft landscaping at the front of the site, which is similar to the existing situation. The materials and landscaping are considered to be acceptable.

Views from Jesus Green and the River Cam

- 8.21 The view of the rear of the site from Jesus Green is seen as being a sensitive view. The existing two-storey building is set well back from the River Cam frontage and development close to the river is typically domestic in scale and modest in appearance, such as Riverside Court. The application proposes the retention of a mature tree at the rear of the site, which would partially screen the building and visually soften the impact of the proposal in views from Jesus Green, as well as replacement planting. The proposed design including the setting back of the mansard roof and the proposed materials help to minimize the impact of the rear elevation.
- 8.22 For these reasons, the proposal would be appropriate to the Mitcham's Corner and Chesterton Road area context and would not harm views from Jesus Green and the River Cam. As such, the proposal is compliant with Cambridge Local Plan 2018 policies 55, 56, 59, 57, 61 and 22 and the Mitcham's Corner Development Framework SPD (2017).

Residential Amenity

Impact on amenity of neighbouring occupiers

1 Riverside Court

- 8.23 The 1st reason for refusal on the previous application was the impact upon the adjacent property 1 Riverside Court. This reason for refusal was upheld by the Inspector at appeal. 1 Riverside Court is a two storey dwelling located to the east of the site. It has a ground floor and first floor window which both serve kitchens/dining areas. The existing view from these windows takes in a parking courtyard, the rear of 20 Chesterton Road and the side and rear of the existing building at 18 Chesterton Road.
- 8.24 The applicant has used the 45 degree rule of thumb method from these windows in an attempt to address the 1st reason of refusal. The neighbouring properties have raised concerns that this is not an accurate way to assess the impact of outlook. Officers acknowledge this point. However, the 45 degree rule of thumb can be used as an indicator for identifying the most sensitive parts of a view from a window.
- 8.25 The Inspector states in paragraph 6 of the appeal decision that: *the side elevation of the proposed building would be significantly deeper and taller than the existing building. It would, therefore, close off the current gap to the rear of the existing building, notwithstanding that the new building would be set back from the boundary. This gap, and the sky view it affords is closer to the affected windows than the gap to the side of No 20. As such, it makes a considerably greater contribution to the outlook from the affected windows. Its loss, and replacement at close range with the three storey side elevation of the appeal building, would have a significantly enclosing effect on the outlook from both kitchen windows. The impact from the ground floor window would be particularly harmful.*
- 8.26 The proposed scheme still projects to the rear past the existing building footprint. The applicant has amended various features of the scheme. The third floor of the proposal has been pulled further to west. Removing the third floor of the element from the eastern section of the development completely. The proposed

2nd floor element directly to the rear of the existing building has been pulled in further to the west and off the boundary. This would provide terrace areas. The setting in of this section of the development would provide an area of relief. The cumulative effect of the removal of the eastern 3rd floor element, and the pulling in of this 2nd floor element would provide a gap, and while the gap would be limited, it would provide a sky view. While the proposed development would still cause a degree of harm, it is considered harm is not significant.

8.27 The Inspector states in paragraph 7 of the appeal decision: *In reaching this conclusion I have also had regard to the 'Neighbouring Outlook Study' submitted by the appellant. Whilst the views it depicts correspond reasonably well with what I saw on the site visit, inevitably, the static 'head on' and 'oblique' viewpoints used do not adequately convey the actual experience of looking out of the windows. The extent of the proposed building's enclosing effect shown in the oblique view is a truer reflection of the actual overall impact.*

8.28 It is to be noted that the case officer has visited 1 Riverside Court and has experienced looking out of the ground floor and first floor windows. This site visit has informed the above opinion that the proposed scheme has reduced the impact upon No.1, and therefore has gone far enough to address the 1st reason for refusal.

8.29 In terms of overlooking, the windows in the side elevation are limited to narrow slot windows, some of which are inset or obscured. There would be no significant overlooking from these windows towards the kitchen windows of No. 1. There would be some views from the larger first floor kitchen window of Flat 5 and the bedroom window of Flat 9 towards the kitchen windows. However, these would be at least 8m from window to window, and would be oblique and elevated views. It is considered that these views from these windows would not result in a significant loss of privacy for the occupants of No. 1 Riverside Court.

8.30 No. 1 has a side garden which occupies the land between the southern boundary of the application site and the river. This has been assessed in terms of the overbearing impact and overlooking from the windows and balconies on the rear elevation. It is worth noting that the impact on the amenity space was not a reason for refusal on the previous application.

