

Application Number	21/04698/S73	Agenda Item	
Date Received	26th October 2021	Officer	Jane Rodens
Target Date	21st December 2021		
Ward	West Chesterton		
Site	The Tivoli, 16 Chesterton Road Cambridge CB4 3AX		
Proposal	S73 Variation of condition 2 (Approved plans) of planning permission 19/0046/FUL (Alterations and repairs to building including reinstatement of frontages and side walls, bricking up of some openings, replacement windows and fire escape. Creation of second floor element and enclosed roof terraces to first and second floor. Part change of use of the existing building to recreational uses).		
Applicant	c/o Turley 8 Quay Court, Colliers Lane Stow cum Quay Cambridge CB25 9AU		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The changes that are being proposed to the design of the building are acceptable and in accordance with Policies 55, 56, 57, 58, 59 and 61(62). - There would be no harm to the Conservation Area, the proposal is in accordance with Policies 61(62). - There would be no harm to the amenity of the neighbouring properties through the changes that are being proposed. The application is in conformity with Policies 34, 35, 56 and 58. - The cycle parking that is being proposed is considered to be acceptable and in accordance with
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	Policies 80 and 81.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The Tivoli, 16 Chesterton Road, is a former cinema that has been used most recently as a public house before the site suffered a fire in 2015. It has since been boarded up but not rebuilt. The Tivoli is identified as a protected public house and is on the list of protected public houses sites in Appendix C of the Cambridge Local Plan 2018.
- 1.2 The building is currently empty and the flat roof of the rear element of the building has been completely removed following the fire. The art-deco frontage of the building remains largely in place. The site is a rectangular plot which extends from the south side of Chesterton Road down to the bank of the River Cam. The south-side of this section of Chesterton Road is formed of predominantly two-storey buildings with a range of commercial uses. The surrounding area is formed of a mixture of commercial buildings which frequently include residential accommodation above.
- 1.3 The site falls within the Castle and Victoria Road Conservation Area, Flood Zones 2 and 3, an Air Quality Management Area and Controlled Parking Zone. The site also lies within the Mitcham's Corner Development Framework SPD (2017) area and Mitcham's Corner District Centre. The River Cam to the south is designated as a County Wildlife Site. Jesus Green to the south of the site is identified as Protected Open Space.

2.0 THE PROPOSAL

- 2.1 This application is for the S73 Variation of condition 2 (Approved plans) of planning permission 19/0046/FUL (Alterations and repairs to building including reinstatement of frontages and side walls, bricking up of some openings, replacement windows and fire escape. Creation of second floor element and enclosed roof terraces to first and second floor. Part change of use of the existing building to recreational uses).

2.2 The application is accompanied by the following supporting information:

1. Application form
2. Covering Letter
3. 1384-114 REV F (22nd February 2022)
4. 1384-136 REV E (22nd February 2022)
5. 1284-113 REV I (22nd February 2022)
6. 1384-135-REV D (22nd February 2022)
7. 1384/111 Rev I (26th October 2021)
8. 1384/112 Rev H (26th October 2021)
9. 1384/120 Rev F (26th October 2021)
10. 1384/121 Rev C (26th October 2021)
11. 1384/122 Rev B (26th October 2021)
12. 1384/130 Rev E (26th October 2021)
13. 1384/131 Rev D (26th October 2021)
14. 1384/132 Rev E (26th October 2021)
15. 1384/133 Rev D (26th October 2021)
16. 1384/134 Rev D (26th October 2021)
17. 1384/137 Rev D (26th October 2021)

