

<b>Application Number</b>	20/03843/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	15th September 2020	<b>Officer</b>	Dean Scrivener
<b>Target Date</b>	10th November 2020		
<b>Ward</b>	West Chesterton		
<b>Site</b>	Carlyle House Carlyle Road		
<b>Proposal</b>	Single storey roof extension to create third floor. First, second and third floor rear extension. Refuse and secure cycle stores to rear boundary.		
<b>Applicant</b>	Mr Matthew Wilson Bidwell House Trumpington Road Cambridge CB2 9LD		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- The proposal would retain and expand office space within a central location and support local business needs</li> <li>- The design and scale of the proposed development would not have an adverse impact on the character of the surrounding area;</li> <li>- The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers;</li> </ul>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The application site is located within the Castle and Victoria Conservation Area. It comprises a three storey office building located at Carlyle House. The site is located on Carlyle Road, adjacent to the Government offices on Chesterton Road. Car

and cycle parking is located to the rear of the building with access directly to the west of the building.

- 1.2 There is a row of terraced properties directly opposite the site on the other side of Carlyle Road, as well as flats directly to the north west of the site. Directly to the north-north west of the site lies a grassed area which contains mature trees which have statutory protection through the Conservation Area. This area serves as a shared amenity area to the flats at Grasmere Gardens.

## **2.0 THE PROPOSAL**

- 2.1 This planning application proposes a one storey roof extension over the main building fronting Carlyle Road and a first, second and third floor rear extension to provide additional office space. The works also include improvements to the landscaping and service/parking areas of the site.

- 2.2 As part of the planning application process, the following amendments and additional information has been received:

- Drawing Number 01388\_B\_03\_P02 (Third Floor Plan)
- Drawing Number 01388\_B\_06\_P02 (North West Elevation)
- Drawing Number 01388\_B\_09\_P02 (Site Sections)
- Visualisation Drawings

The amended plans and visualisations show the setting back of the third floor projection of the rear extension. The amendments have been subject to further consultation.

- 2.3 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Planning Statement
3. Air Quality Impact Assessment
4. Statement of Community Involvement
5. Heritage Statement
6. SUDs Statement
7. Transport Statement

- 8. Daylight and Sunlight Impact Assessment
- 9. Existing and proposed plans

### 3.0 RELEVANT SITE HISTORY

Reference	Description	Outcome
17/5338/PREAPP	Two Storey roof extension and three storey rear extension to provide additional 825sqm office space	Not Supported
18/5211/PREAPP	Single storey roof extension and three storey rear extension	Supported

### 4.0 PUBLICITY

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

### 5.0 POLICY

#### 5.1 Cambridge Local Plan 2018

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 2 3 22 (Mitcham's Corner opportunity Area) 28 31 32 33 34 35 36 40 (Development and Expansion of Business Space) 55 56 58 59 60 61 62 81 82

## 5.2 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

<p>Central Government Guidance</p>	<p>National Planning Policy Framework 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p>
<p>Supplementary Planning Documents</p>	<p>Greater Cambridge Sustainable Design and Construction (Jan 2020)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Mitcham’s Corner Development Framework Supplementary Planning Document (SPD)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p>

## **6.0 CONSULTATIONS**

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

6.1 No comments made.

#### **Environmental Health**

6.2 Acceptable subject to conditions/informatives regarding the following:

- Construction hours
- Collection during construction
- Construction/demolition noise/vibration & piling
- Dust condition
- External lighting
- Plant/machinery/equipment

#### **City Council Sustainable Drainage Engineer**

6.3 Acceptable subject to conditions/informatives regarding the following:

- Surface water drainage strategy
- Long term maintenance arrangements for the surface water drainage system

