

Application Number	20/03651/S73	Agenda Item	
Date Received	4th September 2020	Officer	Mary Collins
Target Date	4th December 2020		
Ward	Market		
Site	6-18 King Street		
Proposal	Variation of Condition 2 (Approved Drawings) of planning permission 17/1497/FUL (Erection of 64 student rooms, 7 student kitchens, 4 college offices, music practice room and seminar rooms, commercial unit (386 sqm) provision of a connection to the Todd Building and associated landscaping and cycle parking (includes demolition of later structure of 6-10 with facade retention, demolition of 12 to 16 and alterations to 18)) to enable alterations to the design and allow for internal adjustments for fire precautions, plant and renewable energy features		
Applicant	Christ's College St Andrew's Street Cambridge CB2 3BU		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would preserve or enhance the character of the existing Listed Building and the conservation area. - The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers. - The proposed development would contribute towards the low carbon future of the city by reducing carbon and greenhouse gas emissions.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site consists of a large rectangular area of land situated within the northern end of the grounds of Christ's College on land in-between Hobson Street and King Street in the historic core of Cambridge. The site covers a large proportion of land known as the New Court which is situated adjacent to the Stevenson Building and Todd Building, both of which are Grade II Listed. The large New Court building to the north-east is a Building of Local Interest (BLI). The site is situated in the Historic Core section of the Central Conservation Area (1971).
- 1.2 The site includes nos.6 – 18 King Street which is a collection of predominantly early 19th century buildings that are used for a combination of retail and teaching spaces (Cambridge School of Visual and Performing Arts) with some student rooms above. These buildings are two and two-and-a-half storeys in scale. Nos.6 – 10 and 18 King Street are identified in the Historic Core Conservation Area Appraisal (2015) as positive buildings. King Street is formed of a mixture of retail, food and drink, and, other City Centre uses at ground-floor level, typically with some form of residential accommodation above. The buildings fronting King Street are predominantly two or three-storeys in scale with a degree of variation in terms of the fenestration and architectural treatment of built forms. The terraced properties along Malcolm Street to the north of the site are all Grade II Listed Buildings.
- 1.3 There is a cluster of nine tree preservation orders adjacent to the Lasdun Building on the site. Part of the site also falls within the Historic Park and Garden and Protected Open Space of Christ's College. The site is situated within the controlled parking zone, air quality management area, smoke control area and the City Centre

2.0 THE PROPOSAL

Planning permission is sought for a section 73 Variation of Condition 2 (Approved Drawings) of planning permission 17/1497/FUL (Erection of 64 student rooms, 7 student kitchens, 4 college offices, music practice room and seminar rooms, commercial unit (386 sqm) provision of a connection to the Todd Building and associated landscaping and cycle parking (includes demolition of later structure of 6-10 with facade

retention, demolition of 12 to 16 and alterations to 18)) to enable alterations to the design and allow for internal adjustments for fire precautions, plant and renewable energy features.

The main changes proposed are as follows:

- Glazed link between the new court and the Todd Building
- Stairwell dimensions manifest at roof level.
- fire precautions - reorientation of the north stair resulting in minor external changes to the stairwell dimensions manifest at roof level
- plant area enlarged and the commercial unit shown as subdivided (though this will depend on the desires of the tenant(s))
- roof level - amendments to the handrails and introduction of PV panels on the roofs and the use of an Air Source Heat Pump (ASHP outside application boundary – separate application)
- possible louvres to allow natural ventilation into the commercial units - incorporated into the shopfront design
- rooflight/s to the music practice room roof

The application is accompanied by the following supporting information:

1. Supporting Statement
2. Drawings

3.0 SITE HISTORY

- 3.1 The site has an extensive planning history. The most recent applications on this site are listed below:

