

Application Number	21/04948/S73	Agenda Item	
Date Received	10th November 2021	Officer	Phoebe Carter
Target Date	9th February 2022		
Ward	Coleridge		
Site	149 Cherry Hinton Road	Cambridgeshire	
Proposal	S73 to vary condition 2 approved drawings of ref: 20/04705/FUL (Removal of Building E (Use Class B8). Extensions and alterations to existing buildings A - D (Use Class E) including first floor extension above existing frontage building, reinstatement of brick chimney, hard and soft landscaping works and associated works and infrastructure) for minor alterations to the profile of building A, B, C and D; main entry relocated, roof profile altered and footprint adjusted to reduce depth of recess of Building B; Flat roof increased and relocation of wall around U10 entrance, external escape stair relocated and fenestration on south elevation relocated on Building C; reduction in floor area, windows omitted in north elevation and inclusion of access stair to Building D; and alterations to roof, inclusion of external escape stair and main entry points relocated to Building E.		
Applicant	n/a		
	c/o Agent Cambridge CB1 2GA		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed external changes are considered to be acceptable in regard to the impact upon the approved scheme, the surrounding area and the neighbouring properties
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site, no.149 Chery Hinton Road, is comprised of a large industrial laundry unit (B1(c)), with an ancillary 50m² of storage space (B8), situated on the north side of Cherry Hinton Road. The site is formed predominantly of single-storey buildings which appear industrial in nature with large pitched roofs, predominantly in corrugated metal, with varying degree of sizes and footprints. The Cherry Hinton telephone exchange building is situated immediately to the north of the site, with the remaining sides being comprised predominantly of two-storey terraced and semi-detached residential properties. The site is allocated for housing in the Cambridge Local Plan and is not within a conservation area or near to a listed building.
- 1.2 The site benefits from planning consent for the removal of Building E, extensions and alterations to the existing buildings (A-D) and reinstatement of brick building to create an additional 2065 sq metres of office floor space together with associated soft and hard landscaping and the reinstatement of the brick chimney.

2.0 THE PROPOSAL

- 2.1 The application seeks consent for the variation of Condition 2 (Approved Plans) of planning permission 20/04705/FUL for:

Building A

- ☐ Minor variations to the profile of the frontage extensions

Building B

- ☐ Minor variations to the profile of the extended building
- ☐ False gable to roof profile of central element over circulation core entrance omitted and footprint adjusted to reduce the depth of recess
- ☐ Main entry point relocated to central element.

Building C

- ☐ Minor variations to the profile of extended building
- ☐ Flat roof area increased to the south and subsequent floor area to unit below increased due to relocation of wall around U10 entrance
- ☐ External escape stair relocated to reduce visual impact on neighbouring property and provide safe roof access
- ☐ Double height window to southern façade relocated to suit new circulation core/entrance relocation.

Building D

- ☐ Minor variations to the profile of the extended building
- ☐ Minor reductions in floor area to the extended building
- ☐ Windows omitted from north wall
- ☐ Inclusion of access stair to provide maintenance access to roof

Building E

- ☐ Alterations to the roof of the proposed extension to accommodate area from plant
- ☐ Minor reductions in the footprint of the proposed elevation extension on the eastern elevation and provision of pitched roof form to this element
- ☐ Inclusion of single external escape stair to south west with omission of full height channelled glass window
- ☐ Lobby/disabled refuge added to first floor
- ☐ Circulation core and main entry points relocated to NE corner plan

