

<b>Application Number</b>	20/01925/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	1 <sup>st</sup> May 2020	<b>Officer</b>	Aaron Coe
<b>Target Date</b>	27th May 2020		
<b>Ward</b>	Newnham		
<b>Site</b>	1 Clarkson Close		
<b>Proposal</b>	Demolition of existing dwelling and replacement with 5 bedroom dwelling.		
<b>Applicant</b>	Mrs Rachel Xuereb		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- The design and scale of the proposed development would not have an adverse impact on the character of the conservation area.</li> <li>- The proposed development respects the residential amenity of the neighbouring properties.</li> <li>- The proposed development would provide a high quality living environment for the future occupiers.</li> </ul>
RECOMMENDATION	APPROVAL

## 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 No.1 Clarkson Close is a detached two-storey dwelling located within the West Cambridge Conservation Area. Clarkson Close is a small cul-de-sac located to the south of Clarkson Road.
- 1.2 The immediate surrounding character is predominantly residential properties within sizeable plots. The southern boundary of the application site is defined by mature trees whilst the east and west boundary treatments consist of hedgerows and fencing.

- 1.3 No.3 Clarkson Road located to the North East of the application site is a Listed Building, immediately to the south of the site is an area of Protected Open Space (Trinity College Playing Field). There are no other relevant site constraints.

## **2.0 THE PROPOSAL**

- 2.1 The application proposes the demolition of the existing property and erection of a replacement two storey detached dwelling with a garage at the front of the property set off the western boundary. The replacement dwelling would be a substantial property with an 'L' shaped layout and the appearance of an Edwardian architectural style.
- 2.2 In terms of materials the proposal involves a red multi stock brick with matching brick plinth, painted timber windows and a natural slate roof.
- 2.3 During the course of the application the scheme has been amended:
- The proposed house layout has been "flipped" in order to relocate the front projection to the eastern side of the plot to minimise the impact on No.4 Clarkson Close.
  - Windows on the first-floor western and eastern elevation are obscured
  - Provision for cycle parking in the garage.
  - Provide provision for bin storage.
  - Provide landscape boundary treatment on the common western boundary with No.4 Clarkson Close.
- 2.4 In addition to the application form and plans, the application is accompanied by the following supporting information:
- Design & Access Statement
  - Heritage Statement
  - Arboricultural Impact Assessment
  - Ecological Appraisal
  - Daylight and Sunlight assessment

## **3.0 SITE HISTORY**

- 3.1 C/67/0039- Extension and alterations to dwelling- Approved.  
C/76/0061- Single storey side extension- Approved.

06/1326/CAC- Demolition of garage- Approved.  
 06/1327/FUL- Additional dwelling- Approved.

#### 4.0 PUBLICITY

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

#### 5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1, 3 31, 34, 35, 36 50, 51, 52, 55, 56, 57, 59 61, 67 70, 71 81, 82

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning	Greater Cambridge Sustainable Design and Construction (Jan 2020)

Guidance	
Area Guidelines	West Cambridge Conservation Area

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Highways Development Management)**

- 6.1 No comment on behalf of the Highway Authority.

#### **Drainage Officer**

- 6.2 No objections subject to conditions requiring surface water drainage, maintenance details and finished ground floor level details.

#### **Environmental Health**

- 6.3 No objection subject to the inclusion of conditions regarding construction hours, collection during construction, piling, dust and requirement for EV charging point.

#### **Cambridge City Council Nature Conservation Officer**

- 6.4 Content with the survey and support recommendations for ecological sensitive external lighting and bat box provision. In addition to tree mounted bat boxes it is suggested that integrated boxes be explored to secure more permanent features. The retained garden has potential to provide a biodiversity net gain through appropriate landscaping and management. This should be detailed within a landscape plan for the site which might include wildflower meadows and / or pollinator friendly planting, habitat piles, bird boxes and hedgehog gaps in boundary features. The specification, location and number of biodiversity features should be shown on an approved drawing or secured via condition.

#### **Landscape Architect**

- 6.5 A tree impact assessment must be completed as there are large off site trees which may be affected by the development and mitigation measures must be included as part of the application.

Refer to more detailed requirements from the Arboricultural Officer. Equally, no storage areas for cycles has been included in the proposals. Policy 82/Appendix L outlines the requirements for residential cycle parking provision. Please submit additional information requested above for review.

### **Streets and Open Spaces (Tree Officer)**

- 6.6 Acceptable subject to conditions.