#### **Urban Design Officer**

6.4 No objections subject to the following conditions/informatives:

- Materials

#### **Conservation Officer**

6.5 No objections

#### **Tree Officer**

6.6 No objections subject to conditions regarding the following:

- Tree Protection Plan
- Tree Protection implementation
- Tree retention

## **7.0 REPRESENTATIONS**

7.1 The owners/occupiers of the following addresses have made representations which object to the application:

- 1 Carlyle Road
- 3 Carlyle Road
- 5 Carlyle Road
- 9 Carlyle Road
- 11 Carlyle Road
- 17 Carlyle Road
- 34 Carlyle Road
- 36 Carlyle Road
- 48 Carlyle Road
- 57 Carlyle Road
- 6 Holland Street
- 7 Holland Street
- 11 Holland Street
- 14 Holland Street
- 17 Holland Street
- 21 Grasmere Gardens
- 65 Victoria Road
- 13 Hertford Street
- 15 Carlyle Road

7.2 The representations can be summarised as follows:

- Overbearing impact
- Increase in traffic along Carlyle Road
- There is not an identified need for office use in this location
- Office space can be converted into residential spaces
- The additional floor will be aesthetically damaging and is ugly, dark and unnecessary
- Loss of light/overshadowing impact/visual enclosure

- Loss of privacy
- Overlooking impact
- The proposed office is not in keeping with the resident's needs
- The design/appearance and materials look poorly considered compared to other development within the local area and is not in keeping with the scale of residential properties within the immediate vicinity
- Conflicts with the Mitcham's Corner SPD guidance
- The proposal does not fulfil the vision to enhance this particular area through well designed architecture and develop a sensitive and sustainable design
- The proposal does not accord with generating local community enhancement, e.g Alexandra Gardens play area
- Overdevelopment of the site
- It does not enhance the quality of the Cambridge skyline and is too tall for the site
- It reduces the available car parking which does not lead to sustainable modes of transport
- It does not create any housing or leave space for housing
- The comparison with the Henry Giles building included within the application is irrelevant as this building is to be demolished
- The houses along Carlyle Road are not 4 storeys high as described within the application
- Increased workforces on the site would lead to increased pollution, noise and traffic volumes
- There is surely not a requirement for office space following Covid-19 when more and more people will be working from home
- Impact upon the Conservation Area and is contrary to policy 61 and 62
- Increased traffic volumes and in particular more cars reversing into Grasmere Gardens
- The previous proposal for the erection of masts is a concern to this application because of safety issues, signal strength and all other laws and by laws controlling potentially polluting industrial activity
- Insufficient car parking would impact upon nearby uses

- The offices could be converted into flats under permitted development rights
- Very few of the neighbours objections have been accounted for

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 of Development

8.1 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

8.2 Policy 22 of the Cambridge Local Plan (2018) identifies the application site and the adjacent Henry Gils House as being capable of redevelopment, as shown in Figure 3.8, page 88 of the Local Plan. Allocation R4 in the Local Plan and the accompanying Proposals Schedule (Appendix B of the Local Plan) indicates a capacity of 48 dwellings across the wider site.

8.3 The Mitcham's Corner Development Framework SPD (2018) indicates the site for residential redevelopment as indicated by the allocation R4 and provides guidance, including relating to height restrictions for new buildings on the site. Indicative heights of 2+1 are shown for the frontage of the application site facing Carlyle Road, the SPD stating at para. 4.3.11 that *'Building heights along the north western edge of the site should reflect those of the adjacent terrace of 1-17 Carlyle Road'*. The SPD anticipates a redevelopment of the R4 site with an urban design led approach to inform the scale and massing of redevelopment proposals. The SPD includes reference to key views of the R4 site from Jesus Green, and advises that blocks should be expressed as individual buildings with vertical circulation, helping stagger the approach to massing and create a finer grain and modulation of built form. New pedestrian and cycle links are promoted through the R4 site. The SPD does not provide specific guidance on the re-use of buildings as part of the R4 allocation; the Carlyle House and Henry Giles House

buildings being identified as detracting from the character and appearance of the Conservation Area.