2.2 The application is accompanied by the following supporting information:

1. Plans
2. Daylight and Sunlight Assessment

3.0 SITE HISTORY

Reference	Description	Outcome
20/04705/FUL	Removal of Building E (Use Class B8). Extensions and alterations to existing buildings A - D (Use Class E) including first floor extension above existing frontage building, reinstatement of brick chimney, hard and soft landscaping works and associated works and infrastructure.	Permitted
20/01294/FUL	Extensions and alterations to existing buildings including insulating, re-cladding and re-roofing	Permitted
15/2403/FUL	Demolition of existing workshop building and erection of a single-storey warehouse building ancillary to the existing operation at The Swiss Laundry Ltd.	Permitted
C/93/0407	RENEWAL OF UNIMPLEMENTED PLANNING PERMISSION FOR NEW FIRST FLOOR EXTENSION AND ALTERATIONS. (AMENDED BY LETTER DATED 04.02.94 AND ACCOMPANYING PLANS).	Permitted
C/88/0782	ALTERATIONS and ERECTION OF FIRST FLOOR EXTENSION (175 SQ M).	Permitted
C/85/0496	ERECTION OF FIRST FLOOR EXTENSION (EXTENSION OF STATUTORY TIME LIMIT) (AMENDED BY LETTER DATED 3/7/85 and LETTER and DRAWINGS DATED 28/3/87)	Permitted
C/84/0626	USE OF BUILDING FOR LIGHT INDUSTRIAL USE WITH ANCILLARY SALES AREA	Permitted
C/83/0544	Erection of warehouse unit (Class X)	Refused
C/82/0789	Change of use from residential to	Permitted

	guest house and residential and provision of parking facilities (in conjunction with adj. property)	
C/80/0925	Erection of 2 No. portable building	Permitted
C/80/0830	The erection of single-storey warehouse and provision of parking area	Refused
C/80/0406	Erection of office accommodation of existing building and provision of additional parking facilities	Permitted
C/80/0405	Erection of building for linen hire department	Permitted
C/80/0367	Erection of chimney (70 feet high)	Permitted

4.0 PUBLICITY

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

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2021
 Planning Practice Guidance
 Circular 11/95 – The Use of Conditions in Planning Permissions
 (Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 27: Site specific development opportunities

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 33: Contaminated land

Policy 34: Light pollution control

- Policy 35: Protection of human health from noise and vibration
- Policy 36: Air quality, odour and dust
- Policy 40: Development and expansion of business space
- Policy 41: Protection of business space
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 58: Altering and extending existing buildings
- Policy 59: Designing landscape and the public realm
- Policy 60: Tall buildings and the skyline in Cambridge
- Policy 64: Shopfronts, signage and shop security measures
- Policy 65: Visual pollution
- Policy 68: Open space and recreation provision through new development
- Policy 69: Protection of sites of biodiversity and geodiversity importance
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 72: Development and change of use in district, local and neighbourhood centres
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development
- Policy 82: Parking management

5.3 City Wide Guidance

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Cambridge and Milton Surface Water Management Plan (2011)

Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)

Greater Cambridge Sustainable Design and Construction SPD (2020)

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission.

Urban Design

- 6.2 The Urban Design team have reviewed the submitted information in support of the S73 application, and raise no objection to the revised proposals.

Lead Local Flood Authority

- 6.3 Object: Area of green roof incorporated within this design has been significantly reduced when compared to the originally approved plans. Policy 31 from Cambridge City Council's district Local Plan requires that 'any flat roof is a green or brown roof, providing that it is acceptable in terms of its context in the historic environment of Cambridge'. The use of green roofs is highly valued in relation to interception and source control of surface water, of particular importance is its role in the management of small, every day rainfall events and the first 5mm of rainfall during larger storm events. The LLFA therefore objects to this variation as the total area of green roof has been reduced.
- 6.4 In addition, the amended site plan indicates that the layout of the site has been altered, with a decrease in the size of the landscaped area around the perimeter of the development. This will increase the total impermeable area of the site and therefore the LLFA requires clarification on the new proposed impermeable area to understand the implications of the variations on the approved drainage layout. In order for the LLFA to support this variation, the new impermeable area must be provided.

Drainage

- 6.5 Drainage has no objection to the proposed variation. Our comments under planning application ref 20/04705/FUL are still valid.

