



Planning Committee Date	03.08.2022
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/02030/FUL
Site	Land R/O 1 Priory Street, Cambridge CB4 3QH
Ward / Parish	Castle
Proposal	Erection of new single storey dwelling
Applicant	Mr Jason Frost, Bloomhall Ltd.
Presenting Officer	Charlotte Spencer
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Impacts on the Conservation Area 2. Impacts on residential amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for the erection of new single storey dwelling.
- 1.2 The proposal respects the character and appearance of the street scene, surrounding area and Castle and Victoria Road Conservation Area.
- 1.3 The proposal does not adversely impact the residential amenity of neighbouring properties and provides adequate living conditions for future occupiers.
- 1.4 The proposal would not have a detrimental impact on highway safety.
- 1.5 Officers recommend that the Planning Committee approve the proposal.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	1
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	X
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The application relates to the rear part of the garden area of No.1 Priory Street which is a two storey, end of terrace dwelling house located to the west of the public highway. To the south of the site runs Westfield Drive.
- 2.2 The application site shares a boundary with No.3 Priory Street to the north. To the west runs an access road connecting Westfield Lane and Canterbury Street which is informally known as Piggy Lane. Beyond the access road lies St Stephens Place which is a block of flats.
- 2.3 The area is residential in character and appearance and the site lies within the Castle and Victoria Road Conservation Area and is within a Controlled Parking Zone.

3.0 The Proposal

- 3.1 The application is seeking planning permission for the erection of a new single storey dwelling.

3.2 The dwelling would be a single storey, 1-bed, 1-person dwelling house. It would be located within the rear most part of the garden of No.1 Priory Street and would have a depth of 4.6 metres and a width of 11.1 metres. It would have a triple, mono-pitched roof with a maximum height of 3.7 metres. The north and south facing walls would be extended by a further 5.8 metres creating a walled patio area. A bin and bike store would be installed at the eastern end of the patio area which would have a pitched roof to mirror the roof of the main house with a maximum height of 3 metres.

4.0 Relevant Site History

	Reference	Description	Outcome
	21/05423/FUL	Erection of a new dwelling	REF 01.03.2022
4.1	A previous application for a new dwelling in this location was refused on 01 March 2022. It was considered that: the proposal by reason of the size, scale, height and siting adjacent to the public highway would result in an over dominant addition to the street scene resulting in the loss of a visually open gap; the proposal would have an unacceptable impact on the residential amenity of No.3 Priory Street by reason of sense of dominance and overshadowing; that the size and siting of the amenity space would fail to provide an adequate private amenity for future occupiers and; the siting of the main entrance on to the unadopted track would result in safety issues.		
4.2	This application is a resubmission of the refused and seeks to overcome the issues raised. The size of the dwelling has been reduced from a one and a half storey, two bed dwelling, to a single storey, 1-bed dwelling; further details regarding sight lines from neighbours to the amenity space have been submitted and the entrance has been relocated to the Westfield Lane elevation.		

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

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 28: 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 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 52: Protecting garden land and subdivision of dwelling plots

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 61: Conservation and enhancement of historic environment

Policy 71: Trees

Policy 82: Parking management

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Health Impact Assessment SPD – Adopted March 2011

Public Art SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

5.4 Other Guidance

Castle and Victoria Road conservation area

6.0 Consultations

6.1 County Highways Development Management

6.2 No objection. Please add informative that new residents will not qualify for Residents' Parking Permits.

6.3 Sustainable Drainage Officer

6.4 Proposals have not indicated a detailed surface water or foul drainage scheme. However, as this is a minor development and there are no known flood risk issues, this can be dealt with by way of condition.

6.5 Conservation Officer

6.6 The modern garage does not contribute positively to the conservation area and the principle of replacing it can be supported. The dwelling would remain subservient to the terraced properties on Priory Street and would be generally appropriate in the context of Westfield Street. The proposal would preserve or enhance the character or appearance of the conservation area.

6.7 Materials to be confirmed by way of condition.

6.8 Tree Officer

6.9 No formal objection, but development significantly reduces available space for replacement planting. The submitted AIA cites replacement planting but no details have been provided.

6.10 Conditions regarding tree protection and replacement trees are required.

6.11 Environmental Health

6.12 Acceptable subject to conditions regarding construction/demolition hours, deliveries, piling and plant noise insulation.