Reference	Description	Outcome
17/1497/FUL	Erection of 64 student rooms, 7 student kitchens, 4 college offices, music practice room and seminar rooms, commercial unit (386 sqm) provision of a connection to the Todd Building and associated landscaping and cycle parking (includes demolition of later structure of 6-10 with facade retention, demolition of 12 to 16 and alterations to 18)	Refused. Allowed on appeal.
17/1498/LBC	Provision of a connection to the Todd Building.	Refused. Allowed on appeal.
16/1121/LBC	Alterations to Todd Building including demolition of stair tower to facilitate redevelopment for 68 student rooms, 8 student kitchens, 4 college flats, 3 college offices, music practice room and seminar rooms, commercial unit (420 sq m) including the provision of a connection to the Todd Building.	Withdrawn
16/0904/FUL	Erection of 68 student rooms, 8 student kitchens, 4 college flats, 3 college offices, music practice room and seminar rooms, commercial unit (420 sqm) including the provision of a connection to the Todd Building and associated landscaping and cycle parking (following demolition of existing buildings)	Withdrawn
13/1165/FUL	Temporary change of use from A1 (retail) to D1 (education) for a period of 3 years	Approved
C/98/0622	Variation of condition 2 of	Approved

C/97/1031	C/97/1031 to allow two art classes on Sundays Change of use from A1 to art studio facilities and art library (D1) on 1 st and 2 nd floors	Approved
C/96/0197	No.18 – Raising in height of existing two-storey rear extension and provision of new entrance steps to rear	Approved
C/96/0141	No.18 – Internal alterations at ground, first and second floors together with raising	Approved
C/94/0657	No.18 – Extension to shared bedsit kitchen and creation of rear access to 2 no. bedsits	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 Plan 2018	Local	1 28 31 32 33 34 35 36 46 55 56 57 58 59 61 62 69 70 71 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
-----------------------------------	--

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection subject to condition requiring that no demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority.

Environmental Health

- 6.2 No objection in principle to the proposed changes.

However, louvres to commercial units and rooflight/s to the music practice room roof introduce new acoustically weak elements into the buildings which are potential routes for external noise breakout / emission. No further information is provided on the functionality of the music room rooflights.

These elements have the potential to give rise to local adverse noise impacts. There are neighbouring noise sensitive residential premises at 4 King Street (flats 1 and 2) and Sidney Sussex College opposite.

The design / specification and in particular the airborne sound insulation standard of the rooflight/s to the music practice room roof and any ventilation louvres to commercial units fronting King Street will need to be adequate to avoid significant adverse impacts and to mitigate and reduce to a minimum all other adverse noise impact. We would also have concerns if the music room rooflights were openable.

It is also our view that none of the extant conditions specifically address these noise impact concerns. Condition 25 - shopfront design of the planning permission does not appear to specifically consider potential noise impacts.

Therefore, to ensure that there are no unacceptable adverse noise impacts on local amenity / quality of life and to mitigate and reduce these to a minimum, bespoke conditions are recommended for approval of the design and specification of the said rooflights and louvres (including airborne sound insulation standards) and a requirement that the music practice room rooflight/s are non-openable.

Urban Design Team

- 6.3 Overall, the changes remain sensitive to the key elements of the approved scheme, 17/1497/FUL.

The alterations to the internal stair width are visible in the revised form of the fourth storey. However, the roofline which has not increased in height, retains the set back and articulated form as viewed from King Street and the loss of flues to the roofline is clearly an improvement.

Similarly, the adjustments to dormer windows, fenestration, and louvre design on the King Street elevation retains the intended visual appearance and design motif of the building elevation previously proposed.

The 'Revised Proposed Long Section J-K' (ZZ-DR-A-0114 P03) shows the 'indicative' location for PV panels. The applicant has not provided supporting information on the PV panel and intended mounting frame and the upstand provided may not be adequate in helping to screen these. As such, we have concern that the future panels may be visible from long views as you approach from Malcolm Street and will appear cluttered on the building roofline. PV panels/plant can be covered by condition to make sure it is adequately screened.

The King Street elevations show the 'prospective' location of future plant to the roofline of the King's Street façade. Additional plant has the potential to negatively impact along the roofscape. Should it need to come forward this could be covered by condition.

Conservation Team

- 6.4 The revised drawings show some alterations to the roof configuration, the details of the link back to the Todd Building and changes to windows and internal fit out.

The proposed alterations do not have any greater impact on the character or appearance of the conservation area other than the potential impact of the PV panels which could be seen from long range views. Details of these panels should be submitted under condition prior to their installation so that their final location can be agreed.

