

Application Number	21/00537/FUL	Agenda Item	
Date Received	8th February 2021	Officer	Alice Young
Target Date	5th April 2021		
Ward	East Chesterton		
Site	29 High Street Chesterton Cambridge CB4 1NQ		
Proposal	Demolition of existing dwelling and erection of five dwellings and associated landscaping		
Applicant	Dunstir Austin Ltd. C/O Agent		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> • The proposal would not harm the character and appearance of the conservation area and would not harm the setting of the adjacent listed building • The proposal would provide a good quality living environment for future occupiers whilst respecting the amenity of surrounding occupiers • The proposal would not lead to an adverse environmental health impact to future occupiers
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 29 High Street comprises a two storey street-facing detached dwelling set within a large rear garden spanning approximately 72m in depth, located on the north-eastern side of the High Street Chesterton. Sharing a boundary to the west of the site is 25-27 High Street, a grade II Listed Building, north-west are Cambanks flats, north-east is a light industrial unit accessed via Union Lane and east is The Maltings (two storey converted industrial buildings) and no. 37 a two storey semi-detached property fronting the High Street. The application site falls within the Chesterton and Ferry Lane Conservation Area and contains trees which benefit from protection by virtue of their siting within the conservation area. No other site constraints exist on site.

2.0 THE PROPOSAL

- 2.1 The proposal consists of the demolition of the existing dwelling and erection of five dwellings and associated landscaping. Two of the proposed dwellings would front, and be accessible via, the High Street, with gardens and car parking located to the rear. The remaining three units are proposed to the rear in a back-land position accessible via a shared access from the High Street to the arrival court and through the communal gardens. Bikes stores would be provided within the rear gardens of each dwelling providing 3 spaces with visitor cycles provided along the north-eastern boundary at a capacity of 4. Car parking at one space per dwelling is incorporated beyond the rear of the two front units. Several of the existing trees and hedgerows on site will be retained as part of the landscaping scheme.
- 2.2 The application is accompanied by the following supporting information:
1. Design and access statement
 2. Drawings
 3. Noise Impact Assessment
 4. Planning Statement
 5. Heritage Statement
 6. Flood Risk Assessment
 7. Biodiversity Enhancement Scheme
 8. Arboricultural Impact Assessment
 9. Preliminary Ecological Assessment
 10. Environmental Report

3.0 SITE HISTORY

Reference	Description	Outcome
20/03163/FUL	Demolition of existing dwelling and erection of six dwellings and associated landscaping	Withdrawn
20/1117/TTPO	T4: 3 x Ailanthus ~ Reduce height by 2m and reduce lateral growth North (building side) by 2m, in response to residents concerns regarding light and crown sizes. T8: Lime outside No. 28 to 33 ~ Raise crown to 4m and prune secondary growth only to clear building by 1.5m. T14: Silver Birch ~ Remove deadwood and prune to clear building by 1.5m.	Tree split decision

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 28 29 30 31 32 34 35 36 50 51 52 55 56 57 59 61 66 69 70 71 80 81 82

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

<p>Central Government Guidance</p>	<p>National Planning Policy Framework 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A) Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
<p>Supplementary Planning Documents (These have been prepared in parallel with the Local Plan preparation and will be shortly adopted by the Executive Councillor by an out of cycle decision.)</p>	<p>Cambridgeshire and Peterborough Flood and Water</p>
<p>Previous Supplementary Planning Documents (These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)</p>	<p>Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p>

Material Considerations	<u>City Wide Guidance</u>
	Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).
	Cambridge and Milton Surface Water Management Plan (2011)
	Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)
	Cambridge City Nature Conservation Strategy (2006)
	Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u>
	Chesterton and Ferry Lane Conservation Area Appraisal (2009)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 **No objection**, subject to conditions relating to a future management and maintenance for streets plan, traffic management plan, construction hours, highway drainage, and an informative relating to consent. The Highway Authority will not be seeking to adopt as highway maintainable at the public expense this development as the design of the streets etc., do not meet the minimum requires for adoption.

Environmental Health

Original comments:

- 6.2 Objection. Concerns raised regarding the potential noise impacts of the neighbouring commercial unit on the completed development. Technical issues are raised.

Amended comments in response to the Technical Letter submitted by the applicants

6.4 **No objection** subject to the approval by planning of the need for sealed window units on some of the noise impacted facades on the proposed development alongside the following conditions

- Construction hours
- Collection during construction
- Piling
- Dust
- Mitigation commercial noise
- Noise impacted rooms alternative ventilation
- Contaminated land unexpected
- EV charging points
- Artificial lighting
- Dust and LOWNOXI informative

Urban Design and Conservation Team

Objection.