- 8.4 Moreover, Policy 40 of the Cambridge Local Plan (2018), supports the development and expansion of existing business spaces. It states that employment proposals within the B use class (Class E under the new GPDO September 2020), which are located within sustainable locations will be supported. The policy encourages business development in the city centre and Eastern Gateway, around the two railway stations, at the Biomedical Campus and on the West Cambridge site. The policy states that proposals for development of business space uses elsewhere in the City will be considered on their merits.
- 8.5 In their Planning Statement, the applicants acknowledge that the proposal is not for residential development and conflicts with the allocation but that Carlyle House, together with the other parts of the allocation, remain in business use and are unlikely to be available in the short or medium term. The applicants also state that the proposal would support the ambitions of existing tenants to remain and for the creation of extra affordable office floor space in the city centre which is in demand.
- 8.6 Officers are of the view that as the proposal does not amount to a comprehensive redevelopment of the site (in part or whole), the principle of extension and alteration of the existing building for its continued business use is acceptable. The proposal would support the activities of an existing business and provide office accommodation in a sustainable location. Subject to the detailed consideration of the wider impact of the proposed development below, there is therefore in principle support for the redevelopment of the facilities at Carlyle House. Allowing the proposed development to proceed would not preclude the site coming forward for residential development in the future in accordance with the allocation.

#### *Covid Implications*

- 8.7 There are concerns raised that in light of Covid-19, office space is no longer required with more and more people working from home. Although officers are aware of this and the potential impact of the pandemic upon office space, the intentions of policy 40 of the Local Plan are clearly set out to retain and expand office space across the city in order to promote

economic growth. The outcome of the pandemic is unpredictable, and no significant weight can be given to this when assessing planning applications.

- 8.8 Overall, the proposal would extend and retain office space within a sustainable location and is considered to be acceptable in principle.

### **Context of site, design, external spaces**

- 8.9 The site is located along Carlyle Road, to the rear of the existing Government offices and adjacent to other commercial buildings. The prevailing character of the area comprises terraced dwellings directly opposite the site, with flats located to the north west and to the west.

- 8.10 The proposal intends to extend the existing building upwards by an additional storey and proposes a three storey extension to the rear of the building. The additional storey on the front will be set back by three metres from the front elevation of the building in order to reduce any significant visual prominence within the street scene. The materials proposed would comprise a black metal cladding. There are a number of concerns raised in respect of the proposed scale and materials, as they do not reflect the character and appearance of the neighbouring properties or buildings.

- 8.11 The Urban Design Officer has been consulted on the application and has raised no objections to the proposal, subject to a condition requesting material details to be submitted and approved by the LPA. The proposed black metal cladding is considered to reflect the dark coloured fenestration details of the building and is therefore acceptable, subject to securing details via a condition. This condition shall be imposed upon any consent granted.

- 8.12 The additional storey to the top of the building is considered to be acceptable, given its setback away from the front elevation. The applicant has assessed the impact of the additional storey from views taken from Jesus Green and Carlyle Road. These views confirm that the visual impact of the additional storey is not considered to result in any detrimental harm upon the character of the local area, including the Conservation Area.