The same goes for the position of the potential rooftop plant. Unless carefully considered these elements can have a negative impact on the character and appearance of the conservation area. Should this come forward the details of the plant and any screening should be required by condition.

The proposals for the Todd Building link are similar in scale to what was previously consented but with the link repositioned. This will have no greater impact on the character or special interest of the listed building than the previous details.

Taking the above into account, it is considered that the proposal will not adversely affect the character of the Listed Building and will preserve or enhance the character or appearance of the conservation area.

Senior Sustainability Officer (Design and Construction)

- 6.5 The proposed revisions to the scheme include the introduction of photovoltaic panels to the roof, along with the use of air source heat pumps, which will be subject to a separate application. This approach, which seeks to enhance the environmental performance of the proposals is welcomed. It is noted that condition 22 of the full application requires the submission of a detailed renewable energy statement for the scheme setting out the levels of carbon reduction that will be achieved, so further details will follow. With regards to the calculations that will form part of the renewable energy statement, would recommend that the carbon intensity figures from SAP10 are used. Taking the above into account, the

proposed variations to the permitted scheme are supported in sustainable construction terms.

Access Officer

No comments received.

Head of Streets and Open Spaces (Tree Team)

No comments received.

Head of Streets and Open Spaces (Landscape Team)

No comments received.

Cambridgeshire County Council (Flood and Water Management)

No comments received.

Head of Streets and Open Spaces (Nature Conservation Officer)

There are no material ecological considerations with respect to the proposed variation of Condition 2.

Environment Agency

No comments received.

Anglian Water

No comments received.

Cambridgeshire Constabulary (Architectural Liaison Officer)

No comments received.

Cambridgeshire County Council (Archaeology)

No comments received.

Developer Contributions Monitoring Unit

No comments received.

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:

D'Arry's Wine Shop, 4 King Street

- 7.2 The representations can be summarised as follows:

Object. The proposed location of the plant on the roof is too close to my domestic accommodation and would be better (from my perspective) to be the other side of the development where PV panels are proposed.

This to avoid nuisance in the future

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

8.0 ASSESSMENT

- 8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, it is considered that the main issues are:

1. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)
3. Renewable energy and sustainability
4. Residential amenity

Principle of Development

- 8.2 The principle of development has been established through the extant consents (17/1497/FUL and 17/1498/LBC) which were granted following an appeal subject to 29 conditions.
- 8.3 Pre-commencement condition 15 (AMS and TPP) has been discharged. There are currently applications under consideration for the discharge of conditions 4 (Traffic Management Plan), 7 (Sample Panels) and 17, (Noise and vibration Report).

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

- 8.4 Officers should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
- 8.5 The National Planning Policy Framework clearly sets out the requirement to conserve the significance of heritage assets and emphasises that great weight should be given to this (and the more important the asset the greater that weight should be), paragraphs 184, 192 and 193. For this reason, any harm requires a clear and convincing justification. Less than substantial harm should be weighed against the public benefits of the proposal (paragraphs 194 and 196).
- 8.6 The proposals for the Todd Building link are similar in scale to the previously approved plans but with the link repositioned. The bay of the new atrium which attaches to the Todd Building would be entirely clear and without louvres so that together with the continuous rooflight the effect will be of a clear 'slot' adjacent to the Listed Building. The slot would also be emphasised by being inset from the other two bays of the atrium link. The result of the change is that more of the east wall of the Todd Building, with a bay of windows, will be visible from the exterior rather than from within the atrium. Officers agree that this repositioned link would have no greater impact on the character or special interest of the listed building than the previous details.