6.5 Replacement dwellings fronting High Street. The existing house dates from the 1970s and is of no architectural merit however the demolition of a house within the conservation area can only be acceptable if the replacement preserves or enhances the character of the conservation area. The proposal is a pair of houses in a modern style set back slightly from the building line. They have a traditional pitched roof with two large dormers to the front and paired front doors. To the rear there are overly large and overbearing extensions. The roof form has been altered from the previous iteration to lower the rear eaves line to give a traditional pitched gable end which is an improvement however the roof of the large extensions still look visually very awkward and would be clearly visible in views looking east as you walk up the High Street. Some of the proposed details on the front elevation do not sit well in the context of the conservation area or the setting of the listed building. The paired front doors with glazed tile centre panel is not a detail which reflects the context of the area and the front elevation windows look out of proportion. Overall whilst the principle of a new dwelling to replace the existing house might be acceptable,

this proposal's lack of detail, overly large rear extensions, clunky roof form and inappropriate front elevation details would not enhance or preserve the character of the conservation area and would harm the setting of the listed building.

6.6 Rear garden development. The fact that the garden has survived when so many other gardens in the area have been built on is worth consideration as large gardens become a rarer commodity in this part of the conservation area. The proposal for the rear has been reduced to a group of three houses at 1 and a half storeys all with large dormer windows which drop below the eaves line. The removal of a unit has resulted in more open space around units 3 and 4 but it is not clear whether the strip of land between the units is part of Unit 4's garden or communal land. The area of hardstanding for carparking to the front of the site has been reduced by one car parking space, which has enabled the retention of a tree, and accessed by a wide driveway. The houses still fill the majority of the plot and any green is mostly confined to back gardens with very little communal space to help retain the open character that is important to the conservation area. There is no indication of the type and height of any boundary treatments to the gardens. Even with the proposed changes and reduction in one unit the plans still would result in the creation of a small close of 1 1/2 storey houses with parking which would not preserve or enhance the character of the conservation area as the green and open character of the existing garden would be lost.

6.7 Taking the above into account, the proposals fail to preserve or enhance the character of the Chesterton and Ferry Lane conservation area and would cause less than substantial harm to the setting of No's 25-27 High Street. The proposals will not comply with Local Plan policies 55, 55, 57 and 61. With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 193 and 196 would apply. Within the broad category "less than substantial harm", the extent of the harm is significant.

Senior Sustainability Officer (Design and Construction)

6.8 No objection subject to conditions regarding carbon reduction and water efficiency.

- 6.9 Policy 28 of the Cambridge Local Plan requires all new residential units to reduce emissions by 19% beyond Part L 2013 and also sets requirements related to water efficiency. The Design and Access Statement sets out that the scheme will exceed current Building Regulations requirements using passive construction measures, active energy efficient plan and low carbon technology. Reference is made to the use of high efficiency boilers – and the applicant is advised to reconsider their approach given the proposals to ban new gas boilers. It is recommended that consideration is instead given to the specification of heat pumps, albeit these may require additional noise attenuation measures. Condition wording is suggested to secure submission of a carbon reduction statement

Head of Streets and Open Spaces (Landscape Team)

- 6.10 No objection subject to a hard and soft landscaping condition. Landscape is concerned about the quantum of tree losses proposed. Together the trees contribute to the overall canopy cover of Cambridge. The tree survey, identifies specific trees with life threatening problems such as T004 and T005 and trees which are specifically garden scale such as the willow-leaved pear T012 which have little impact on canopy cover. Policies regarding tree canopy cover are becoming far more relevant due to increased climate change and extremes of weather and more should be done to retain and work within the constraints of trees worthy of retention. This is particularly relevant at the frontage where trees contribute not only a canopy cover contribution but a public realm and amenity contribution which has significant value.
- 6.11 The proposals seem to be out of character with the surrounding area, but do not have any landscape faults particularly. Each unit has a suitably sized garden area and the communal area to the front is an acceptable area, but it is questioned who will be responsible for maintenance of communal areas. There is scope for much larger species tree planting within the communal garden area. Perhaps with walnut to replace the two lost to development.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.12 No objection subject to a surface water drainage condition, a management and maintenance condition and finish floor levels condition.