Under the current proposal, there would be fewer balconies on the rear elevation and these would be further from the boundary than the previous scheme. The balconies would have 1m high screens. Although there would be views over these screens, the views from the balconies and the roof terrace would be towards the southernmost part of the garden only and not the whole garden. While there are currently no significant views from the existing flats on the application site towards the side garden, the garden is heavily overlooked by users of the footpath on the southern side of the river and those on the river itself. Thus there is already a lack of privacy, it is acknowledged that the views from the river are different in nature than those from balconies, being more transitory. Notwithstanding that, the proposal is not considered to significantly overlook this garden area.

- 8.31 In terms of loss of light, the proposed works would be situated to the north-west of the neighbour at no.1 Riverside Court. The applicant has submitted a shadow study which shows there would be no harmful loss of light experienced at this neighbouring property both in terms of the impact on windows and overshadowing of amenity space.

No. 20 Chesterton Road

- 8.32 No.20 Chesterton Road is a three storey semi-detached residential unit to the east of the site. The upper ground floor has large windows on the rear and side elevation serving the primary living space including the kitchen and living room. There are also bedroom windows on the first and second floor rear elevation. The previous application was considered to be acceptable in terms of impact upon No.20. Given the siting and distance of No.20 from No.18, the proposal would not have a significant overbearing or enclosing impact on the rear windows. In terms of overlooking, there would be no direct views towards the window on the side elevation subject to securing the obscure and fixed glazing of the two windows annotated on the proposed side elevation through a condition. There would be oblique views from the unobscured windows towards the side and rear windows of No. 18 which would not result in a significant loss of privacy due to the angle and the separation distance.

Wider area

8.33 The Environmental Health Team has recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. This advice is accepted and the conditions are recommended accordingly. The impact of additional demand for car parking spaces on residential amenity is assessed in the 'car parking' section below.

8.34 For the above reasons, it is considered that the proposal overcomes the 1st reason for refusal on the previous scheme (18/0506/FUL) and 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 57 and 35.

Amenity for future occupiers of the site

8.35 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All the proposed units comply and exceed the standards. The 2nd reason for refusal on the previous application (18/0506/FUL) was due to the scheme failing to provide an acceptable level of amenity for future occupiers due to bedroom sizes, limited outlooks and the lack of private amenity space/quality of private amenity space. The proposed bedroom and flat sizes in the current scheme all accord with the space standards. All units now have an acceptable level of outlook. In this regard, the units would provide a high quality internal living environment for the future occupants. The floor space of the proposed units is presented in the table below against the requirements of policy 50.

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit (m ²)	Difference in size
1	1	2	1	50	52.7	+2.7
2	2	4	1	70	77	+7
3	1	1	1	37	41.8	+4.8
4	1	2	1	50	52.7	+2.7
5	2	4	1	70	74.1	+4.1
6	1	1	1	37	45.9	+8.9
7	1	1	1	37	39	+2
8	1	2	1	50	52.7	+2.7

9	2	3	1	61	73.8	+12.8
10	1	1	1	37	40.7	+3.7
11	1	2	1	50	50.1	+0.1

- 8.36 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. As stated above, the 2nd reason for refusal on the previous application (18/0506/FUL) was due to the scheme failing to provide private amenity space for all units and failing to provide an acceptable level of quality of private amenity space. The scheme includes direct access to private amenity areas for all units. Units 3 and 7 have smaller balconies which would look onto the side elevation of the adjacent Tivoli Pub building. However, these units would also have winter gardens looking onto Chesterton Road. These have to be winter gardens due to potential noise impact from Chesterton Road. Units 3 and 7 are also 1 bed units. It is considered that this would provide an acceptable level of amenity space for these units. In regard to the rest of the units, it is considered that the balconies and terraces for each of the units would provide an acceptable level of external amenity area. Therefore, the proposed development would overcome the 2nd reason for refusal on the previous application (18/0506/FUL) as it would be in compliance with Cambridge Local Plan 2018 policies 50 and 57. A condition is recommended to erect privacy screens on the western (side) and eastern (side) elevations of the balconies for units 5 & 9 and the southern (Side) elevation of the balcony of unit 11 to ensure no overlooking.

Accessible homes

- 8.37 The residential element of the development has been assessed for compliance with the requirements of Part M4 (2) of the Building Regulations and Policy 51. A condition is recommended to secure this requirement.

Refuse Arrangements

- 8.38 The bins would be located in an integrated store within the building that would be accessed from the front of the site. The proposal is therefore compliant with policy 57 of the Cambridge Local Plan (2018).