- 8.7 The alterations to the internal stair width are visible on the fourth storey, however, the roofline of the building which has not increased in height, retains the set back and articulated form as viewed from King Street and the loss of flues to the roofline is clearly an improvement.
- 8.8 The other proposed adjustments to dormer windows, fenestration, and louvre design on the King Street elevation retains the intended visual appearance and design motif of the building elevation previously proposed and are considered acceptable.
- 8.9 The location for the PV panels on the roof is shown indicatively only and no supporting information on the PV panels and intended mounting frame and the upstand has been provided.
- 8.10 There may be long views available of the panels along the approach from Malcolm Street as the building terminates the view. These solar panels would need to be angled to face south and as such they would not be angled to face the King Street or Malcolm Street elevations. They would also be set back behind the handrail and from the edge of the roof.
- 8.11 The King Street elevations show the 'prospective' location of future plant to the roofline of the King's Street façade and this too could be seen as part of the important vista along Malcolm Street. This rooftop plant and PV panels could cumulatively be detrimental to the appearance of the building and clutter the roofscape.
- 8.12 In accordance with the advice given by the Council's Conservation and Urban Design Officer, it is recommended that conditions be attached to any consent to ensure further details of the screening of rooftop plant and the PV panels are provided to ensure there is no negative impact to the roofscape or the wider conservation area.
- 8.13 Further details of the final positions, height, mounting etc would be required by condition as well as details of screening of any rooftop plant or PV panels.
- 8.14 In the opinion of Officers subject to conditions recommended above, the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 61.

- 8.15 The proposal pays special regard to the special historic, architectural and aesthetic character of the Listed Building. the proposal will not adversely affect the character of the Listed Building and will preserve or enhance the character or appearance of the conservation area.
- 8.16 The proposal is therefore compliant with Cambridge Local Plan (2018) policy 61 and NPPF (2019) Paragraphs 190.

Renewable energy and sustainability

- 8.17 The proposed revisions to the scheme include the introduction of photovoltaic panels to the roof, with indicative locations shown on the proposed roof plan. along with the use of air source heat pumps, which will be subject to a separate application. These are considered acceptable in terms of sustainable construction and carbon reduction however details of the PV panels will be required by condition to ensure the final location and height of the panels on their mountings does not have a detrimental impact on the character and appearance of the conservation area.
- 8.18 In the opinion of Officers subject to conditions, the proposal is compliant with Cambridge Local Plan (2018) policy 28.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.19 The original permission has a number of conditions attached to control odour and noise impacts etc., and these will be repeated should consent be granted
- 8.20 There are neighbouring noise sensitive residential premises at 4 King Street (flats 1 and 2) and Sidney Sussex College opposite.
- 8.21 Environmental Health has expressed concern regarding the addition of rooflights to the music room. To ensure that there are no unacceptable adverse noise impacts on local amenity / quality of life and to mitigate and reduce these to a minimum, conditions as recommended by Environmental Health will be attached requiring approval of the design and specification of the said rooflights and louvres (including airborne sound

insulation standards) and a requirement that the music practice room rooflight/s to be non-openable.

- 8.22 In the opinion of Officers subject to conditions, the proposal is compliant with Cambridge Local Plan (2018) policies 35 and 36.

9.0 CONCLUSION

- 9.1 In conclusion the proposal as amended would respect heritage assets, the amenity of the occupiers of adjoining properties and would minimise carbon and other greenhouse gas emissions.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before 01.10.2022

Reason: In accordance with the requirements of 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. Demolition or construction works shall take place only between 08:00hrs and 18:00hrs on Monday to Friday, 08:00hrs to 13:00hrs on Saturdays and shall not take place at any time on Sundays or on Bank or Public Holidays.

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

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials, including times of the day;
- c. storage of plant and materials used in constructing the development;
- d. the erection and maintenance of security hoarding including decorative displays, where appropriate;
- e. measures to control the emission of dust and dirt during construction;
- f. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- g. a traffic management plan for demolition/construction traffic

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To protect the amenity of nearby properties and in the interests of highway safety (Cambridge Local Plan 2018 policies 35 and 81)

- 5. Before the use hereby permitted takes place of the A3 use of the ground floor commercial unit, equipment to control the emission of fumes and smells from the premises shall be installed in accordance with a scheme to be first submitted to and approved in writing by the local planning authority. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with that approval and retained for so long as the use continues.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 36)

- 6. No demolition/development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2018 policy 61)

7. No development shall take place until sample panels of all new facing brickwork and or masonry showing the proposed material, face-bond and pointing mortar have been provided on site and approved in writing by the local planning authority. The approved sample panels shall be retained on site until the work is completed and the development shall be carried out in accordance with the approved sample panels.