### **City Council Conservation Officer**

- 6.7 Following the submission of a Heritage Statement, advises that the existing building is not of particular architectural merit, and its demolition and replacement can therefore be supported providing the replacement preserves or enhances the character of the Conservation Area. The proposed building is significantly larger than the existing and its neo-Edwardian character makes no reference to the design of buildings in the locality. However, there is an eclectic mix of designs in and around Clarkson Close, and extensive tree planting means that houses are generally seen individually rather than as part of a group. Taking these points into account, it is considered the proposed development would not harm the character of the conservation area and would comply with Cambridge Local Plan policy 61 subject to an external materials 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 As originally submitted the owners/occupiers of the following addresses made objections:
- 4 Clarkson Close
  - 6 Clarkson Road
  - 11 Clarkson Road
  - 9 Wilberforce Road
- 7.2 The objections can be summarised as follows:

- o Concerned by the potential impact on Adams Road Bird Sanctuary, a County and City Wildlife Site
- o Negative impact on the conservation area
- o Light and noise pollution during construction
- o Negative impact on trees
- o Existing dwelling is sympathetic and sits well in the plot unlike the proposed development
- o The proposal extends further southwards and involves an increase in height which will result in a loss of privacy, loss of outlook and overbearing impact on the neighbouring property.

7.3 As amended the owner/occupier of the following addresses have made objections:

- 4 Clarkson Close
- 11 Clarkson Road

7.4 The objection can be summarised as follows:

- Remain concerned that the proposed development will result in a loss of outlook, have an overbearing impact and result in loss of light to No.4.
- Revisions do not alter concerns regarding loss of original house, massing, and effects on the County Wildlife Site.

7.5 The owner of 19 Clarkson Road has submitted a neutral comment suggesting that a Cambridge rather than red brick be used as this is traditional for the area.

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

## **8.0 ASSESSMENT**

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

1. Principle of development
2. Context of site, design and external spaces, including impact on landscaping and trees
3. Residential amenity
4. Surface water drainage and flood risk

5. Ecology
6. Refuse and cycle storage
7. Highway safety
8. Third party representations

## **Principle of Development**

- 8.2 This application relates to the erection of a replacement dwelling which is compliant in principle with Policies 1 and 3 of the Cambridge Local Plan 2018.

## **Context of site, design, external spaces and impact on the Conservation Area and setting of adjacent Listed Building**

- 8.3 The application proposes a replacement dwelling that would occupy a larger footprint and also be higher than the existing property, increasing the ridge height from 5.7m to 8.9m and eaves height from 5m to 5.7m. The principal elevation of the dwelling would be set 3.5m further southwards than the existing dwelling and extend a further 7.5m southwards into the rear garden of the existing property. A single-storey element with a lean-to roof is proposed along the eastern elevation which would have a height of 2.3m to the eaves. A double garage is proposed to the north west of the application site which would have a height of 5.2m to the ridge, width of 7.4m and depth of 7.5m.
- 8.4 The cul-de-sac at Clarkson Close is characterised by large detached dwellings sited within substantial plots. The age, form and design of the surrounding dwellings is very varied and there is therefore no single defining architectural style that needs to be adhered to. In terms of height it is acknowledged there is a significant increase in ridge height, however, as shown on the street scene elevations the ridge height would not exceed the height of the neighbouring dwelling at No.4 Clarkson Close. Moreover, sufficient separation is maintained from the boundaries with neighbouring properties to the east and west which demonstrates the site can accommodate a property of the proposed scale and massing. The forward projecting garage means that the built form would be significantly closer to the road than the existing house. However, due to the relatively modest scale of the proposed garage it is considered to be acceptable in this instance as it is not considered to harm the character or appearance of the area.

8.5 In terms of impact on the Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Area. Paragraph 189 of the NPPF states: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. [...] As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.' Given that the existing building is not identified as positive in the conservation area appraisal and not of any particular architectural merit the loss of this building is considered acceptable subject to the replacement building preserving or enhancing the West Cambridge conservation area. Whilst it is acknowledged the proposed replacement building is much larger than the existing property, the surrounding character involves large detached properties on reasonably large plots and as the proposal is considered to be in keeping with this surrounding character the proposal is not considered to harm the character of the conservation area. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to pay special attention to the desirability of preserving Listed Buildings or their settings. Number 3 Clarkson Close is a Grade II Listed Building located to the north of the application site. However, due to the mix of designs in and around Clarkson Close, and the extensive tree planting it results in the houses being seen individually rather than as part of a group of buildings. It is considered that the site plays no part in the setting of the listed building at 3 Clarkson Road, and a new building would not therefore have any impact on that setting. The application has been reviewed by the City Council conservation team who have considered the scheme complies with Cambridge Local Plan 2018 policy 61. This view is supported by officers.

