

Application Number	19/1444/FUL	Agenda Item	
Date Received	21st October 2019	Officer	Mary Collins
Target Date	16th December 2019		
Ward	Romsey		
Site	51-53 Argyle Street		
Proposal	Demolition of existing garage and ancillary structures (Class B1) and erection of two new dwellinghouses (Class C3).		
Applicant	Mr Julian Vargas 228 Milton Road		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposed development would respect the character and appearance of the surrounding area and would enhance the appearance of the conservation area.- The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers.- The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the northern side of Argyle Street close to the junction with Charles Street to the south and Stockwell Street to the west.

- 1.2 The site is adjacent to 51a Argyle Street. The area is characterised by attractive gault brick terraced houses with red brick detailing. There is a grid street pattern in this section of the conservation area with the terraces forming perimeter blocks to the back of the pavement with back gardens to the rear.
- 1.3 It is within the Mill Road Conservation area. The houses either side of the site are identified as positive unlisted buildings in the Townscape analysis and form the end of rows of terraced dwellings.
- 1.4 The application site is currently occupied by buildings that are currently used as a garage workshop.
- 1.5 Argyle Street is not within a Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the demolition of existing garage and ancillary structures (Class B1) and erection of two new dwellinghouses (Class C3).
- 2.2 The premises are not vacant and still in use as a garage. The proposal would entail the demolition of existing buildings and the loss of 170 square metres of gross internal floorspace.
- 2.3 The principal elevation of the two dwellings would be constructed in line with the front elevation of the existing terrace, with the eaves level being the same and the roof slope being in the same plane as the existing terrace.
- 2.4 The pair of properties would have a pitched roof with a ridge height of 7.7 metres high.
- 2.5 The pair of dwellings would extend across the full width of the plot being 9.3 metres with no. 51, 4.6 metres wide and no. 53, 4.7 metres wide.
- 2.6 The dwellings would both have single storey rear sections with a Green Roof covering. To the rear roofslope, the properties would have a dormer.

- 2.7 External materials would be Gault brick and natural slate, with a green roof to the single storey rear sections.
- 2.8 Cycle storage and refuse bins would be sited in the rear gardens.
- 2.9 During the course of the planning application revisions have been received showing the elevational treatment simplified and the dormer to the rear roofslope reduced in size.
- 2.10 The application is accompanied by the following supporting information:
1. Design Statement
 2. Daylight and Sunlight Assessment
 3. Drawings

3.0 SITE HISTORY

Reference	Description	Outcome
C/75/0025	Erection of storage building	Approved
C/96/0773	Change of use of building from storage of building materials (sui generis) to a car maintenance workshop (Class B1)	Approved 25.06.1997
16/0942/FUL	Demolition of existing workshops and stores and removal, remediation of contaminated land.	WDN dated 27.06.2016
17/1103/FUL	Erection of two 2-bedroom houses and three 1-bedroom houses	WDN dated
18/0379/FUL	Demolition of the existing workshop buildings and the erection of four one bedroom dwellings	26.09.2017
	Demolition of existing buildings and erection of 2 Dwellings	WDN dated 29.06.2018

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 Plan 2018	Local	1 3 28
		31 32 33 35 36
		41 50 51 52 55 56 57 59 61
		81 82

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 Practice Guidance 2014</p> <p>Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p> <p>Great Cambridge Planning (2020) – Sustainable Design and Construction</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</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>Mill Road Area Conservation Area Appraisal</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 Recommends condition requiring that prior to the occupation of the new dwellings that the existing vehicular access be removed and the footway returned to having a full-face kerb.

Urban Design and Conservation team

Original drawings

- 6.2 The current buildings on the site are not attractive and detract from the quality of the conservation area and street scene. Redevelopment of this site could be an opportunity to restore the street scene in an appropriate way.

For these houses to be acceptable in the conservation area in a wholly modern style they need to successfully contrast with the surrounding built form and be of very high quality design.

The ridge of both houses is higher than the neighbours. This is not normally acceptable in a terrace although these houses would be a pair at the end of the terrace and the eaves line is the same so it might be acceptable but not to simply facilitate a large box dormer to the rear.

The rear elevation features a long flat roofed box dormer which covers both houses. This is not acceptable as it dominates the rear roof slopes, fails to meet the roof design guidelines and would be very dominant inside views. Two smaller separate dormers would be an appropriate response in this area.

Taking the above into account, the proposal will not preserve or enhance the character or appearance of the Mill Road conservation area and will not comply with Local Plan policies 58 and 61. The impact on Mill Road Conservation Area would be harmful and within the NPPF is considered to be significant less than substantial harm.