Reason: To avoid harm to the special interest of the listed building and conservation area (Cambridge Local Plan 2018, policy 61)

8. No roof shall be constructed until full details of the covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to and approved in writing by the local planning authority. The roofs shall be constructed in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building and conservation area (Cambridge Local Plan 2018, policy 61)

9. Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed or continued.

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.

10. Construction work shall not take place until a scheme for protecting the proposed residential elements from noise from the road and nearby uses has been submitted to and approved in writing by the local planning authority. All works which form part of the scheme shall be completed before any part of the development is occupied and retained thereafter.

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

11. Prior to construction above slab level, details of an alternative ventilation scheme for the residential accommodation to negate/replace the need to open external windows and doors for ventilation purposes, in order to protect occupiers from traffic noise shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the use hereby permitted commences and shall thereafter be retained in its approved form.

Reason: To protect human health (Cambridge Local Plan 2018 policy 36)

12. No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
- a. earthworks showing existing and proposed finished levels or contours;
 - b. means of enclosure and retaining structures;
 - c. boundary treatment;
 - d. pedestrian access and circulation areas;
 - e. hard surfacing materials;
 - f. minor artefacts and structures [e.g. furniture, play equipment, refuse or other storage units, signs, etc.];
 - g. proposed and existing functional services above and below ground [e.g. drainage, power, communications cables, pipelines etc. indicating alignments, levels, access points, supports as relevant];
 - h. retained historic or other landscape features and proposals for restoration, where relevant.

Soft landscaping works shall include planting plans, written specifications, schedules of plants noting species, sizes and densities/numbers, and an implementation programme. The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

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)

13. Before the development is first occupied or brought into use a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

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

14. No part of the development shall be used/occupied until provision has been made within the site for bicycles to be parked and that provision shall thereafter be kept available for the parking of bicycles, in accordance with details which have been submitted to and approved in writing by the local planning authority.

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

15. No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) shall have been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved and shall remain in place until all equipment and materials have been removed from the site.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2018 policies 55, 57, 59 and 71)

16. No building hereby permitted shall be occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- a. provide 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;
- b. include a timetable for its implementation; and,
- c. provide, 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 to secure the operation of the scheme throughout its lifetime.

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

17. Prior to the commencement of development, site preparation, demolition or enabling works, the developer shall submit a written report and receive written approval from the local planning authority regarding demolition and construction noise and vibration and its impact on the surrounding area and measures for its mitigation, where necessary. The development shall be carried out in accordance with the approved details.

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

18. Prior to the installation of any plant and equipment, a noise insulation scheme for that plant and equipment shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented before the uses hereby approved commence and shall be retained in its approved form

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

19. Prior to the installation of any external lighting, details of it shall be submitted to and approved in writing by the local planning authority. All external lighting shall be installed and operated in accordance with the approved details.

Reason: In the interests of amenity. (Cambridge Local Plan 2018 policies 34 and 59)

20. The development hereby approved shall utilise low NOx boilers. Details, including appropriate certification, shall be submitted to and approved in writing by the local planning authority, prior to the occupation of the development. The development shall be carried out in full accordance with the approved details and thereafter retained in that form.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 36)

21. The height of the exhaust flues serving all combustion appliances shall be as shown on the approved drawings. All such exhaust flues shall be 1m above the adjacent highest roof level.

Reason: To protect the amenity of nearby properties.
(Cambridge Local Plan 2018 policy 36)

22. Prior to first occupation of the development, a renewable energy statement which demonstrates that at least 10% of the development's total predicted energy requirement will be from on-site renewable energy sources, shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details and shall thereafter be retained.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that the development does not give rise to unacceptable pollution. (Cambridge Local Plan 2018 policies 28, 35 and 38).

23. Prior to first occupation of the development details of the specification, number and location of bat boxes shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details and retained thereafter.

Reason: To create a positive benefit for biodiversity change
(Cambridge Local Plan 2018 policy 70)

24. Prior to the construction of the windows on the first and second floors of the front (King Street) elevation of 6 to 16 King Street, full details of the windows shall be submitted to and approved in writing by the local planning authority. The windows shall be constructed in accordance with the approved details and thereafter retained.