Highway Safety

- 8.39 The Highway Authority was consulted as part of the application and does not consider there would be any adverse impact upon highway safety. The proposal would therefore be compliant with policies 81 and 82 of the Cambridge Local Plan (2018).

Car and Cycle Parking

Car Parking

- 8.40 The proposal would provide no car parking on site. The site and the streets in the immediate vicinity of the site predominantly fall within the controlled parking zone. The residents of the new dwellings will not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on surrounding streets. The site is located in very close proximity to the City Centre on Chesterton Road. Appendix L of the Cambridge Local Plan 2018 states developments should provide at least one accessible on- or off-street car parking bay designated for Blue Badge holders, even if no general parking is provided. The proposal includes no parking provision for disabled people for the residential or retail units. While this is contrary to the policy, in these particular circumstances, this is similar to the existing situation where the units are serviced by the ample controlled parking along Chesterton Road which would be available for Blue Badge holders, including immediately outside the site.
- 8.41 Therefore, it is officer's view that the proposal would not increase parking pressures on nearby streets to an unacceptable degree and would not therefore be detrimental to the amenity of nearby residents. The proposal would be in accordance with Cambridge Local Plan 2018 policy 82.

Cycle Parking

- 8.42 The 3rd reason of refusal on the previous application (18/0506/FUL) was due to an inadequate provision of cycle parking. This reason for refusal was not upheld by the Inspector at appeal. The proposal provides 21 cycle spaces in an integrated cycle store. This is accessed from Chesterton Road using a 1 in 4 ramp either side a set of stairs. A further 2 cycle spaces are located nearer the entrance to Chesterton Road for

non-standard cycles and less able people. It is considered the level of cycle parking provision is policy compliant with appendix L of the Cambridge Local Plan 2018 and the cycle parking arrangements are convenient in accordance with policy 82 of the Cambridge Local Plan 2018.

Integrated water management and flood risk

- 8.43 Following the submission of additional supporting drainage information, the Lead Local Flood Authority has advised that a surface water drainage strategy can be secured by condition in this case. This condition is therefore recommended. This overcomes the 4th reason for refusal on the previous application (18/0506/FUL). In line with Policy 31, a condition regarding the provision of green or brown roofs on the flat roofs within the development has been recommended. Subject to these conditions, the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2018) and policy 31 of the Cambridge Local Plan (2018).

Trees

- 8.44 No comments have been received from the Tree Officer on this application. There are five trees at the rear of the application site, which are protected by virtue of the conservation area. The three largest trees are readily visible from views along Jesus Green to the south and are also visible from Chesterton Road through the upper-level gaps between no.18 and its two neighbouring buildings. Trees play an important role in lining the north bank of this section of the River Cam and have considerable public amenity value in terms of their contribution to the character and appearance of the area.
- 8.45 The impact of the loss of the trees on the character of the area and the inadequacies of replacement planting was a reason for refusal on an earlier application, which was not supported by the Tree Officer or the Landscape Officer. The current application proposes to retain the largest tree at the rear of the site with some lower quality trees proposed to be removed as per the previous application. This proposed tree removal/retention was supported on the previous application. The Tree Protection Plan shows that the proposed building would be outside the root protection area of the retained tree.

- 8.46 As per the previous application, conditions are recommended to secure an arboricultural method statement and tree protection plan. Suitable replacement planting could be provided by way of the landscaping condition. Subject to the above conditions, the proposal complies with Cambridge Local Plan 2018 policies 71 and 61.

Archaeology

- 8.47 No comments have been received from the Historic Environment Team. However, previously a archaeology condition has been recommended. This condition is therefore recommended.

Affordable Housing

- 8.48 The proposed development is for a scheme of 11 units. As there is currently 3 dwellings on the site, the proposal would result in a net increase of 8 dwellings. Policy 45 of the Cambridge Local Plan (2018) states that affordable housing provision should be calculated on the basis that the thresholds are to be considered against the net increase in the number of units on the site. As the proposed net increase of units on the site would be below the threshold, there is no policy basis to require affordable housing provision as part of this application.

The proposal is compliant with policy 45 of the Cambridge Local Plan (2018).

Third Party Representations

- 8.49 The third party representations have been dealt with in the preceding paragraphs.

9.0 CONCLUSION

- 9.1 The proposal overcomes the previous reasons for refusal on 18/0506/FUL that were subsequently upheld at appeal and would provide a high quality development that respects the character of the area, would not have an adverse impact upon the occupiers of neighbouring properties and would provide an acceptable level of amenity for future occupiers.