6.13 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 objections:

- 2 Cambanks
- 11 Cambanks
- 29 Cambanks
- 32 Cambanks
- 8 High Street
- 12 High Street
- 20 High Street
- Cambridge Past Present & Future

7.2 The objections can be summarised as follows:

- Tree removal and amenity value loss particularly to the front trees – particularly the magnolia. We need to be planting more trees not removing them. Contrary to policy 71. These trees contribute to the character and appearance of the conservation area and have amenity value. Their removal would neither preserve or enhance the character and appearance of the conservation area, contrary to policy 61.
- Note the effort for replanting some trees which will be lost but these are small and will take decades to mature.
- Loss of privacy to the ground floor flats at Cambanks (particularly no.29's bathroom)
- Loss of greenspace. The green space of this plot is integral to the linked green spaces that are spread across this neighbourhood. Impact on wildlife. Just because the gardens cannot be seen from the street, does not mean

they have no value to the community and to the biodiversity of this corner of Chesterton. Loss of green lungs.

- Loss of the openness of the plot and glimpse views of the treescape, harm to the conservation area – policy 52 and 61 conflict
- Chesterton Tree Preservation Order
- Out of proportion and over dense and detrimental to the unique character of the area.
- Added congestion on the High Street and impact on safety through additional access creating a dog leg junction. Pollution. Discouraging cycling by providing car parking spaces and adding to congestion.
- Under provision of car parking
- Noise impact from the street
- Cramped and unsympathetic.
- The house to be demolished is the last in the High Street of this era
- Lack of lighting within the site and impact on safety, yet the impact on amenity if they are added.
- Harm to the conservation area from loss of trees, design of housing and introduction of vehicular access.
- Harm to the adjacent listed building as the two units at the front would read as one and would not be subservient to the listed building but would rather encroach upon its presence. This is also influenced by the units being sited further forward. We judge this to be substantial harm to the setting of the listed building.
- Inappropriate development along the high street which is contrary to the Conservation Area Appraisal
- Absence of renewable energy and water saving designs
- Incongruous appearance of the rear dwellings, not harmonious with the existing vernacular
- Paving over front gardens, negative impact on street scene and conservation area policy 66. Building up to the pavement would create an urban corridor, significantly harming the character of Chesterton High St
- Why is car parking required if it is a sustainable location? The car parking spaces should be removed to open up the site and protect the character and appearance of the conservation area. None of the adjoining properties have dedicated car parking spaces.
- The freeholder of Cambanks has not been notified.

- Carbon release from demolition of existing buildings
- Impacting the quality of the outlook from surrounding properties
- No affordable housing
- Contrary to policies 52, 55, 57, 59, 61 and 71 of the Local Plan.

7.3 The owners/occupiers of the following addresses have made supportive representations:

- 1 Silverwood Close
- 4 The Maltings
- 30 Brookside
- 60 Humberston Road

7.4 The supportive representations can be summarised as follows:

- Provision of quality housing to cater for all different backgrounds in such a prominent yet underdeveloped area
- End benefit outweighs harm
- There is more greenery on the plans than the development at 27-29 High Street which provides really small town houses
- Thoughtful considered proposal which would enhance the area
- The development removes a house of little aesthetic or architectural value, and it reinstates the original (more flowing) streetscape of the High Street and enhances the street scene.
- It looks like at least as many plantings are planned to replace lost trees.
- A green space that currently is enjoyed by few could be transformed into much needed family housing, tucked away but appreciated by many.
- Good-sized housing in the heart of Cambridge with spacious gardens which would support local businesses

7.5 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 the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)
3. Carbon reduction and sustainable design
4. Water management and flood risk
5. Light pollution, noise, vibration, air quality, odour and dust
6. Residential amenity
7. Refuse arrangements
8. Highway safety
9. Car and cycle parking
10. Third party representations

Principle of Development

8.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

8.3 Given the nature of development, subdividing an existing residential plot, policy 52 is engaged. Policy 52 states that proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:

- a) the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
- b) sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
- c) the amenity and privacy of neighbouring, existing and new properties is protected;

- d) provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
- e) there is no detrimental effect on the potential comprehensive development of the wider area

8.4 The principle of the development is acceptable and in accordance with policies 3 and 52 and will be discussed in the relevant paragraphs of this report.