Revised drawings

It was initially considered that an exact copy of the existing terrace would be required, but after meeting on site it was clear that the applicant favoured a modern version of the terrace house. Given the high levels of detail in the existing terrace and the difficulty getting traditional details such as multi paned windows right in double glazed units then a modern alternative echoing the details and ethos of the original houses could be a potential way forward.

This proposal has moved on from the previous design and has made some positive changes. The detailing is simpler with the use of a buff brick hit and miss string course in line with the existing terrace helping to continue the terrace whilst not trying to copy exactly. The windows are now the same proportions as the neighbouring houses but are modern aluminium single pane windows. The inset panels beneath the windows remain but are now in the same brick as the rest of the house so this will be a subtle detail which will add some articulation to the front. The front doors are in the right positions however the proposed metal panel doors are a concerning detail as a good modern timber door would be more in keeping with the area.

Both front roofs now have asymmetric dormers. Whilst these are smaller than that previously proposed they are quite large and their unusual shape places them in an odd position on the roof slope. The combination of the two on what are quite narrow houses looks overbearing and would be too visually dominant in the street scene. A revised drawing showing the removal of the front dormers is required.

The ridge of both houses is higher than the neighbours. This is not normally acceptable in a terrace however the design of these houses is different and as they are a pair at the end of the terrace and the eaves line is the same as the neighbours the extra height would not look out of place in this context.

The rear elevation previously had a long flat roofed box dormer which covered both houses. This was not acceptable. The dormers have been altered and reduced in size so that the roof slope can be seen at the side and the dormers have been brought up from the eaves. They still meet in the middle but with a smaller recessed element. Overall the dormers look in

better proportion to the roof and are acceptable. The dormers to the rear look better with a more defined gap between them and the front dormer has been reduced in size and looks acceptable.

Taking the above into account, it is considered that the proposal will preserve or enhance the character of the Mill Road conservation area and will comply with Local Plan policies 58 and 61.

With reference to the NPPF and the effect on the significance of the heritage assets, paragraphs 192 and 193 would apply, and approval is recommended subject to the following conditions:

- Window details 1:10
- Door details 1:10
- Sample panel of facing materials
- Roof Details
- Dormer details

Further revisions

- The revision to the front dormers is now supported.

Environmental Health

6.3 Contaminated Land

Our records indicate that this site has a history of potentially contaminative uses including a builders yard and a motor vehicle garage. As such, there is a potential risk from contaminated land. Any consent should be subject to the following conditions

CONT1 – preliminary contamination assessment
CONT2 – site investigation report and remediation strategy
CONT3 - implementation
CONT4 – completion report
CONT5 – material management plan
CONT6 – unexpected contamination
CE05C – demolition and construction hours
CE15C – collection/delivery during demolition and construction
Piling
Dust

SII – site investigation informative
RWI – remediation works informative
MCTI – materials chemical testing informative

Drainage

- 6.4 No objections subject to conditions requiring surface water drainage and maintenance details.
- 6.5 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:

- 51a Argyle Street
- 76 Argyle Street
- 80 Argyle Street
- 5 Charles Street
- 26 Cockburn Street
- 28 Cockburn Street
- 17 Romsey Road
- 13 Stockwell Street

- 7.2 The representations can be summarised as follows:

- Remediation of contaminated land would need to be appropriately addressed.
- Ridge line significantly higher than adjoining properties, & therefore note that 2nd storey in current form is over development.
- The ground floor looks over developed and disproportionate to neighbouring extensions.
- Development would overshadow gardens of 23 & 25 Stockwell Street.
- Design and detailing, including windows in roof facing street, out of character.
- Proposed box dormer at rear imposes over whole surrounding area. Scale etc inappropriate.
- Would like assurance that the development would not increase parking pressure.

- Alleys would be a long walk for back access.
- Rear access for bins and bikes likely to lead to bikes being left at front of houses and obstructing pavement.

Revised drawings

- Concerned with contamination removal, pollution and dust. Hope that noise levels will be kept down to a minimum when the work is carried out as this is a very narrow street and many nearby residents are permanently based at home.