Nature Conservation

- 6.6 No ecological objections to the proposed variation

Cambridge Airport

- 6.7 We have no aerodrome safeguarding objection to this proposal, provided that the above condition/s is/are applied to any planning permission.

Sustainability

- 6.8 Sustainability have no objections to the proposed variation. Note that any new areas of flat roof will need to be green or brown roofs in line with the requirements of policy 31 of the 2018 Cambridge Local Plan.

Designing out crime

- 6.9 I note my colleagues previous comments. I have nothing further to add in relation to the variation of condition 2 (Approved drawings).

Environmental Health

- 6.10 I am in a position to support this S73 application but if it is approved and supersedes the previous permission, I recommend that all the relevant Environmental Health related conditions and informatives included on the planning consent for 20/04075/FUL (as listed above) are also included on the Decision Notice for this application.

Environment Agency

- 6.11 We have no objection in principle, our correspondence under your reference 20/04705, ours AC/2020/129913, remains pertinent.

Ministry of Defence

- 6.12 I can confirm the MOD has no objections to the revised proposals.
- 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 representations:

- ☐ 135 Cherry Hinton Road – objection withdrawn
- ☐ 139 Cherry Hinton Road
- ☐ 21 Derby Road

7.2 The representations can be summarised as follows:

- ☐ Rooflines of building B, C and D have raised by about 1 metre. No objection to this but do not want a series of minor revisions to significantly add to the height of the development
- ☐ Light pollution from lights left on 24 hrs. The increase in height would increase light pollution
- ☐ Introduction of louvres supported over obscure glazing if adequately angled to ensure privacy

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

Context of site, design and external spaces

8.1 The principle of development has already been established through the granting of the original application (20/04705/FUL). Officers are of the view that there are no significant changes to policy or material circumstances to warrant a wholesale re-assessment of the proposal given that an extant permission exists (expires 13 October 2024) as a strong fall-back. As such, whilst the effect of any S73 permission arising would be to grant planning permission afresh, this assessment focuses on the changes that are being sought which consist of the amendments to the following:

Building A

- ☐ Minor variations to the profile of the frontage extensions

Building B

- ☐ Minor variations to the profile of the extended building
- ☐ False gable to roof profile of central element over circulation core entrance omitted and footprint adjusted to reduce the depth of recess
- ☐ Main entry point relocated to central element.

Building C

- ☐ Minor variations to the profile of extended building
- ☐ Flat roof area increased to the south and subsequent floor area to unit below increased due to relocation of wall around U10 entrance
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Building D

- ☐ Minor variations to the profile of the extended building
- ☐ Minor reductions in floor area to the extended building
- ☐ Windows omitted from north wall
- ☐ Inclusion of access stair to provide maintenance access to roof

Building E

- ☐ Alterations to the roof of the proposed extension to accommodate area from plant
- ☐ Minor reductions in the footprint of the proposed elevation extension on the eastern elevation and provision of pitched roof form to this element
- ☐ Inclusion of single external escape stair to south west with omission of full height channelled glass window
- ☐ Lobby/disabled refuge added to first floor
- ☐ Circulation core and main entry points relocated to NE corner plan

It is considered that the proposed external changes to the proposed development would not significantly alter the character and appearance of the development. There would be minimal views from the public realm of the proposed changes and it is considered to be in keeping with the overall development of the

wider site and the proposal is considered acceptable and to accord with the policies of the Local Plan.