- 8.6 The design of the proposal is considered to be acceptable and in accordance with Cambridge Local Plan (2018) policies 52, 55, 56, 57 and 61.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers



- 8.7 The site is adjoined by No.4 Clarkson Close to the west and No.3 Clarkson Close to the east.

*Impact on No.4 Clarkson Close:*

*Overbearing and Loss of Light*

- 8.8 No.4 Clarkson Close has an uncommon extensive fenestration on the eastern elevation with kitchen windows being sited approximately 1.7m from the boundary of no.1. This kitchen area also receives light from a row of rooflights in the lean-to roof slope. As originally submitted the dwelling was proposed to run along the entire length of the eastern elevation of No.1 Clarkson Close at two storeys, this was considered by officers to cause an unacceptable overbearing impact on the living spaces and result in a significant loss of outlook from the kitchen space caused by a two storey mass of wall being introduced along the entire eastern elevation of No.1 Clarkson Close. Subsequently, during the course of the application the layout has been “flipped” in order to relocate the front projection to the eastern side of the plot to minimise the impact on No.4 Clarkson Close. Whilst it is acknowledged the ‘flipping’ of the proposed scheme results in the two storey element moving 1m closer to No.4 on the western boundary of the site, it is considered that the overbearing impact is minimised by the reduction in the length of the proposed western elevation from 18m to 12.25m and this elevation is proposed to be set 5.7m from the common boundary.
- 8.9 The applicants have submitted a daylight and sunlight study which has been carried out in accordance with BRE guidance and this study is considered by officers to have assessed the impact on appropriate windows at No.4 Clarkson Close. Two tests have been carried out to assess the amount of daylight that will be received by these windows, the Vertical Sky Component (VSC) test revealed that four of the windows on the ground floor of the eastern elevation will experience a reduction in VSC of 23% which is marginally above the suggested maximum reduction of 20%. However, the No Sky Line (NSL) analysis has been carried out on these windows and a reduction in NSL of 6%, which is much less than the recommended maximum of 20%. The proposed development will not therefore lead to a noticeable reduction in daylight in the kitchen and living room and the proposed development complies with the BRE guidance.

- 8.10 In terms of sunlight the applicants have assessed the Annual Probable Sunlight Hours (APSH) and Winter Probable Sunlight Hours (WPSH), the results highlight that the windows at No.4 will still experience 1,110 sunlight hours every year. This is almost three times the minimum recommended. The assessment demonstrates that the proposed development complies in full with BRE guidelines on light.

*Overlooking and loss of privacy*

- 8.11 In relation to overlooking and loss of privacy, the proposal involves two first floor windows on the west elevation with direct views towards No.4 Clarkson Close, both of these windows are shown on the plans to be obscure glazed. A condition is recommended to be attached to any permission granted to secure this detail. The first floor windows proposed on the rear elevation (including a projecting bay window) will have views into the rear garden space of No.4, given the suburban character of the area an element of mutual overlooking into the rear garden spaces is considered acceptable.

*Loss of outlook*

- 8.12 As submitted officers raised concerns on the impact of loss of outlook from the kitchen/ living space at No.4 Clarkson Close. However, the revised submission now provides relief along the western boundary of the application site and the occupants of No.4 will have clear views to the north east and retain the primary outlook southwards from the primary windows that serve this living space.

*Impact on No. 3 Clarkson Close*

- 8.13 The proposed development would be set 5 metres from the common boundary with No.3 Clarkson Close and the built form would be situated approximately 15 metres from the side elevation of the property. A single storey lean to element along the east elevation is also proposed which further minimises the impact on this property. Given the separation distance proposed it is considered there would not be a significant impact on No.3 in terms of overbearingness or loss of light.

- 8.14 Overall, the proposal is considered to respect the amenity of neighbouring properties and is in accordance with Cambridge Local Plan 2018 policies 55 and 57.

Amenity for future occupiers of the site

- 8.15 The dwelling would clearly comply with the space standards set out within Policy 50 of the Local Plan, whilst the Design and Access Statement confirms it 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. The gross internal floor space measurements for the unit in this application is shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m <sup>2</sup> )	Proposed size of unit	Difference in size
1	5	10	2	128	440	+312

- 8.16 The Environmental Health Officer has recommended a number of conditions. Officers consider that all conditions designed to protect the amenities of neighbours are reasonable. The applicants have shown the location of an EV charging point on the plans submitted, the environmental health officer has recommended a condition to secure this detail. Officers consider this condition to be reasonable.