- 8.13 There are comments raised in third party representations in respect of conflict with the Mitcham's Corner SPD. The SPD guidance sets out that any building within the Mitcham's Corner SPD states that any building on this site will be limited to 2+1 storeys in height. Carlyle House is currently three storeys in height and therefore the proposal would increase this to four storeys. Officers acknowledge this would exceed the guidance stated within the SPD however, the SPD envisages a comprehensive redevelopment of the wider R4 site and the proposal does not directly fall into the scope of the SPD in this regard. It is of course desirable to remove Carlyle House in its entirety alongside Henry Giles House and provide a better modulated, finer grain development that is lower in scale and more in keeping. However, the proposal is not seeking to achieve a comprehensive redevelopment of R4, it is seeking to make the best use and extend an existing building for its existing purposes and this approach very much chimes with other policies and guidance promoted by the Council for example in its Sustainable Design and Construction SPD 2020. Given its set back, appearance, form and design, the additional storey is not considered to result in significant visual harm.
- 8.14 There is also a concern raised in respect of the proposal intruding upon the skyline of Cambridge. Policy 60 of the Cambridge Local Plan (2018) refers to buildings which break the existing skyline and/or are significantly taller than the surrounding built form. Given the proposal intends to extend the existing building by one additional storey, Officers do not consider the proposal to be classified as a landmark building in this instance as it does not comprise a height which would break the existing skyline across Cambridge as whole. With respect to the local built form, it is acknowledged that the building would be higher than that of the surrounding buildings however the setback and design of the proposal would reduce any significant prominence in this instance. Visualisations put forward as part of the application demonstrate this to be the case. Therefore, officers consider the proposal to be in accordance with policy 60.
- 8.15 The proposed rear extension would be concealed from the street scene and out of any clear views and is therefore not considered to result in significant impact upon the character of the local area.

8.16 Overall, the proposed height, scale and design of the proposed development is considered to be in keeping with the character of the local area and is therefore compliant with Cambridge Local Plan (2018) policies 55, 56 and 58.

### **Conservation Area Impact**

8.17 The site lies within the Castle and Victoria Conservation Area. The Conservation Area mainly comprises rows of terraced properties set within linear plots.

8.18 The Conservation Officer has been consulted on the application and has raised no objections to the proposal. Given the proposed materials and setback of the additional storey, the proposal is not considered to result in any significant detrimental impact upon the character and appearance of the Conservation Area and is acceptable in this instance.

8.19 The Lock, footbridge and Lock House are Grade II listed however given the distance between the site and these heritage assets, the proposal is not considered to result in any significant harm upon their setting.

8.20 Overall, the proposed height, scale and design of the proposed development is considered to sustain the character and appearance of the Conservation Area and is therefore compliant with Cambridge Local Plan (2018) policies 61 and 62.

### **Residential Amenity**

8.21 There are a number of third party representations received which have raised concerns regarding overbearing, overshadowing, overlooking and loss of privacy.

#### Overbearing Impact

8.22 There are concerns raised in respect of overbearing impact upon the properties along Carlyle Road, directly opposite the site, as well as upon the shared amenity area serving Grasmere Gardens to the rear of the site.

8.23 The additional storey on top of the building would be setback by 3m from the front elevation of the building. The existing properties along Carlyle Road are two main storeys in height,

with partially sunk basements below and traditional dormers set within the roof pitch. Carlyle House already has an enclosing impact upon these properties, exacerbated by a straight three storey office height directly opposite. Officers acknowledge the extra storey would create some sense of additional enclosure however, given the setback of this storey, the proposal is not considered to result in any significant overbearing impact upon the properties along Carlyle Road in this instance to warrant a refusal.

- 8.24 The proposed extension to the rear of the building would extend to within the existing car parking area and be clearly visible from the shared amenity space serving Grasmere Gardens. Originally, officers did have concerns regarding the overbearing impact of the proposed extension upon this shared amenity space and requested that the third floor of the extension was reduced to prevent any significant overbearing impact upon this space. Following the receipt of amended plans and visualisations showing the reduction in depth of the third floor of the extension, officers are satisfied that this would prevent any significantly harmful overbearing impact in this instance and is now acceptable.
- 8.25 The space immediately to the rear of the flats situated to the west of the site is not considered to be an amenity area but instead provides a walk through to the grassed amenity space serving Grasmere Gardens. The flats have balconies set to their frontages which serve as amenity areas and therefore the proposal is not considered to result in any significant overbearing impact upon these properties in this instance.