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

8.0 ASSESSMENT

Principle

8.1 Policy 41 of the Cambridge Local Plan 2018 (Protection of Business Space) states:

There will be a presumption against the loss of any employment uses outside protected industrial sites. Development (including change of use) resulting in the loss of employment uses will not be permitted unless:

- the loss of a small proportion of floorspace would facilitate the redevelopment and continuation of employment uses (within B use class or sui generis research institutes) on the site and that the proposed redevelopment will modernise buildings that are out of date and do not meet business needs; or
- the site is vacant and has been realistically marketed for a period of 12 months for employment use, including the option for potential modernisation for employment uses and no future occupiers have been found

8.2 The gross internal floorspace to be lost by demolition is 170 square metres. The premises are not vacant and still in use as a garage and no marketing information has been provided.

8.3 There is a policy presumption against the loss of employment use, however given the location of these business premises and

its small scale nature and the public benefit the proposal would make to the appearance of the conservation area as well as providing two additional housing units which would help meet the Council's overall housing need, it is considered that in this instance the loss of B1 is acceptable and an exception to policy 41 of the Cambridge Local Plan 2018 can be made.

Context of site, design and external spaces Impact on the Conservation Area

- 8.4 The erection of two dwellings is acceptable in principle and in accordance with policies 1 and 3 of the Cambridge Local Plan 2018.
- 8.5 Historic mapping shows that the terrace of properties on the north side of Argyle Street originally extended westwards to include the application site with gardens up to a small passageway to the rear of gardens on Stockwell Street. At some point in the 20th century this final two dwelling section of terrace was demolished and a single storey brick building was built on the original gardens with two single storey buildings facing Argyle Street.
- 8.6 This existing yard with its modern buildings does not make a positive contribution to the character or appearance of this part of the Mill Road conservation area and the demolition of the buildings on site is considered acceptable in principle.
- 8.7 The proposal would provide an opportunity to reinstate the original pattern of development and the proposed dwellings would be constructed in line with the front elevation of the existing terrace and would continue/reinstate this frontage.
- 8.8 The proposed dwellings would have a higher ridge level to the adjoining terrace but would have similar proportions and width. They have been designed with a contemporary appearance rather than trying to replicate all the details seen in the existing terrace. Officers accept that an exact copy of the existing terrace may not be possible given the high levels of detail in the existing terrace and the difficulty getting traditional details such as multi paned windows right in double glazed units. As such Officers are satisfied that the modern alternative echoing the details and ethos of the original houses is an acceptable approach. For these houses to be acceptable in the conservation area in a

wholly modern style they need to successfully contrast with the surrounding built form and be of very high quality design.

- 8.9 The external detailing is simple with the use of a buff brick hit and miss string courses in line with the existing terrace helping to continue the terrace whilst not trying to copy exactly. The position of the front doors and the proportions of the window reflect the existing pattern of fenestration seen in the terrace. The Conservation Officer has expressed concern however regarding the use of metal panel doors and recommends conditions are attached as a good modern timber door would be more in keeping with the area. The inset panels beneath the windows remain but are now in the same brick as the rest of the house so this will be a subtle detail which will add some articulation to the front.
- 8.10 The existing terrace has a uniform ridge and eaves height. The ridge of the proposed houses would be higher than the terrace and the detached property at 51a Argyle Street. However the front roof slope would be constructed in the same plane as the roof of the existing terrace with slate to match and the additional ridge height and roof would be behind the main ridge line with the ridge hidden by chimney stacks to either end, so this difference would not be perceived in any views from the south east along Argyle Street. Given the narrow width of the street this may not be discernible from street level.
- 8.11 The difference in ridge height would be more obvious in views from properties and gardens adjoining to the rear. Given the design of these houses is different and as they are a pair at the end of the terrace, the additional height would not look out of place in this context or be detrimental to the appearance of the existing terrace or the conservation area.
- 8.12 To the front elevation a modern flat roof dormer window is proposed. The adjacent property at 51A Argyle Street has two dormer windows to its front roof slope. Given this is a new property and not an extension to the terrace and given the context, the proposed dormer window to the front would not be incongruous in this part of the conservation area.
- 8.13 The proposed dwellings would have a dormer to the rear roofslope. Within the existing terrace there are box dormer extensions to the rear of 51a Argyle Street and numbers 61 and

63 Argyle Street. Given this context, the principle of a dormer to the rear roof slope of the proposed dwellings is considered acceptable.

8.14 The roof dormer extends across both properties in this proposed pair of dwellings. Given the internal arrangement of the dwellings, it has not been possible to totally separate the dormer into two separate structures. However, the central section is recessed providing a degree of separation between the two so that it can be understood that this relates to two separate properties and this visually breaks up the massing of the dormer. The dormers are considered to be in proportion with the roof slope. The sides of the dormer are canted and this reduces the bulk of the dormer, the dormers are brought up from the eaves and the roof slope can be seen to either side.