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

- 8.5 The pattern of development and scale surrounding the site varies significantly. Development fronting the High Street tends to have a limited set back from the highway, two storey scale and comparatively a finer grain. Whereas, the existing form sited directly north, east and west of the site typically is two-three storey larger grained development set further back into their plots. Officers therefore consider the pattern and grain of development to be varied. As the Conservation Officer identifies, historically, the site has survived when so many others have been built on and thus the site in terms of its openness and green environment contributes to the character and appearance of the conservation area.
- 8.6 The proposal comprises five dwellings, two two-storey semi-detached units fronting the High Street, reinstating the historic building line, and three detached one and a half storey dwellings sited to the rear of the site. The site layout includes a vehicular access to the east of the front two units with car parking and an arrival court located approximately 25m into the 75m depth site. This development grain and pattern respects and conforms to the surrounding character of the area.
- 8.7 The massing proposed (two storey to the front, 1.5 storey to the rear) would be compatible with the surrounding area whilst respecting the 2.5 storey nature of the adjacent Listed Building. Smaller scale units are proposed in the rear to be subservient to the front dwellings and retain the predominance of the tree scape which will be enhanced by additional planting secured via condition. The contemporary approach to design is welcomed in conservation areas provided it preserves or enhances the character and appearance of the conservation area.

- 8.8 The front two dwellings, semi-detached, would be appropriately scaled to be subservient to the Listed Building, with the ridge and eaves height sitting below that of the Listed Building. The Conservation Officer has expressed concern with the detailing of these two units with reference to the fenestration and green tiling detailing as well as the rear projections. Officers consider that these front dwellings will contrast with, whilst drawing inspiration from, the traditional form of the Listed Building, without harming its setting. Whilst it is noted that the window and dormer detailing, by virtue of their scale, could impact upon the setting of the Listed Building, Officers are satisfied that this can be controlled via a suitably worded condition. Whilst third parties have raised concern about the siting of the front dwellings encroaching upon the setting of the Listed Building, this aspect was not raised by the Conservation Officer and a degree of separation has been proposed (1.2m).
- 8.9 Regarding the impact of the rear projections, the relationship is much more amenable than the drawings suggest and Officers have requested sections to demonstrate this. The height of these rear elements would fall significantly below the height of the Listed Building's existing rear two storey extension and main building, reinforcing its subservience. The proposed design is contemporary and coupled with the lower scale, officers consider the proposal does not detract from the setting of the Listed Building.
- 8.10 The pitched gable end on the north-eastern elevation has improved the overall design substantially from previous design iterations, creating a less awkward, more articulated roof form adjacent to the Listed Building. In the views walking west along Chesterton High Street of the rear projections, they would not adversely impact upon views or the setting of the Listed Building, given the improvements stated above.
- 8.11 The Conservation Officer has raised concerns regarding the change and loss of the green character of this part of the conservation area. Officers disagree that the proposed change would result in harm to the conservation area. The proposed layout balances creating an open communal setting to the built form whilst providing good sized private amenity spaces. Space between the built form allows views through and across the site, which alongside the relatively modest scale and massing contributes to a relatively spacious site layout. There is

precedent for rear garden development granted already within the curtilage of the adjoining listed building and both the Care Home and CamBanks represent uncompromising sets of development footprints. There is nothing within the conservation area appraisal which suggests that this particular garden should be afforded conservation in its entirety and for officers the approach by the architects is sensitive to the character of the site and the conservation area.

- 8.12 As many of the existing trees as possible have been retained on site, including the existing False Acacia which features in views from east from the Maltings car park. It is noted that the health of the Walnut is poor and is structurally weak, hence it's removal. Additional planting has been proposed to enhance and soften the setting of the dwellings to ensure the existing green character of the site is largely retained and integrated within the surrounding context. The existing greenery provides a backdrop to views from the Maltings car park and Union Lane to the east and amenity value to the surrounding residential properties. This green area is not prominent within the public realm. The proposal would retain this green backdrop in views from Union Lane and the Maltings car park whilst adding glimpse views of the contemporary design, enhancing visual interest from this viewpoint.
- 8.13 By virtue of the relatively low scale of the built form and the maturity of the retained trees on site, the proposed dwellings would appear to sit subservient to these trees, emphasizing their significance to the surrounding character of the area. It is important to note that the Landscape Officer has no objection to the proposed development. As a result, the proposal is considered to enhance the character and appearance of the conservation area and would not adversely impact upon the street scene.
- 8.14 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59 60 and 61 and with the provisions of Section 66 and 72 of the Planning (LBCA) Act 1990 and Para 199 of the NPPF

Carbon reduction and sustainable design

- 8.15 Section 12 of the Design and Access Statement outlines the sustainability strategy proposed. Whilst, as identified by the

Sustainability Officer, limited information has been submitted to demonstrate compliance with policy, officers consider that this detailed information required for compliance can be secured via a suitably worded condition.

- 8.16 The applicants, subject to conditions, have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2018) policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020. An informative is proposed to encourage the non-use of gas boilers in the preparation of an energy strategy which will need to be put forward for approval.