10.0 RECOMMENDATION

APPROVE subject to 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 set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

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

4. Submission of site investigation report and remediation strategy:

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

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

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

5. Implementation of remediation.

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

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

6. Completion report:

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

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

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

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

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

7. Material Management Plan:

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

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

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

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

8. Unexpected Contamination:

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

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

9. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

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

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

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

11. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

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

12. 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)

13. 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)

14. 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)

15. 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.

16. 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)

17. No external lighting shall be installed other than in accordance with a detailed lighting scheme that has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall specify the method of lighting (including details of the type of lights, orientation/angle of the luminaries, the headgear cowling, the spacing and height of lighting columns), the extent/levels of illumination over the site and on adjacent land and measures to be taken to contain light within the curtilage of the site. The scheme shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of residential and visual amenity (Cambridge Local Plan 2018 policies 34 and 55)

18. No deliveries shall be received at, or despatched from the ground floor retail units outside of the following times:
Weekdays and Saturdays: 07.00hrs-21.00hrs
Sundays and Public Holidays: 09:00hrs-19:00hrs.

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

19. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to internal design, the building fabric, glazing, provision of alternative background and purge ventilation) to reduce the level of noise experienced at the residential units internally and externally as a result of the proximity of the habitable rooms and balconies to the high ambient noise levels from traffic Chesterton Road shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve internal and external 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 thereafter be retained as such.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area. (Cambridge Local Plan 2018 policy 35)

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

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28).

21. Prior to the occupation of the commercial uses hereby permitted, a water efficiency specification, based on the BREEAM Wat01 Water Calculator Methodology, shall be submitted to the local planning authority. This shall demonstrate the achievement of 2 credits for water efficiency (Wat01) and that the development will be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28)

22. The approved approach to meeting the predicted 12.57% reduction in carbon emissions, as set out in the letter from Green Heat dated 18 January 2019) and proposed renewable energy technologies as shown on drawing number PL10 shall be fully installed and operational prior to the first occupation of the development and shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.

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

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28).

23. The proposed retail units shall be constructed in accordance with the strategy for enhancing the environmental performance of the non-residential aspects of the scheme, as set out in the BREEAM Pre-Assessment Criteria Summary Report prepared by Green Heat Ltd (4 February 2019). Any change to the performance standards set out in this report shall be in accordance with a revised scheme submitted to and approved in writing by the local planning authority.

Reason: Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

24. No development above ground level, other than demolition, shall commence until full details of green roofs have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. Details of the green roof(s) shall include plan and sections showing the make-up of the sub-base to be used and include the following:
- a) Roofs can be biodiverse based with extensive substrate base varying in depth from between 80-150mm,
 - b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum,
 - c) The green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,
 - d) The green roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter,
 - e) Where solar panels are proposed, biosolar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
 - f) A management/maintenance plan approved in writing by the Local Planning Authority,
 - g) Evidence of installation shall be required in photographic form prior to handover.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018; Policy 31).

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

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

26. No above ground works, apart from demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed Flood Risk Assessment & Drainage Strategy prepared by Andrew Firebrace Partnership Limited (ref: SN/18/0363) dated 12th February 2019 and shall also include:
- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
 - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
 - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - d) Full details of the proposed attenuation and flow control measures;
 - e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - f) Full details of the maintenance/adoption of the surface water drainage system;
 - g) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

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

27. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. The submitted details should identify

runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

28. 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.

29. 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.

30. Notwithstanding the approved plans, all residential units 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)

31. Prior to the commencement of the development hereby approved, with the exception of below ground works and demolition, full details of the 1.7m solid privacy screens to be erected on the balconies on the western (side) and eastern (side) elevations of units 5 and 9 and the southern (side) of unit 11 shall be submitted to and approved in writing by the local planning authority. The screens shall be erected prior to occupation of units 5, 9 and 11 in accordance with the approved details and shall thereafter be retained and maintained.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55 and 58)

32. Prior to the occupation of units 6 and 10, the following windows shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be non-opening unless the part of the window, door or opening is more than 1.7m above the finished floor level of the room in which it is installed. For the avoidance of doubt, these windows are:
- The first floor window serving the living room on the east facing elevation of unit 6
 - The first floor window serving a living room on the east facing elevation of unit 10
- The development shall be retained as such thereafter.

Reason: In the interests of residential amenity and for the amenity of future occupiers (Cambridge Local Plan 2018 policies 55 and 57)

33. No demolition/development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:
- a) the statement of significance and research objectives;
 - b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - c) The programme for the analysis, publication & dissemination, and deposition of resulting material. Part (c) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 12 and Policy 61 of the Cambridge Local Plan 2018