8.15 Given that the properties are constructed as a pair the positioning of this dormer on the central axis to the rear elevation is considered acceptable, as pairs of dwellings are often designed with symmetry and often share an architectural feature between the two. The dormer is not considered to be an incongruous feature in the conservation area.

8.16 Views of the rear dormers would be mostly limited to neighbouring properties and gardens. The inset of the rear dormer from the edge of the roof means that there would be limited views of the dormer from the public realm from Argyle Street through the gap between the proposed properties and the single storey section of 51A Argyle Street and any view would be recessive.

8.17 The dwellings would both have single storey rear sections with a Green Roof covering. These are subservient to the main dwellings and these are not considered to have a detrimental impact on the conservation area.

8.18 Officers consider that the proposal will preserve or enhance the character or appearance of the Mill Road conservation area and will comply with Local Plan policies 55, 56, 57, 59 and 61.

Residential Amenity

Amenity of future occupiers

- 8.19 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	3	5	3	99	102	3
2	3	5	3	99	102	3

The dwellings would comply with the space standards set out within Policy 50 of the Local Plan, whilst the Design and Access Statement confirms they would meet the requirements of Part M4(2) of the Building Regulations, thereby complying with Local Plan Policy 51. This can be secured by condition.

Size of external amenity space

- 8.20 Each property has direct access to private outdoor space. The rear gardens are enclosed and are a good size for family dwellings.
- 8.21 In the opinion of Officers the proposal provides an adequate level of residential amenity for future occupiers and it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Impact on amenity of neighbouring occupiers

51A Argyle Street

- 8.22 This property is situated to the west and would share a party wall. This property is currently attached by a ground floor extension to buildings on site. It has no private outdoor amenity space or windows facing towards the proposal. As such it is considered that this property would not be detrimentally affected by the proposal.

55 Argyle Street

- 8.23 This property is situated to the east and would share a party wall. The proposed ground floor, flat roofed element to the rear of the proposed dwelling alongside this property would project by 7.8 metres along the common boundary with this property

and would be 2.7 metres high. Although this is a long extent of wall, there is already a degree of enclosure created through the existing walls of the existing premises and it is considered that an undue enclosing effect is not considered to result.

8.24 The amount of light reaching the ground floor rear facing window is not considered to be detrimentally reduced and the Daylight/Sunlight report shows the results for no. 55 windows are compliant with the BRE guidance.

8.25 Due to the orientation of the extension to the west, there would be some overshadowing of a section of garden closest to the boundary. Given the size of the garden, at least half of the garden would receive at least two hours of sunlight in March, and the proposal would not result in more than half of the garden area being in shadow.

25 Stockwell Street

8.26 This property is situated to the west of the application site and currently faces the single storey flat roofed building on the boundary.

8.27 The proposal would present a two storey gable wall directly in line with the outlook from the rear of this property and on the rear boundary of this property and there would be a separation of approximately 8 metres from the rear ground floor projection and 12 metres from the main rear wall. The proposed dwellings would not detrimentally impact on light reaching ground floor windows owing to the direct line of sight being over a section of the rear roofslope.

8.28 With regard to the impact on the outlook from the rear of this property, given the view would be over the roof it is considered that there would not be an undue loss of outlook.

8.29 With regard to the impact of the development through overshadowing, given the position of this property to the west of the proposed dwellings, it is considered that there would not be a detrimental loss of light to windows or outdoor amenity space though overshadowing.

21 and 23 Stockwell Street

- 8.30 These properties are to the west and are separated from the application site by the passageway to the rear of the terrace in which they sit. These properties would directly face the single storey element of the proposal and given that there is an intervening passageway, the proposal is not considered to be detrimental by way of loss of light, privacy, overbearing or undue enclosure.

28 and 30 Cockburn Street

- 8.31 These properties are to the east. The outlook for these properties would be improved as the existing workshop building would be removed. Refuse bins and bicycles are proposed to be stored in the rear garden of No. 53 and wheeled out to Cockburn Street using the existing passageway which runs alongside the rear garden of 30 Cockburn Street. However, given this is an existing and historic arrangement, it is considered that the use of this by two additional dwellings would not lead to additional harm through privacy or disturbance.

74, 76 and 78 Argyle Street

- 8.32 These properties are opposite the application site and currently overlook the yard and workshop. Officers consider that the proposal would not unduly impact on the outlook and privacy of these properties.
- 8.33 In the opinion of Officers the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and it is compliant with Cambridge Local Plan (2018) policies 56 (58) and 35.