- 8.17 The proposal provides an acceptable living environment and an appropriate standard of residential amenity for future occupiers in accordance with Cambridge Local Plan (2018) policies 50 and 51.

**Surface water drainage and flood risk**

- 8.18 The Drainage Officer has not raised any objections and considers that the surface water drainage implications of the additional footprint of the property can be adequately controlled by way of planning condition.

**Ecology**

- 8.19 The application is accompanied by an ecological appraisal which includes an assessment of the proposed developments impact

on the Adams Road Bird Sanctuary. This has been reviewed by the City Council's Nature Conservation Officer and has been considered acceptable subject to conditions securing ecological enhancements. The proposals are considered to comply with Cambridge Local Plan 2018 policy 70.

### **Refuse and cycle storage**

- 8.20 Adequate cycle parking is proposed within the garage space and a bin store is proposed on the eastern boundary. The proposal is considered to be compliant with Cambridge Local Plan (2018) policies 57 and 82.

### **Highway Safety**

- 8.21 The Highway Authority has been consulted as part of the application and is satisfied there would not be any adverse impact upon highway safety. The proposal is therefore compliant with Cambridge Local Plan (2018) policy 81.

### **Car Parking**

- 8.22 The proposed dwelling would have off-street car parking spaces within the proposed private driveway. The applicants have indicated EV charging for vehicles and this detail has been secured by condition. The proposal is considered to be compliant with policy 82 of Cambridge Local Plan (2018).

### **Third party representations**

- 8.23 A number of the third party representations have been addressed in the above section of the report. However, other comments are addressed below:

<b>Representation</b>	<b>Response</b>
Negative impact on the conservation area	Addressed at paragraph 8.3-8.6
Light and Noise pollution during construction.	The application has been assessed by City Council Environmental health in terms of light and noise impacts and is considered acceptable subject to conditions.

Impact on Trees	The City Council Tree Officer has assessed the application and supporting documents and the development is considered acceptable subject to tree conditions.
Overlooking, Overbearing, Loss of light and outlook issues	Addressed at paragraphs 8.14-8.16

## 9.0 CONCLUSION

- 9.1 The proposed development would not have an adverse impact upon the character of the area, the amenity of neighbouring properties or upon trees of amenity value.

## 10.0 RECOMMENDATION

**APPROVE** subject to the following conditions:

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

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

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

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

3. 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)

4. The finished ground floor levels shall be set no lower than 300 mm above existing ground level the existing floor levels.

Reason: To reduce the risk of flooding to the proposed development and future occupants. (Cambridge Local Plan 2018 policy 32).

5. 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)

6. 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)

7. 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)

8. 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.

9. No permanent connection to the electricity distribution network shall be undertaken until a dedicated electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that at least one active electric vehicle charge point will be designed and installed with a minimum power rating output of 7kW to serve at least one of the approved allocated parking spaces for the proposed residential unit.

The approved scheme shall be fully installed before the development is occupied and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

10. 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 and these works shall be carried out as approved. These details shall include proposed finished levels or contours; boundary treatments; hard surfacing materials and refuse storage unit details. 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.

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)

11. Notwithstanding the approved plans, the dwellings 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)



12. 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.

13. 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.

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

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

15. 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 and 61.)

16. Prior to the occupation of the development, all windows labelled on the approved plans as obscured shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

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

17. Prior to the occupation of the development a plan shall be submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new buildings, hedgehog boundary access features and proposed native planting. The installation shall be carried out and subsequently maintained thereafter in accordance with the approved plans.

Reason: to provide ecological enhancements for protected species on the site. In accordance with Cambridge Local Plan policy 70.

#### Dust Informative

If a construction dust assessment and management plan is required reference and regard shall be given to various national and industry best practical technical guidance such as:

- o Cambridge Sustainable Design and Construction Supplementary Planning Document, (Adopted January 2020)' <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd>
- o Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
- o Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)
- o Control of dust and emissions during construction and demolition -supplementary planning guidance, (Greater London Authority, July 2014).

#### Smoke Control Area Informative

The applicant is advised that the development site is located within a Smoke Control Area (SCA) made under the provisions of the Clean Air Act 1956 / 1968 (as consolidated by the Clean Air Act 1993).

It is an offence to burn any fuel in a fireplace, burner or stove unless it is a special smokeless fuel or specifically exempted by Law. This applies to any stove or appliance that is vented by a chimney. As such, it is important to ensure that any solid fuel appliance is either an 'exempted appliance' or is only going to burn an approved smokeless fuel.

Further information and a map showing the extent of the SCA can be found at <https://www.cambridge.gov.uk/smoke-pollution>