3.0 SITE HISTORY

Reference	Description	Outcome
05/1126/S73	Section 73A application to vary condition 05 of planning permission C/0138/95 in order to extend opening hours to 0800 to 0030 hours Mondays to Saturdays and Sundays.	Granted 12.1.2006
10/1025/FUL	Erection of retractable canopy forming smoking shelter to front elevation.	Refused 27.01.2011
12/1250/FUL	Opening up of existing basement and garden to form additional dining area, including reinstatement of original fire escape stair.	Granted 7.12.2012
17/1771/FUL	Demolition of existing structure, retention of original facade and returns. Construction of seven 1- bed apartments and nine 2-bed apartments and creation of self-contained unit on ground floor for A1, A2, A3 or A4 use (in the alternative).	Refused 13.03.2018
19/0046/FUL	Alterations and repairs to building including reinstatement of frontages and side walls, bricking up of some openings, replacement windows and fire escape. Creation of second floor element and enclosed roof terraces to first and second floor. Part change of use of the existing building to recreational uses.	Granted 13.09.2019
19/0242/FUL	Erection of a mixed use scheme comprising 11 flats and 2 retail units following demolition of existing buildings at 18, 18a, 18b and 18c-d Chesterton Road.	Granted 15.01.2020
19/0046/CON DA	Submission of details required by condition 15 (Green Roof) of planning permission 19/0046/FUL	Granted 15.11.2021
19/0046/CON DB	Submission of details required by condition 24 (Boundary Treatment) of planning permission 19/0046/FUL	Pending consideratio n
19/0046/CON DC	Submission of details required by condition 14 (Flood Resilient) of planning	Granted 13.12.2021

permission 19/0046/FUL

19/0046/CON
DD

Submission of details required by
condition 21 (Bats) of planning permission
19/0046/FUL

Granted
24.11.2021

4.0 PUBLICITY

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 2014

Circular 11/95 – The Use of Conditions in Planning Permissions
(Annex A)

5.2 Cambridge Local Plan 2018

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 2 6 7 8 10 22 34 35 55 56 57 58 59 61 62 76 82

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

Central Government Guidance	National Planning Policy Framework 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
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Supplementary Planning Documents	Cambridgeshire and Peterborough Flood and Water Mitcham's Corner Development Framework
Previous Supplementary Planning Documents	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Air Quality in Cambridge – Developers Guide (2008) <u>Cambridge Walking and Cycling Strategy (2002)</u>
	<u>Area Guidelines</u> Castle and Victoria Road Conservation Area Appraisal (2012) Chesterton and Ferry Lane Conservation Area Appraisal (2009)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

- 6.1 The proposed alterations do not change the Highway Authority's original comments and it is requested the condition 23 sought by the Highway Authority and required by the Planning Authority under application 19/0046/FUL be reapplied.

Conservation Officer

- 6.2 It is considered that there are no material Conservation issues with this proposal.

Environmental Quality & Growth Team

- 6.3 Thank you for consulting the Environmental Quality & Growth Team on this application.

A covering letter has been submitted by Turley dated 25th October 2021 which outlines the proposed changes.

I have no comments or recommended conditions to make regarding this variation application subject to the full implementation of the environmental health recommendations and conditions specified within the application 19/0046/FUL.

Drainage

- 6.4 Drainage has no objection to the proposed variation
- 6.5 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 One letter has been received who represents the registered proprietors of 1-8 Riverside Court and 24 & 24a-h Chesterton Road.

- ☐ There is a concern about the increase in the size of the roof terrace. There will be mitigation for overlooking but there will be an increase to the residents of Riverside Court and general chatter of more customers.
- ☐ There are concerns in enclosing the roof terrace will change the acoustics from the roof terrace in a detrimental way.
- ☐ Can there be further noise mitigation measures be put in place to minimise noise.
- ☐ Can the proposed glazing in the eastern elevation at 1st floor levels be obscure glazed and fixed shut to avoid any over-looking into the gardens of no.1 Riverside Court.

- 7.2 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 This application is made under Section 73 of the Town and Country Planning Act 1990. Consideration has therefore been given to the question of the conditions subject to which planning permission should be granted. Due regard has been had to the development plan and any material considerations including any

changes to policies and circumstances since the granting of the original planning permission.