- 8.2 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Highway Safety

- 8.3 The access to the development is unchanged and the quantum of development is the same as the extant scheme. The Highways Authority does not object to the scheme subject to conditions. It is considered that subject to appropriate conditions including traffic management plan for the development phase, the proposal would not give rise to highway safety issues.
- 8.4 The proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

- 8.5 The proposed scheme increases the number of the proposed cycle spaces around the site by 38 spaces. The majority of parking is covered and secure, situated to the west of the site however additional parking is provided close to the entrances to the buildings which would be available for visitor parking. The cycle parking is made up of a combination of Sheffield Stands and Two Tier bicycle spaces which is considered acceptable. Details of the proposed cycle stands will still be requested by condition.
- 8.6 There is no change to the number of car parking spaces provided on site and a disabled car parking space has been retained. The site still retains one disabled car parking space. As set out within the previous application, 20/04705/FUL, the application is retaining the original number of car parking spaces on site, whilst under the recommended allowance of parking, Officers consider that given the highly accessible nature of the location, the low parking provision is possible.
- 8.7 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Drainage

- 8.8 The Drainage Officer has been consulted on the application and has raised no concerns with the alterations to the proposals. The Lead Local Flood Authority has raised concerns regarding the reduction in the flat roofs to the buildings. In measuring the previously approved application and the current there is a reduction in flat roofs by approximately 5% (30 sq metres). The flat roofs are the proposed location of the plant for the office buildings. Details of the proposed plant needs to be submitted and approved in writing by the Local Planning Authority. Due to the proposed plant, Officers do not consider that the reduction in roof size would significantly impact the drainage and this reduction is not sufficient to warrant a refusal.

Landscaping

- 8.9 The landscaping scheme on site has been reduced from the previously approved scheme. The area of proposed landscaping has been reduced from 213 sq metres to 198 sq metres. The existing site, in Class B2 and Class B8 use, has minimal landscaping and the scheme will have a net gain compared to the existing provision. Whilst it is disappointing that the landscaping on site has been reduced it is not considered that the reduction overall would have a significant impact on the scheme to warrant a refusal or lead to an increase in surface water flooding. The LLFA have recommend refusal based on surface water drainage however it is not considered that a 7% reduction of landscaping would lead to a significant increase in surface water flooding to warrant refusal of the application.

Residential Amenity

Derby Road (properties on the eastern side of Derby Street abutting the west boundary of the site).

- 8.10 Building C, situated to the west of the site, is retaining a similar form to the existing however the roof pitches are being marginally altered and the height increased. The height is increasing by between 0.7 metres to 1.1 metres, due to the different roof pitches, to a maximum height of 7.8 metres. The proposed increase in height of the building, due to the separation to the adjacent neighbours is not considered to lead to an increase in overshadowing or loss of light. The window arrangement would

remain as existing and is not considered to lead to overlooking. Concerns have also been raised about potential light pollution from the proposed rooflights in Building C, due to the increase in height. The quantity of fenestration has not increased from the extant planning permission and Officers consider the increase in height would not alter the relationship and light pollution would be minimal from the proposed rooflights and would not warrant a refusal of the application.

Cherry Hinton Road (properties 143 – 147 abutting the southern edge of the site and rear gardens abutting the western edge of the site).

8.11 Building B is increasing in height by approximately 0.5 metres. The roof is steeply pitched and if a 25 degree line is measured from the centre of the first floor window on the rear elevation Building B does not protrude above that line. Officers therefore consider that the impact of Building B would be limited and would not result in a significant overbearing impact.

8.12 No. 143's rear amenity space, to the west of the site, adjoins the rear elevation. The middle block is set back from the boundary by 5 metres and has windows at ground and first floor. The block has been set back to retain the existing trees. The drawings propose that the glazing would be obscure glazed, which would limit the potential for overlooking and retaining the existing trees would reduce the perception of overlooking. A condition is recommended to ensure the insertion of any further windows require planning permission.

Cherry Hinton Road (properties No. 157 – 163 abutting the eastern and southern elevation).

8.13 The proposed first floor saw tooth roof element of Building A proportions are altering in depth and height by a maximum of 0.4 metres. Due to the separation and the first floor set off the eastern boundary with No. 157 it is not considered that the first floor would be overbearing on the rear windows of the property.

8.14 The first floor element to the rear of this is along the western elevation and retains the original height of circa 3 metres along the eastern elevation. The addition of safety railings due to the post and rail form would not lead to an overbearing impact on the adjacent property. To ensure that this is not used as an outdoor

terrace a condition will be attached to the property limiting the use for maintenance.