Integrated water management and flood risk

- 8.17 In support of the application a Flood Risk Assessment and Drainage Strategy was submitted. This was subject to consultation with the Drainage Officer who has no objections to the application subject to conditions relating to surface water drainage, a management and maintenance of surface water drainage system and finished floor levels. Policy 31 requires all flat roofs to be green or brown providing it is acceptable in the historic environment. All flat roofs within the proposed development have incorporated green roofs, this will be secured via condition
- 8.18 The applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Light pollution, air quality, noise, vibration, odour and dust

- 8.19 The Environmental Health Officer initially raised concern regarding the potential noise impacts of the neighbouring commercial unit on the future occupiers of the proposed development. The applicant submitted a technical response to Environmental Health addressing their concerns and providing technical clarification. A 4m acoustic barrier along the eastern site boundary has been proposed to protect the amenity of unit 5, alongside the provision of mechanical ventilation for the affected unit(s). This would allow future occupiers the option of closing their windows and receiving adequate ventilation in the event there was a noise issue. As a matter of judgement, officers consider the overall benefit of allowing future occupiers

the option to open their windows rather than requiring them to be fixed shut, to be a preferable and far less restrictive approach.

- 8.20 Officers note that residential units in the Maltings already surround the commercial unit, which have had little issue with its noise generation. The acoustic barrier would not in officers view compromise the outlook or light levels received to unit 5, provided it had visual interest, such as a green wall. Subject to conditions securing the detail of the 4m acoustic barrier and the mechanical ventilation, officers support the proposal.
- 8.21 All other environmental health matters, such as light pollution, air quality, odour and dust, were not considered to adversely impact existing or future occupiers by the Environmental Health Officer, subject to the recommended conditions. These conditions are considered reasonable and necessary to impose.
- 8.22 Subject to the recommended conditions, the applicants have suitably addressed the issues of light pollution, air quality, noise, vibration, odour and dust, and the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35, 36.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.23 The site is located on all sides by residential properties and the impact on each will be taken in turn.

No. 37 High Street

- 8.24 No. 37 High Street is adjacent to the application site to the north-east. The proposed built form would be sited 8.8m from the common boundary, 10m from the side elevation of no. 37. By virtue of this separation distance alongside the scale, massing and design of the proposal compared to the existing relationship, it is considered that the proposal would not significantly impact upon light levels or outlook to this neighbour. Windows are proposed at first floor on the north-east elevation adjacent to no. 37, one of which would serve a bedroom. To preserve the privacy of no. 37, an obscure glazing condition is recommended. The proposal introduces a vehicular

access to serve the development along the boundary with no. 37. It is acknowledged that this access is brought further into the site than the existing vehicular access and vehicular movements are likely to be higher than existing. However, this noise impact, which officers find not to be significant, can be lessened through good quality landscaping on this boundary. This can be secured via a hard and soft landscaping condition.

No 2 The Maltings

- 8.25 Here built form, whilst orientated towards no. 2, would be sited 8.8m from the common boundary. This separation distance, alongside the 1.5 storey massing of the dwellings, would not result in significant overbearing or overshadowing of no. 2. Although unit 3's first floor windows sited adjacent to the boundary with no. 2, these windows are, by virtue of the unit's siting, angled away from the boundary slightly and are proposed to be inset with projecting cladded elements. By virtue of the design, officers consider that views to no. 2's rear garden would not be possible or very oblique. No. 2 would be adjacent to the arrival court and thus would experience a degree of noise and disturbance resulting from vehicular movements and comings and goings. However, this is not considered to be significant given the scale of development and anticipated frequency of comings and goings.

No.28-33 Cambanks

- 8.26 Given the 1.5 storey scale of the rear dwellings, alongside their siting set significantly away from the south-eastern elevation of Cambanks and the retained mature landscaping on the northern boundary, officers consider that overbearing and overshadowing to Cambanks flats would not arise. First floor windows are restricted to rooflights which are angled with the roofslope and above head height so would not lead to overlooking to the northern neighbours. Whilst it is acknowledged that the outlook from some Cambanks flats would be altered through the removal of trees this is not to the detriment to the amenity of the occupiers of Cambanks flats.

25-27 High Street

- 8.27 25-27 High Street is sited directly south-west of the application site. This property is currently vacant with works underway to

convert the ground and first floors into an open plan office. The windows on the north-eastern elevation of the Listed Building would be effected by the development, but given the office use and the works to create an open plan environment where outlook would be focused to the rear (north-west and west), the impact would be acceptable.