Context of site, design and impact on the Central Conservation Area

- 8.2 The site is located within the Castle and Victoria Road Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 8.3 The changes that are to be made through this proposal are to be considered below and their consideration on the street scene, the building and the Conservation Area.
- 8.4 The changes include the retention of doors and windows where the original ones would have been blocked up. These are located on the ground floor, first floor and second floor of the east elevation.
- 8.5 This change would not dominate the building, the windows and doors that are to be retained are considered to be sympathetic to the building and the street scene. Due to their nature they will not harm the Conservation Area.
- 8.6 The existing fire escape to the building is being proposed to be retained, there are proposed to be some section of the fire escape that are to be repaired and it is to be painted black.
- 8.7 As this is a retention of the current fire escape it would not dominate the side of the building. It would also not harm the character of the Conservation Area. The colour of the fire escape is considered to be acceptable.
- 8.8 Internally there are proposed to be changes to the building, the changes include creating a second internal staircase located along the eastern wall of the building. The current staircase is to be made wider to create further disabled refuge within the stair case. These changes are made on all levels of the building.
- 8.9 The relocation and the extension of the staircases has led to the internal alterations of the floor space. The use of the floor spaces are not to change.

- 8.10 These internal spaces are considered to be acceptable and would not harm the Conservation Area, they would also not impact on the building or the street scene.
- 8.11 To be able to facilitate the redesign of the lift and stair core internally, this has led to alterations of the dimensions of its roof on the third floor. The length of the roof is to be reduced and therefore its bulk and scale reduced on the building.
- 8.12 The changes to the bulk and scale of this element are considered to be acceptable as it would not dominate the building, nor would it dominate the street scene. Therefore it would not harm the Conservation Area.
- 8.13 It has been confirmed by the Conservation Officer that the external changes that are being proposed are acceptable and would not harm the character or appearance of the Conservation Area.
- 8.14 It is considered that the internal and external changes that are being proposed are in conformity with Policy 76 of the Local Plan and Appendix C as there would be no change to that previously permitted on the site.
- 8.15 The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 61(62).

Residential Amenity

- 8.16 Impact on amenity of neighbouring occupiers:
- 8.17 During the progression of the application further information was sought from the applicant to clarify the changes that are being made to the external roof terrace and these were consulted by the Environmental Health Officer. The comments that are made on this matter are included below.
- 8.18 The changes that are being made through this application to the external space shows that the approved scheme and the proposed scheme has the following space. It was also confirmed that the external space would hold a maximum of 250 covers.

	Approved scheme	Proposed Scheme
Internal Space	183m2	152m2
External Space	153m2	184m2 (34m2 would be roofed)

- 8.19 Whilst the external second floor terrace space has increased by 31 m2, 34 m2 of it will be roofed over, which is likely to assist in containing noise, subject to external terrace acoustically absorbent finishes. This was required under condition 9 of permission 19/0046/FUL, and this condition is to be re-applied to this application.
- 8.20 It is therefore considered by the Environmental Health Officer that the proposed alterations are not considered to increase the significance of noise impact at nearby receptors subject to the full implementation of all recommended environmental health conditions from application 19/0046/FUL. These conditions are to be carried over with this permission.
- 8.21 There are conditions 6 and 7 that are to be re-applied to the application which are concerned with the hours of use and music in these areas. This will ensure that there is minimal impact on the amenity to the neighbouring properties from these changes.
- 8.22 The windows and doors that are being proposed to be retained are considered not to cause harm to the amenity of the neighbouring properties and land uses. The windows and doors that are to be retained are on the eastern elevation of the building these face the flank elevation of no.18 Chesterton Road and therefore will not create overlooking.
- 8.23 There are to be no changes to the building that are considered to create any additional overshadowing to the neighbouring properties and land uses.
- 8.24 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 34, 35, 56 and 58.

Highway Safety

- 8.25 There is no objection to the application from the Local Highways Authority on this application. Comments have been received stating that condition 23 is to be re-applied to this decision. Condition 23 refers to the Construction and Traffic Management Plan, this is to be recommended on this decision notice also.
- 8.26 The proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

- 8.27 Part of this proposal is to reduce the amount of cycle parking on the site, from that previously proposed on the site.
- 8.28 Previously there were to be two areas of cycle parking on the site, this is to be reduced to one area of cycle parking. The one area that is to be retained is a two-tier cycle parking area.
- 8.29 The main reason for the loss of the cycle parking is because of the retention of the external stair case as a fire exit and the internal alterations as detailed above, to widen the current internal staircase to facilitate disable refuge areas.
- 8.30 Currently on the site, prior to the implementation of application 19/0046/FUL, there would be no cycle parking provided on the site. With the implementation of application 19/0046/FUL there would be an increase in the provision of cycle parking on the site.
- 8.31 Other alternatives have been considered by Officers and different locations for cycle parking, however, this is a tight site and it is not possible to provide adequate space for any other cycle parking.
- 8.32 This application still creates an increase of the provision of cycle parking that would be on the site. Even though there is to be a reduction of cycle parking on the site from that already permitted, it is considered that the level of cycle parking that is being proposed is acceptable. This application is considered to be in a sustainable location and there is other cycle parking located in the area.