#### Overlooking Impact

- 8.26 Given the setback of the additional storey and the distance between the Carlyle House and the properties along Carlyle Road, officers consider there would be no significant overlooking impact upon these properties to warrant a refusal.
- 8.27 The proposed windows within the north west elevation of the extension windows will directly overlook the shared amenity space serving Grasmere Gardens and to the rear of the adjacent flats. To prevent any significant overlooking impact, officers consider a condition to obscure glaze these windows at first floor and second floor level should be imposed upon any

consent granted to prevent any significant overlooking impact in this instance.

- 8.28 The windows within the north east elevation would not directly overlook the shared amenity area given the angle at which this is set in relation to the extension. Therefore, officers do not consider views from these windows to result in any significant overlooking impact.
- 8.29 Given the reduction in depth of the third floor, officers consider this element of the extension would be positioned a reasonable distance away from the rear boundary of the site to not result in any direct overlooking impact in this instance and therefore do not consider obscuring these windows to be necessary.

#### Overshadowing/Loss of Light Impact

- 8.30 The applicant has submitted a Daylight and Sunlight Impact Assessment which outlines the methodology of assessing the proposed development in terms of loss of light impact, in accordance with BRE guidance.
- 8.31 The assessment was undertaken on the surrounding neighbouring properties along Carlyle Road and at Grasmere Gardens. The assessment shows that the proposal would result in a minimal loss of light upon existing windows serving these neighbouring properties; sufficient light levels would be retained in accordance with BRE guidance.
- 8.32 In respect of the shared amenity space serving Grasmere Gardens, the assessment concludes that the amount of sunlight hours will be reduced by 11.8% due to some overshadowing impacts within the areas immediately adjacent to the rear boundary of the site. Despite this, the majority of the area would still receive an acceptable level of sunlight for residents to use the space and have a good level of amenity.
- 8.33 Overall, officers are satisfied that the proposal would not result in any significantly detrimental overbearing, overlooking or overshadowing impacts upon the amenities of neighbouring properties in accordance with Cambridge Local Plan (2018) policies 55 and 58.

## Wider Area

- 8.34 The Environmental Health Officer has been consulted on the application and has recommended approval, subject to conditions regarding construction hours, collection during construction, installation of plant equipment, dust control and external lighting. In order to protect the amenities of neighbouring properties, these conditions are considered to be necessary and reasonable and shall be imposed upon any consent granted.

## **Refuse Arrangements**

- 8.35 The proposed refuse collections are to remain the same. A secure and covered refuse store is being proposed at a convenient corner location of the car park to the rear of the building which is acceptable. Overall, the proposal is in accordance with Cambridge Local Plan (2018) policy 57.

## **Highway Safety**

- 8.36 There are concerns raised regarding the safety of residents and young children, because of the proposed development resulting in the increase of vehicle movements to and from the site. The site is accessed via an existing access to the west of the building from Carlyle Road. The Local Highway Authority has been consulted on the application and have raised no objections in respect of the proposal and its impact upon the surrounding road network. The proposal intends to reduce the number of car parking spaces from 25 to 18 spaces, due to its sustainable location. This reduction in car parking spaces would reduce the number of vehicles entering and exiting the site, posing less impact upon residents and young children. Given there are no objections from the Local Highway Authority, officers consider the proposal would not result in any significant impact upon the safe and effective operation of the surrounding road networks. Therefore, the proposal is considered to retain the safe and effective operation of the adopted highway and is in accordance with paragraphs 108 and 109 of the NPPF and policy 81 of the Cambridge Local Plan 2018.

## **Car Parking**

- 8.37 The application proposes a reduction in car parking numbers from 25 to 18 within the site which is in accordance with the standards as set out within the Cambridge Local Plan 2018. Given the sustainable location of the site, a car reduced scheme is considered appropriate and acceptable in this location in order to promote more sustainable modes of transport. Despite concerns raised in respect of promoting sustainable modes of transport, officers consider this approach to be acceptable in encouraging less car dependent travel to reduce in an attempt to reduce overall car emissions. Two disabled car parking spaces are proposed within this allocation, immediately to the rear of the building to enable easy access. In addition, a conditions shall be imposed to ensure that an electrical charging point is installed, should the application be approved.
- 8.38 Overall, the proposed car parking details are considered acceptable and therefore the proposal would therefore meet the aims of Cambridge Local Plan (2018) policy 82.