- 8.28 Consent was granted for the erection of 1.5 storey dwellings in the rear of 25-27 (18/1703/FUL). The pre-commencement conditions have yet to be fully discharged on site and work has not commenced. Despite this, the proposal has been cautious not to adversely impact upon the future development to the south-west of the site. By virtue of the scale, massing, proximity and fenestration detailing, the proposed dwellings would not lead to an adverse overbearing, overshadowing or overlooking impacts to the future occupiers of the units granted under (18/1703/FUL).

Amenity impacts during construction

- 8.29 Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 8.30 In the opinion of officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

- 8.31 All 5 units exceed the internal space requirements stated in policy 50 and would benefit from good internal circulation space, outlook and light levels, by virtue of their design, orientation and siting. In terms of accessibility of the units, the proposal exceeds the requirements of policy 51 (part M4(2) of Building Regulations compliance) by providing a ground floor accessible bedroom and WCs (some of which are accessible and some are capable for adaption), level access, stairways which can accommodate stair lifts and layouts that can accommodate lifts in the future. All units would have external amenity space which would be proportionate to the units size, with space for drying washing, storage play and socialising. The

proposed bike stores and bins would not compromise these spaces, nor would the surrounding landscaping. It is also noted that communal space is proposed for the occupants providing an opportunity for interaction and communal events. The acoustic barrier is not considered to adversely impact upon the outlook of unit 5, provided it is of visual interest. Taking this into account, officers consider that the proposal would result in a good quality living environment for future occupiers.

The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size	External space (m ²)
1	4	7	3	121	137	+16	91
2	4	7	3	121	137	+16	53
3	3	6	2	102	117	+15	146
4	4	8	2	124	135	+9	175
5	3	6	2	102	117	+15	104

8.32 In the opinion of officers, the proposal provides a high-quality (*and accessible*) living environment and an appropriate standard of residential amenity for future occupiers, and in this respect it is compliant with Cambridge Local Plan (2018) policies 50, 51, 52 and 57.

Refuse Arrangements

8.33 Each dwelling has a sizeable rear garden which is sufficient size to accommodate the refuse required for houses of this size without encroachment into the amenity space. A bin collection point is proposed to the front section of the site approximately 10m from the roadside which is acceptable for collection. Whilst unit 5 would exceed the 40m dragging distance guidance to the bin collection point, the additional 5m is not considered to result in an adverse impact arising from improper storage. Designated bin stores have not been provided and given the high design quality proposed, these details should be sort via condition.

8.34 The proposal, subject to conditions, is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

8.35 Third parties have objected to the application partly on highway safety grounds given the location of the access in relation to the existing network and the additional vehicular movements generated by the development. The Highway Authority were consulted on the application and have not objected on highway safety grounds. Whilst it is acknowledged that the proposal will introduce additional traffic movements by virtue of the increased car parking capacity on site, this is not significant and appropriate visibility splays are proposed to ensure highway safety.

8.36 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

8.37 The proposal accommodates 5 car parking spaces at one per dwelling, with one being a disabled car parking space, complying with the car parking standards set out in appendix L of the Local Plan. Third parties have both objected on overprovision and under provision of car parking spaces on site. The site is located within a sustainable location, with bus stops along the High Street within close proximity which has a regular service and cycle and pedestrian links both to the Local Centre of Chesterton and into the city center. Amenities are therefore easily accessible by sustainable modes. Whilst consideration has been given to the sustainable location and the possibility of a car-free development, given the dwelling sizes and likely occupants (e.g. families), it is considered that one car parking space would support the needs of future occupiers. This provision is not considered to lead to overspill of car parking creating pressure on the road network. Taking the above into account, the proposed car parking provision is considered acceptable.

8.38 All units have separate cycle stores, with units 1-3 sited west of the proposed car parking spaces and units 4-5 housed within their residential gardens. The location of the stores serving units 1-3 would be within close proximity to the car parking spaces.

Sufficient space should be given here for turning cycles into these stores to enhance functionality and avoid conflict with vehicles. To ensure these stores are safe, secure, covered and are sited in convenient locations to enable use, a suitably worded condition is recommended.

- 8.39 The proposal is compliant with Cambridge Local Plan (2018) policy 82, subject to conditions.

Third Party Representations

- 8.40 Third party concerns relating to residential amenity (future and existing occupiers), character (layout, demolition of existing building, impact on conservation area), the impact on the Listed Building, car parking, congestion, noise and renewable energy and water efficiency have all been addressed in the relevant sections of the above report. The remaining concerns have been addressed below:

Third party objection	Council response
No affordable housing	Policy 45 states affordable housing will be sought for proposals of more than 11 units. This aligns with national policy. Therefore there is no requirement for this proposal to deliver any affordable housing on site, and it would be unreasonable to require this provision on site.
Tree removal	The majority of the trees being removed are either not in good health or are required to facilitate the development. Whilst it is noted the extent of removal, notable trees are going to be retained which alongside additional planting will retain the character of the site. Proposed planting will be carefully considered by Officers when these details come forward as part of a hard and soft landscaping condition.