- 8.33 Condition 19 is to be reapplied to the application, this condition has not been discharged as part of the previous applications on the site. This requires detailed submission of the cycle parking to be provided. Therefore, further detail of the two level cycle parking can be ascertained through this condition discharge.
- 8.34 Through the changes that are proposed in this application, the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Third party Representations

- 8.35 Concerns were raised through the consultation of the application in regards of following impacts on the amenity of the neighbouring properties.
- 8.36 There is a concern about the increase in the size of the roof terrace. There will be mitigation for overlooking but there will be an increase to the residents of Riverside Court and general chatter of more customers. It has been confirmed through the additional information that there would be an increase in the amount of floor space. However, as this area is to be roofed, the impact would be minimal and the re-implementation of the previous conditions will mitigate the harm.
- 8.37 There is a concern that the addition of the proposed roof will harm the neighbours and change the acoustics of the area. This has been considered by the Environmental Health Officer and it is considered that it would not harm the amenity of the neighbouring properties and land uses.
- 8.38 The previous noise mitigation conditions are to be applied to the application, it is considered that it is not necessary to impose any further conditions as requested by the objections to this application.
- 8.39 It has been requested that the proposed glazing in the eastern elevation at 1st floor levels be obscure glazed and fixed shut to avoid any over looking into the gardens of no.1 Riverside Court. It is agreed that a condition of this nature is applied to the application. However, it is applied to windows only as it would not be acceptable to apply this to the doors, as they are to be fire doors.

9.0 RECOMMENDATION

APPROVE, subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of the parent permission reference 19/0046/FUL, namely the 13th September 2019.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

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

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

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

4. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

5. The use hereby approved shall not operate outside the hours of 07:00 - 00:00 Monday to Saturday, 07:00 - 23:00 on Sundays.

Reason: To protect the amenity of the adjoining properties.

(Cambridge Local Plan 2018 policy 35)

6. The external terraces including rooftop terraces shall only be used by patrons and staff between the hours of 07:00 - 22:00hrs Monday to Sunday and shall be clear of patrons and staff outside these hours. Any waste / glass removal required and the cleaning of these areas including the clearance and the movement of any tables and seating / chairs shall only be undertaken during these times only.

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

7. Acoustic / unamplified music and the playing of amplified music / voice within the external terraces including the roof top yoga studio is prohibited subject to the submission of an acceptable noise impact assessment and insulation scheme for approval by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

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

8. Apart from the external doors to the main ground floor entrance lobby onto Chesterton Road all external doors and windows serving the premises as approved shall be kept closed at all times during the playing of internal unamplified and amplified music and/or amplified voice.

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

9. Within one month of commencement of development, in accordance with condition 25, a noise insulation / mitigation scheme or details of other relevant noise control measures as appropriate, in order to minimise the level of noise emanating from the premises, including noise from activities and uses within the internal and external spaces, shall be submitted in writing for approval by the Local Planning Authority. The scheme / details shall have regard (but not be limited to) the following:

o Level and type of music / voice - acoustic / unamplified and

amplified

- o Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;
- o Music noise cut-off devices to any external doors;
- o Noise egress, airborne, structural and flanking sound via building structural elements;
- o Building fabric, glazing, openings and ventilation systems acoustic performance including detailed composite acoustic performance calculations of external facades and noise prediction to nearby noise sensitive receptors with special consideration of low frequency noise characteristics / components of music;
- o External terrace screening / balustrade / barrier acoustic performance and use of acoustically absorbent finishes to external hard reflective surfaces
- o Adequate alternative ventilation should be provided to ensure external doors and windows remain closed;
- o Premises entrances / exits (including details of acoustic lobbies) and any associated external spaces and patron noise;
- o Noise management plan for external patron noise to include a complaints management and handling procedure;
- o All other noise insulation / mitigation proposals not detailed above (such as perimeter walls / barriers / screens) The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the use hereby permitted is commenced and shall be fully retained thereafter.