Highway Safety

- 8.34 The Highways Officer has requested that the kerb to the front of the application site is reinstated. In the opinion of Officers, given the constraints of this location and given demolition works and the likelihood of remediation being required, Officers consider a condition requiring the submission and agreement of a Traffic Management Plan is required.

- 8.35 In the opinion of Officers the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

- 8.36 The application site does not provide any off-street parking and the proposal has the potential to impact on existing on-street parking pressure and stress. Argyle Street is not a Controlled Parking Zone and has not been included in the latest roll-out. The conclusions in the Cambridge On-Street Residential Parking Study carried out in 2016 shows that Argyle Street has some overnight capacity and falls within the limits with more than 10 percent of parking capacity available. Officers consider there would be availability for parking directly in Argyle Street to meet demand from the new dwellings without increasing parking pressure on neighbouring streets (Cockburn and Stockwell Street). The application entails the reinstatement of a kerb to the front of the dwellings and this should create an additional on-street space that isn't present at the moment. The application site is close to the city centre and within walking distance of the railway station and in a sustainable location.
- 8.37 New covered cycle parking is proposed in the garden for 2 bikes per house according to the Local Plan (2018) Appendix L: Car and Cycle Parking Requirements with access from Cockburn Street and Stockwell Street using existing back lanes to the rear which are used by existing properties and residents.
- 8.38 In the opinion of Officers, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Refuse

- 8.39 A set of three household refuse bins are proposed to be stored in the rear garden of each property and wheeled out to Cockburn Street and Stockwell Street using existing back lanes to the rear which are used by existing properties and residents. This is considered acceptable.
- 8.40 In the opinion of Officers, the proposal is compliant with Cambridge Local Plan (2018) policy 56.

Third Party Representations

- 8.41 The comments of surrounding occupiers are noted with respect to noise and disturbance in the construction period.

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 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 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.

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

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

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

11. 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)

12. 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)

13. Prior to the commencement of development, other than demolition, a scheme for surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the Local Planning Authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

- 1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

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

14. 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)

15. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 57 and 61)

16. No dormers shall be constructed until full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the Local Planning Authority. Dormers 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)

17. No doors shall be constructed, until drawings at a scale of 1:10 of details 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)

18. No windows shall be constructed until drawings at a scale of 1:10 of details of 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)

19. 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)

20. Prior to the first occupation of the dwellings hereby approved, the existing vehicular access shall be removed and the footway returned to having a full face kerb.

Reason: for the safe and effective operation of the highway (Cambridge Local Plan 2018 policy 81).

21. Prior to the occupation of the development, hereby permitted, the curtilage(s) of the approved dwelling(s) shall be fully laid out and finished in accordance with the approved plans. The curtilage(s) shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden land (Cambridge Local Plan 2018 policies 50, 52, 55 and 56)

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

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

23. Notwithstanding the scheme of mitigation required by condition 8, no further windows or openings shall be inserted without the granting of specific planning permission.

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

24. Prior to first occupation for the use hereby permitted, carbon reduction measures shall be implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:

A) Levels of carbon reduction achieved at each stage of the energy hierarchy;

B) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;

Where on-site renewable or low carbon technologies are proposed, the statement shall also include:

- C) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and
- D) Details of any mitigation measures required to maintain amenity and prevent nuisance.

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

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36).

- 25. Prior to the occupation of the first dwelling, a water efficiency specification 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 the dwelling is 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).

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

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

27. The flat roof(s) hereby approved shall be a Green Roof or Brown Roof unless otherwise agreed in writing by the Local Planning Authority. A Green Roof shall be designed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition, a Brown Roof shall be constructed with a substrate which would be allowed to self-vegetate.

Reason: To ensure that the development integrates the principles of sustainable design and construction and contributes to water management and adaptation to climate change (Cambridge Local Plan 2018 policies 28 and 31)

INFORMATIVE: The developer should contact the Highway Authority, or its Agent, to arrange construction of any works within, or disturbance of, or interference with, the Public Highway, and that all costs associated with such works shall be borne by the Developer; and an informative to the effect that the Developer will neither be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connexion; and an informative to the effect that no window nor door will be allowed to open over a highway, and no foundation nor footing for the structure will be allowed to encroach under the Public Highway.

The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge- Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>.

Hard copies can also be provided upon request

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.

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 2020":

-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