## **Cycle Parking**

- 8.39 The application proposes a new cycle store to the rear of the building within the parking area, which will provide 36 cycles on two levels. The proposal will also provide five new Sheffield type cycle stands, providing an additional ten short term cycle parking spaces in a covered and protected location, near the rear building entrance. The existing cycle parking to the front of the site is to be retained and therefore the total number of cycle parking would equate to 58 which is in accordance with the standards set out within the Local Plan. Overall, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

## **Integrated water management and flood risk**

- 8.40 The application has been assessed by the City Council Sustainable Drainage Engineer and has been considered acceptable subject to conditions to secure a surface water drainage strategy and maintenance plan. These conditions shall be imposed upon any consent granted to ensure the development adopts sustainable drainage methods in

accordance with policies 31 and 32 of the Cambridge Local Plan 2018.

### **Trees/Landscaping**

- 8.41 There is an existing Birch tree located to the front of the building which is to be retained as part of the proposals. The Tree Officer has been consulted on the application and has raised no objections to the application, subject to conditions regarding a Tree Protection Plan, an Arboricultural Method Statement (AMS) and the retention and replanting of all trees should any be removed or die. These conditions are considered to be acceptable and shall be imposed upon any consent granted. The proposal is in accordance with policy 71 of the Cambridge Local Plan (2018).
- 8.42 The existing landscaping buffer to the front of the building is to be retained.

### **Other Matters**

- 8.43 There are concerns raised in respect of the permitted development rights to convert the office space to a residential use, should the application be approved. The LPA cannot preempt the future use of the building and can only formally assess the application on its own merits against all local and national planning policy. This report outlines the reasons as to why the LPA are recommending approval and there is nothing to suggest that permitted development rights would be used in this way by the applicant.
- 8.44 A comment is raised concerning the lack of general public realm enhancement. The application proposes the extension of an existing office building to provide additional office space for employment growth in Cambridge and is considered to be acceptable as outlined in the report. If this were a comprehensive redevelopment of the site as part of R4, such an approach to wider improvements could more reasonably be considered in light of the SPD guidance.
- 8.45 The comments raised in relation to the safety and security of masts on the building is governed by other laws and by laws controlling potentially polluting industrial activity which are not specific to planning legislation and the applicant would need to

address all of the necessary safety precautions. These are not reasons to refuse the application on planning grounds in this instance.

8.46 A comment is raised which implies that not all of the representations have been accounted for. The LPA confirm that all of the representations received have been uploaded to the file and this report responds to the comments raised.

8.47 Conditions 16 and 17 are imposed to ensure the development accords with the aspirations detailed within the Greater Cambridge Sustainable Design and Construction SPD and Policies 28 and 31 of the Cambridge Local Plan (2018).

## **9.0 CONCLUSION**

9.1 Noting the significance of centrally located, accessible and affordable office space for new and emerging enterprises, officers consider that notwithstanding the allocation in the adopted Local Plan, the principle of extension and alteration to the existing building for its continued employment use is acceptable. The proposal would not preclude the R4 site from coming forward for a residential redevelopment in the long term.

9.2 The proposed development would adequately respect the scale and character of the local area, including the Conservation Area and from key views from within it. Whilst the concerns of third parties are noted and officers recognise that the scheme would impact neighbours, particularly those in Grasmere Gardens and Carlyle Road, the proposal has been amended to (partially) lessen its impacts on its neighbours and on-balance, officers consider the resulting impacts on residential amenity would be acceptable, subject to conditions.