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

10. Before the use hereby permitted is commenced a post construction completion, commissioning and testing report for the noise insulation scheme, to include the acoustic performance testing /monitoring, shall be submitted to and approved in writing by the local planning authority.
The post construction completion, commissioning and testing report shall demonstrate compliance with the Noise Insulation Scheme (as approved / required by condition 9 respectively) and shall include; airborne and structural acoustic / sound insulation and attenuation performance certification / reports for the various elements of the scheme, the consideration and inspection of the standards of workmanship (including quality control) and detailing of the sound insulation scheme and any

other noise control measures as approved. Details of the full noise insulation scheme sound performance testing and monitoring including, noise limiting control / limiter device level setting and certification to the satisfaction of the LPA will be required.

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

11. All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 22:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Service collections / dispatches and deliveries are not permitted at any time on Sundays or Public Holidays.

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

12. Prior to the installation of plant, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.
The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development and the use hereby approved shall not exceed the rating level limits specified within the submitted RSK noise impact assessment report dated 20th June 2019 (297344-04(01)).

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

13. Prior to the installation of plant, details of equipment for the purpose of air conditioning and extraction abatement and filtration of odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/abatement/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall have regard to design recommendations within EMAQ's "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004

report prepared by NETCEN for DEFRA)" dated September 2018.

Reason: To protect the amenity of the adjoining properties and the conservation area. (Cambridge Local Plan 2018 policies 35 and 61)

14. The flood resilient /resistant construction shall be constructed in line with plan 1384/400 and the Development shall take place in accordance with the approved details.

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

15. The green roof is to be constructed in line with details on plan 2109/320 and shall take place in accordance with the approved details.

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

16. All new joinery [window frames, etc.] shall be recessed at least 50 / 75mm back from the face of the wall / façade. The means of finishing of the 'reveal' is to be submitted to and approved in writing by the Local Planning Authority prior to installation of new joinery. The development shall be carried out in accordance with the approved details.

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

17. No new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

18. Prior to the commencement of installation of glass/glazing, full

details of all glass to be installed in doors / windows / screens, etc., shall be submitted to and approved in writing by the Local Planning Authority. Mirrored, reflective, metallic coated or other non-transparent glass are unlikely to be approved. The development shall be carried out in accordance with the approved details.

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

19. Prior to first occupation of the development, hereby permitted, or commencement of the use, full details of facilities for the covered, secure parking of bicycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or the use commences and shall be retained in accordance with the approved details thereafter.

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

20. Prior to first occupation or the bringing into use of the development, the 1.7 metre high terrace screens, the flank windows to the second floor balcony and all windows shown to be obscurely glazed shall be fitted with obscure glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and thereafter be retained in accordance with the approved details. All windows to the side and rear elevations shall be fixed and non-opening.
Prior to first occupation or the bringing into use of the development, all windows shown to be blocked shall be bricked up. No further openings shall be made.

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

21. The bat roosting tubes shall be installed as per information on plans 1384/401. The installation of the bat roosting tube shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018 policy 70).

22. There shall be no external lighting of the river Cam County Wildlife Site.

Reason: To protect sites of biodiversity and priority species and habitats (Cambridge Local Plan 2018 policies 69 and 70)

23. The development hereby approved shall be carried out in accordance with the submitted Construction and Traffic Management Plan.

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

24. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design and material of an acoustic fence to be erected between the application site at basement level and 1 Riverside Court. The acoustic fence shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59)

25. Prior to commencement of development, the developer will notify the Local Planning Authority in writing of the date that development will commence for the purposes of conditions 9 and 14.

Reason: To define the time period for submission of these required details.

26. The development, hereby permitted, shall not be occupied until the proposed windows in the eastern elevation at 1st floor levels 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).