Reason: To avoid harm to the special interest of the listed building and conservation area (Cambridge Local Plan 2018, policy 61)

25. Prior to the installation of the shopfronts at Nos 6 to 16 King Street, full details of the design and materials of the shopfronts shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained in that form.

Reason: To avoid harm to the special interest of the listed building and conservation area (Cambridge Local Plan 2018, policy 61)

26. Prior to any works undertaken to the façade of Nos 6 to 10 King Street, details of the method of paint removal and restoration of lost or damaged features shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building and conservation area (Cambridge Local Plan 2018, policy 61)

27. The development shall not be first occupied until a Travel Plan has been submitted to and approved by the local planning authority. The Travel Plan shall be implemented as approved upon the first occupation of the buildings and monitored in accordance with details to be agreed in writing by the local planning authority.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

28. The residential element of the development hereby permitted shall only be occupied during academic term times by students attending full-time courses in Cambridge of one academic year or more. Outside of academic term times, the residential element of the development shall only be occupied by students studying at educational institutions within Cambridge, conference delegates or others attending such institutions for purposes linked with educational functions of those institutions.

Reason: The development should not attract occupiers who are car users in order to maintain the character of the area and to prevent unnecessary parking pressure on surrounding streets; and, in the case of self-contained units of student accommodation, to ensure that the lack of affordable housing, that would otherwise be required by policy 45 of the Cambridge Local Plan 2018, is justified by the need for student accommodation. (Cambridge Local Plan 2018 policy 46)

29. The existing façade of Nos 6-10 King Street shall be retained. Prior to any works to the façade a Structural Method Statement, to include full details of the method of propping the existing façade, shall be 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 listed building and conservation area (Cambridge Local Plan 2018, policy 61)

30. Prior to the installation of the rooflight/s to the ground floor music practice room, the design and specifications of the said rooflights in order to mitigate and reduce to a minimum potential adverse noise impacts shall be submitted to and approved in writing by the Local Planning Authority. Regard shall be given to representative operational noise levels within the music practice room and the sound reduction performance / index (Rw - airborne sound insulation standard certification in decibels / dB) of the said rooflights and roof structure shall be detailed. The rooflight/s as approved shall be installed prior to commencement of use and shall be retained thereafter.

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

31. The rooflight/s to the ground floor music practice room shall be fully sealed and non-openable in order to mitigate and reduce to a minimum local adverse noise impact.

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

32. Prior to the installation of any external ventilation louvres to the shopfront / façade of the commercial units fronting King Street and on a phased unit by unit basis as necessary, the design and specification of the said louvres shall be submitted to and approved in writing by the Local Planning Authority. The said louvres shall be 'acoustic louvres' specifically designed and treated to reduce noise emissions / pollution from within the units. The louvres as approved shall be installed prior to commencement of use and shall be retained thereafter.

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

33. Prior to the installation of any roof top plant including PV panels, details of the screening system for the rooftop plant shall be submitted to and approved by the Local Planning Authority. The rooftop plant shall be screened thereafter only in accordance with the approved details.

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

34. Prior to the installation of any solar panels (water pre-heat, etc) and/or photovoltaic cells, full details including type, dimensions, materials, location and fixing shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the local planning authority agrees to any variation in writing.

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

35. Conditions 3 to 29 of planning permission 17/1497/FUL shall continue to apply to this permission. Where such conditions pertaining to 17/1497/FUL have been discharged, the development of 20/03651/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

INFORMATIVE: It is noted that condition 22 of the full application requires the submission of a detailed renewable energy statement for the scheme setting out the levels of carbon reduction that will be achieved, so further details will follow. With regards to the calculations that will form part of the renewable energy statement, it is recommended that the carbon intensity figures from SAP10 are used.

INFORMATIVE: Appropriate infiltration testing should be undertaken (in line with BRE365 / Ciria 156) to ascertain whether soakaways will be appropriate for use on the site. The proposed site layout includes pipes laid beneath buildings. This is contrary to Sewer for Adoption which requires appropriate access for maintenance.