Coleridge Road (properties on the western side of Coleridge Road abutting the eastern boundary wall).

- 8.15 'Building E' has been reduced in width, by 1.3 metres, and length by approximately 1 metre. The form is proposed to be altered from a flat roof to a dual pitched roof, to match the adjoining 'Building A'. The roof height would be increasing by 1.7 metres to the ridge. The alterations to the building form is not considered to alter the relationship between the proposal and adjoining neighbours in terms of loss of light or overbearing impact. The window arrangement is not being altered with the exception of 4 high level velux windows which would not increase loss of privacy or overlooking.

Sterne Close (residential properties on the southern end of Sterne Close abutting the northern boundary of the site) and the Telephone Exchange (Coleridge Road).

- 8.16 Building C, whilst retaining the form, is increasing by approximately 1 metre from the 20/04705/FUL application. The fire escape door is being removed from the rear elevation and accessed via the roof adjoining Building D. The fire escape is currently conditioned to ensure people would not gather on the staircase overlooking the rear amenity space of the Sterne Close properties. Officers consider it reasonable for this condition to be continued to ensure that the repositioning of the fire escape on the flat roof would not harm neighbour amenity. To the front elevation windows have been altered however the louveres or obscure glazing remains in the same window types which would prevent overlooking to the adjacent properties. Officers consider that this is sufficient as with the previous application.
- 8.17 The ground floor obscure glazed windows are being removed from the proposed scheme and no other significant alterations are proposed to Building D which is considered to significantly impact residential amenity from the approved scheme.
- 8.18 The applicant has submitted a Daylight and Sunlight Report which demonstrates a very high level of compliance with the typical recommendation in the BRE Guidelines, particularly for sites within urban locations. Officers consider the proposal would

not have a significant impact upon the daylight/sunlight of adjacent properties.

- 8.19 The scheme has been designed to limit the impact of direct overlooking and to limit any overbearing impact upon the neighbouring properties. For the above reasons it is considered that the proposal overall adequately respects the residential amenity of its neighbours and the constraints of the site in accordance with Cambridge Local Plans 2018 policies 56, 57 and 58.

Third Party Representations

- 8.20 A third party comment has been received regarding the alterations set out within the Section 73 application and the concern of the development 'creeping'. The legislation sets out the ability for minor material amendments to be considered and assessed under this section of the legislation and therefore Officers cannot refuse the application based on the alterations proposed within the application.

Other issues have been assessed within the report.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of planning permission 20/04705/FUL being granted.

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 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 brickwork; non-masonry walling systems; render; roof cladding; external metal work; and balustrades. 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).

4. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
 1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site, in accordance with Environment Agency Correspondence dated 21st May 2021 (Ref AC/2020/129913/03-L01), indicating potential sources, pathways and receptors, including those off site.
 2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
 3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
 4. No occupation of any part of the permitted extensions shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency

Groundwater Protection Position Statements.

5. 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 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.

6. No laying of services, creation of hard surfaces or erection of 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 be based upon the principles within the agreed Drainage Strategy and Flood Risk Assessment prepared by CAR and 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

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).

7. The extended building areas, hereby permitted, shall not be occupied, 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, including space for off-gauge cycles. 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).

8. Within 6 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

9. Within six months of first occupation of any extensions hereby approved, a BRE issued post Construction Certificate for that building as extended has been submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

10. The approved renewable energy technologies for each building shall be fully installed and operational prior to the first occupation of the extended element of each building hereby approved for the extension, in line with detailed information on the specification and location of the proposed technologies and a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority. The technologies shall thereafter be retained and remain fully operational, unless otherwise agreed with the local planning authority.

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

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD

2020).