## **10.0 RECOMMENDATION: APPROVE subject to the following conditions and informatives:**

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. 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).

4. 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).

5. No development or demolition 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).

6. No operational plant, machinery or equipment both internal and external shall be installed until a noise assessment and any noise insulation / mitigation scheme as required to mitigate and reduce to a minimum potential adverse impacts has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and retained as such.

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

7. Prior to the installation of any artificial lighting, an external artificial lighting scheme with detailed impact assessment shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at existing residential properties shall be undertaken (including horizontal / vertical isolux contour light levels and calculated glare levels). Artificial lighting on and off site shall meet the Obtrusive Light Limitations for Exterior Lighting Installations detailed in the Institute of Lighting Professionals - Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded) and any mitigation measures to reduce and contain potential artificial light spill and glare as appropriate shall be detailed. The artificial lighting scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be maintained and retained thereafter.

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

8. No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include non-masonry walling systems; render; windows; doors and entrances; porches and canopies; roof cladding; external metal work, balustrades, rainwater goods, edge junctions and coping details; colours and surface finishes. Development shall 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 and 57)

9. 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 out 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.

10. 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.

11. 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.

12. Prior to the commencement of development, other than demolition, a scheme for surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

1) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events

2) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;

3) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;

4) A plan of the drained site area and which part of the proposed drainage system these will drain to;

5) Full details of the proposed attenuation and flow control measures;

6) Site Investigation and test results to confirm infiltration rates

7) Full details of the maintenance/adoption of the surface water drainage system;

8) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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).

13. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in accordance with the approved details and shall be retained in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework and policy 31 and 32 of the Cambridge Local Plan 2018.

14. The windows at first, second and third floors on the north west and north east elevations of the rear extension shall be subject to a privacy scheme that shall be submitted to and approved in writing by the local planning authority prior to occupation of the new office floor space. The scheme shall specify specific windows, or parts thereof, that are to be obscure glazed to Pilkington obscurity level 3 or greater (or any other such means of ensuring privacy is retained) and shall be non-openable apart from any top hung vent. The privacy scheme shall be implemented in full prior to the occupation of the office extension and be retained in accordance with the approved details.

Reason: In order to safeguard residential privacy (Cambridge Local Plan policy 55).

15. Prior to the occupation of the development hereby approved, 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 on-plot parking spaces.

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).

16. Notwithstanding the approved plans, all flat roofed elements within the development shall be green or brown roofs. No development above ground level, shall commence until full details of these green or brown roofs have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved and the green or brown roof(s) maintained for the lifetime of the development in accordance with the approved details. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable. The green roofs shall be installed in accordance with the approved details and shall be maintained thereafter for the lifetime of the development. The development shall be retained as such thereafter.

Reason: In the interests of responding suitably to climate change and water management (Cambridge Local Plan 2018; Policy 31).

17. Prior to occupation of the building hereby approved, a Sustainability Statement setting out how the proposals have integrated the principles of sustainable design and construction into their design, shall be submitted to and approved in writing by the local planning authority. The topics to be covered in the Statement shall include, but are not limited to:

- o Climate change adaptation including measures to reduce the risk of overheating following the cooling hierarchy. Priority should be given to the role of green infrastructure and building design, including orientation, ventilation, shading, thermal mass, and cool materials. Use of toolkits to assess the risk of overheating and inform design strategies will be supported;

- o Carbon reduction, including consideration of the electrification of heating demand;

- o Water management;

- o Site waste management
- o Use of materials and embodied carbon;
- o Wider approaches to sustainable design and construction

The measures outlined in the Sustainability Statement shall be implemented prior to occupation, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings. (Cambridge Local Plan 2018 Policy 28, Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, January 2020).

## **INFORMATIVES**

1. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
2. There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.
3. Fire Service access should be provided in accordance with Approved Document B Volume 1 of the Building Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling-house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory feature(s) should be provided.