Lighting – safety and amenity	Environmental Health have no concerns regarding the amenity impact arising from lighting and have recommended an artificial lighting condition. This is considered reasonable and necessary to impose.
Consultation – freeholder of Cambanks was not consulted	The Council is under no obligation to consult freeholders of the surrounding addresses if these owners do not occupy the properties. The Council only have an obligation to consult occupiers of surrounding properties. A site notice was displayed, and an advertisement was included within the Cambridge Evening News.
Carbon release from demolition of the existing building	This release will be offset by the sustainability of the proposed dwellings, biodiversity net gain, housing provision and other public benefits.

9.0 CONCLUSION

Planning balance

The character and appearance of this part of the Conservation Area and the setting of the listed building would change as a result of the proposal but this change would not be harmful. The existing garden is not afforded any special protection within the conservation area appraisal but this notwithstanding, the scheme is spaciouly set out and has sought to create spaces between buildings and retain those trees that are healthy and worthy of retention.

Furthermore, consent has been granted for development within the rear garden of the LB adjacent and its rear setting would be likely to significantly alter as a result of that permission being implemented. The proposal before members is a low-density

scheme for family housing that would help meet housing need. Whilst officers acknowledge the concerns raised by the Conservation Officer, we consider that these are over-stated and the scheme is of high quality and would sit comfortably on the site. It would not appear out of character but rather would contribute to the variety of building forms and typologies found within the conservation area and on land adjacent. The applicants have worked hard to revise their proposal from the previous withdrawn scheme and officers consider that the planning balance weighs in favour of granting planning permission for the proposal in this instance. This is subject to various conditions as set out as part of the officer recommendation, including those for the safeguarding of the amenity of future residents from noise potentially being generated by the adjacent commercial unit.

Officers consider the scheme should therefore be supported and accords with the development plan as a whole.

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. No development above ground level, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning

authority.

The scheme shall include where appropriate:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Details of the proposed attenuation and flow control measures;
- e) Site Investigation and test results to confirm infiltration rates;
- f) Temporary storage facilities if the development is to be phased;
- g) A timetable for implementation if the development is to be phased;
- h) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i) Details of the maintenance/adoption of the surface water drainage system;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- k) Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available
- l) Formal agreement from Anglian Water if building near/over their sewer system is proposed.

The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to

prevent the increased risk of flooding (Cambridge Local Plan 2018 policies 31 and 32).

4. Finished ground floor levels to be set no lower than 7.15mAOD, in accordance with FRA and Drainage Strategy, reference 2443 - FRA & DS rev C - dated Jan 2021 and prepared by MTC.

Reason: To reduce the risk of flooding to the proposed development and future occupants (Cambridge Local Plan 2018 policies 31 and 32).

5. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, cctv installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
 - b) 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; The scheme must be developed and delivered in line with the Landscape Institute's current guidance on plant biosecurity (Biosecurity Toolkit);
 - c) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.
 - d) If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally

planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

- e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected including provision for gaps in fencing for hedgehogs.

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

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

- 6. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principle areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

7. Prior to the first occupation of the development details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: In the interests of highway safety and to achieve a permeable development with ease of movement and access for all users and abilities (Cambridge Local Plan 2018 Policy 80).

8. The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

9. No construction or demolition work shall be carried out and no plant or power operated machinery 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, unless otherwise previously agreed in writing with the Local Planning Authority.

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

10. There should 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 unless otherwise previously agreed in writing with the Local Planning Authority.

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

11. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed 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 statement.

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

12. No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, 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).

13. If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance

with the approved Intrusive Site Investigation Report and Remediation Strategy.

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

14. The noise insulation scheme and noise mitigation requirements as identified within the technical letter headed "29 HIGH STREET CHESTERTON - RESPONSE TO ENVIRONMENTAL HEALTH COMMENTS" with associated Appendices (referenced LR01-19203-R0; prepared by Cass Allen and dated 23rd April 2021) shall be fully implemented, maintained and not altered.