11. Prior to the construction of the brick chimney a bespoke detailed design assessment to maximise its design to encourage more swifts to the site shall be submitted to and approved in writing by the Local Planning Authority. The chimney shall be implemented in accordance with the approved details prior to the occupation of any extensions hereby approved.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

12. 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, 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;

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.

c) details of all tree pits, including those in planters, hard paving and soft landscaped areas

d) boundary treatments indicating the type, positions, design,

and materials of boundary treatments to be erected.

e) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

All hard and soft landscape works shall be carried out and maintained 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 with the Local Planning Authority

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

13. 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).

14. 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).

15. No development (including demolition, enabling works or piling shall commence until a demolition/construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to

protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

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

16. 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).

17. 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 an Intrusive Site Investigation Report and a 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 protect the development from risks associated with contaminated land (Cambridge Local Plan 2018 policy 33)

18. No operational plant, machinery or equipment both internal and external shall be installed until a scheme showing plant location and 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 35)

19. No development, other than demolition and site clearance, shall commence until a site wide Electric Vehicle Charging Point Provision and Infrastructure Strategy, including an

implementation plan, has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall include the following:

(a) details of the provision of slow electric vehicle charging points (with a minimum power rating output of 7kW) for non-residential parking spaces. If one cannot be met a statement of justification will need to be submitted to the Local Planning Authority.

(b) details of rapid and/or fast electric vehicle charging points for non-residential floorspace and a strategy to show how parking spaces will be exclusively reserved for electric vehicle charging

(c) details of passive electric vehicle charging provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network, as well as the provision of cabling to parking spaces (both residential and non-residential) to facilitate and enable the future installation and activation of additional active electric vehicle charging points

The development shall be carried out in accordance with the approved Strategy and retained as such 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 (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

20. 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)

21. Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting). The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems.

22. No building or Structure of the development hereby permitted shall exceed the height of the rebuilt chimney as hereby consented.

Reason: Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding Cambridge Airport and endanger aircraft movements and the safe operation of the aerodrome. See Advice Note 1 'Safeguarding an Overview' for further information (available at www.aoa.org.uk/policy-campaigns/operations-safety/) and to avoid the building/structure on the application site endangering the safe movement of aircraft and the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment. See Advice Note 1 'Safeguarding an Overview' for further information (available at www.aoa.org.uk/policy-campaigns/operations-safety/).

23. No development within Schedule 2 Part 4 Temporary Buildings

and Uses, Class A: The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations, being or to be carried out on, in, under or over land or on land adjoining that land other than those expressly authorised by the construction methodology statement or approved by the authority as part of this permission shall be carried out without a planning application being submitted to and approved by the Local Planning Authority, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting it, with or without modification).

Reason: To ensure that construction operations and equipment on the application site or on any adjoining land do not breach the Obstacle Limitation Surface (OLS) surrounding Cambridge Airport and endanger the movement of aircraft and the safe operation of the aerodrome and to ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment.

24. Obstacle lights shall be placed on any crane or other construction equipment above 10metres AOD to be used in the construction of the development hereby approved. The obstacle lighting scheme shall be implemented for the duration of the construction period. These obstacle lights must be steady state red lights with a minimum intensity of 200 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at www.caa.co.uk).

Reason: Permanently illuminated obstacle lighting is required for the duration of construction and on construction equipment to avoid endangering the safe movement of aircraft and the operation of Cambridge Airport. For further information please refer to Advice Note 4 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/policy-campaigns/operations-safety/)

25. Notwithstanding the provisions of Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and

re-enacting that order with or without modification), no development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a)(offices) of the Schedule to the Use Classes Order 1987, to a use falling within Class C3 (Dwellinghouses) shall occur without the granting of specific planning permission.

Reason: To protect the residential amenity of future occupiers (Cambridge Local Plan Policies 55, 56 and 58)

26. The flat roofs of the proposed extensions hereby permitted shall not be used as a balcony, roof garden or similar amenity area unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: To safeguard the privacy of adjoining occupiers (Cambridge Local Plan 2018 policies 55, 57/58).