Reason: To protect the amenity of properties from noise (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

15. Prior to the commencement of development, details of the alternative ventilation scheme for all noise impacted habitable rooms (including rooms with non-openable windows and rooms impacted by traffic noise on High Street, Chesterton) shall be submitted to and approved in writing by the local planning authority. The alternative ventilation scheme for each relevant dwelling shall be able to achieve at least 2 air changes per hour.

The scheme as approved shall be installed prior to occupancy of the residential units and shall be retained and shall not be altered.

Reason: To protect the amenity of properties from noise (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

16. Prior to the installation of any electrical services, an electric vehicle charge point scheme demonstrating a minimum of 50% provision of dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW to communal /

courtyard parking spaces, designed and installed in accordance with BS EN 61851 or as superseded shall be submitted to and approved in writing by the Local Planning Authority.

Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

The active electric vehicle charge point scheme as approved shall be fully installed prior to first occupation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs 105, 110, 170 and 181, Policy 36 of the Cambridge Local Plan (2018) Cambridge City Council's adopted Air Quality Action Plan (2018).

17. No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme as required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:
 - (i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to both on and off site receptors)
 - (ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the 'Institute of Lighting Professionals - Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded)'.

The scheme shall be carried out as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34)

18. The development, hereby permitted, shall not be used or occupied until, carbon reduction measures have been implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:
- a) Levels of carbon reduction achieved at each stage of the energy hierarchy;
 - b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;

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

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

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

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

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

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

20. The development hereby approved, shall be carried out in accordance with the Tree Survey, Arboricultural Impact Assessment prepared by Haydens Proj.No 7481 Rev A dated 04/01/2021 and the associated drawing 7481-D-AIA rev A.

Reason: To ensure that any works undertaken comply with arboricultural best practice and minimise the impact on the tree's health and amenity.

21. No dormers and windows on units 1 and 2 shall be constructed until full details, at a scale of 1:20, showing the construction and materials of the dormers and windows, including their cheeks, gables and mouldings of the dormers and the sills, lintels, jambs, transoms, and mullions of the windows, have been submitted to and approved in writing by the Local Planning Authority. The dormers and windows shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the setting of the adjacent Listed Building and the Conservation Area (Cambridge Local Plan 2018, policies 60 and 61).

22. No brickwork above ground level shall be laid until a sample panel for all materials used in the construction of the development has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The

approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy 55, 56, 57, 61 of the Cambridge Local Plan 2018.

23. The development, hereby permitted, shall not be occupied until the proposed first floor windows in the north-east elevation of the development have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or 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: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

24. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

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

25. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the bin stores provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the refuse for

future occupiers (Cambridge Local Plan 2018 policy 56, 57).

26. The development, hereby permitted, shall not be occupied or the use commenced, until details of the 4m acoustic fencing along the north-eastern boundary for unit 5 have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure residential amenity is protected (Cambridge Local Plan 2018 policy 52, 56 and 58).

27. No development above ground level, other than demolition, shall commence until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and / or bat boxes on the new buildings and any other measures to demonstrate that there will be a net biodiversity gain on the site of at least 10%. The installation of the boxes and biodiversity enhancements as agreed shall be carried out prior to the occupation of the development and subsequently maintained in accordance with the approved scheme for the lifetime of the development.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018 policies 59 and 69, NPPF 2019 para.170).

28. Notwithstanding the approved plans, the building, 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).

29. No construction of the biodiverse (green) roof(s) shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority.

- a) The means of access for maintenance
- b) Plans and sections showing the make-up of the sub-base to be used which may vary in depth from between 80-150mm

- c) Planting/seeding with an agreed mix of species (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum)
- d) Where solar panels are proposed, biosolar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation
- e) A management/maintenance plan for the roof(s)

The roof(s) shall be constructed and laid out in accordance with the approved details and planting/seeding shall be carried out within the first planting season following the practical completion of the roof. The roof(s) shall be maintained as such in accordance with the approved management/maintenance plan.

The roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance/repair or escape in case of emergency.

Reason: To help mitigate and respond to climate change and to enhance ecological interests (Cambridge Local Plan 2018 policies 28 and 57).

INFORMATIVES

1. The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.
2. In order to achieve the requirements of the dust condition, the applicant will need to provide details in accordance with Sections 3.6.155-3.6.161 (Pages 122 and 123) of the Council's "Sustainable Design and Construction" SPD (January 2020). The SPD is available to view at the following link: [greater-cambridge-sustainable-design-and-construction-spd.pdf](#)

For minor applications such as this, attention is drawn specifically to Section 3.6.156 and Table 3.16 (Pages 121 / 122) of the SPD which provide further detail on submission

requirements.

3. Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.
4. Fire service vehicle 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.