7.0 Third Party Representations

7.1 Two representations have been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Inadequate for long term use;

7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 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 The principle of the development is acceptable and in accordance with Policies 1 and 3 of the Cambridge Local Plan (2018)

8.4 Design, Layout and Scale and Landscaping and Impact on the Conservation Area

8.5 Policies 55, 55, 56, 57 and 59 of the Cambridge Local Plan (2018) seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment. Policy 52 states that proposals on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where the form, height and layout of the development is appropriate to the surrounding pattern of development.

8.6 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Paras 189 – 202 of the NPPF provide advice on proposals affecting heritage assets and how to consider different levels of harm. Para. 194 states ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’. Policy 61 of the Local Plan aligns with the statutory provisions and NPPF advice.

8.7 The site lies within the Castle and Victoria Road Conservation Area. The Conservation Area appraisal states that there is a unity to Priory Street, however, Westfield Lane demonstrates how some modern buildings complement the surroundings and others disregard the grain.

8.8 The existing garage on the site does not positively contribute to the conservation area and so there is no concern with the principle of replacing this with a new building. The proposed dwelling would read as part of Westfield Lane rather than Priory Street. Westfield Lane has been developed over time as back land development with many new properties being constructed within the large gardens of the properties along Huntingdon Road. As such, it is considered that the precedent of back land development within the area has been set and the addition of a new dwelling house on this site would be acceptable in principle and would not result in unacceptable harm to the historical grain.

8.9 Due to the size and scale of the dwelling it is considered that it would appear subordinate to the host dwelling. In addition, there is no concern with the more modern appearance as it would be of simple design and more modern materials have been used along Westfield Lane.

- 8.10 Whilst the southern side of Westfield Lane has been developed, the northern side comprises mostly garden areas of the houses which run along the roads perpendicular to Westfield Lane. The road is very narrow, with a width of 6.6 metres including the pavements, and the wider area is visually built up and as such, it is considered that the garden areas add visual relief to the area. Whilst the new dwelling would result in the loss of some of this garden area, it would replace an existing single storey building. There are a number of outbuildings within the rear gardens of the properties along Priory Street and so a new single storey building in this location would not be out of keeping with the wider area. The loss of trees and greenery is unfortunate, however, due to the limited height, it is considered that longer views of the greenery that these gardens allow for, would still be partially visible from the public realm.
- 8.11 The dwelling would be built up to the footpath along Westfield Lane and as such it would be dominant within the street scene. Westfield Lane is already enclosed due to the narrow nature of the street and the nearby buildings. However, as the dwelling would be approximately 1.5 metres to 2 metres higher than the existing boundary fence and the additional height would not span the full width, it is considered the additional sense of enclosure would be limited and would not be great enough to warrant a refusal.
- 8.12 The Conservation Officer has raised no objections subject to the details of the materials being submitted which can be done by way of condition. This is considered reasonable to ensure that the proposal would appear in keeping with the character of the conservation area.
- 8.13 Overall, it is considered that the proposed development would have an acceptable impact on the character and appearance of the street scene and surrounding area and would preserve or enhance the character of the Castle and Victoria Road Conservation Area. As such, the proposal is compliant with Policies 52, 55, 56, 57 and 61 of the Cambridge Local Plan (2018), the provisions of the Planning (LBCA) Act 1990 and the NPPF.
- 8.14 Trees**
- 8.15 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.16 The application is accompanied by an Arboricultural Impact Assessment which has been reviewed by the Council's tree officer. They have not raised any formal objections to the proposals but note that the development reduces available space for replacement planting. In order to protect the trees adjacent to the site and to ensure that the replacement

planting is done as per the AIA conditions have been requested which are considered reasonable.

8.17 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

8.18 Biodiversity

8.19 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

8.20 It is considered that the biodiversity net gain can be dealt with by way of an appropriate condition. Subject to this condition, it is considered the proposal is compliant with Policies 57 and 70 of the Cambridge Local Plan (2018).

8.21 Water Management and Flood Risk

8.22 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

8.23 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

8.24 The Council's Sustainable Drainage Engineer has advised that a detailed surface water or foul drainage scheme which can be dealt with by way of condition. However, due to the minor nature of the proposal and that it would be covered under separate building regulations it is considered that it would be unreasonable to add them in this instance.

8.25 Highway Safety and Car and Cycle Parking

8.26 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the

provision for cargo and electric bikes should be provided on a proportionate basis

- 8.27 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.28 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal. The site lies within a Controlled Parking Zone and offers no off street parking provision. This would comply with Appendix L of the Cambridge Local Plan (2018) which states up to 1 space per dwelling would be allowed. The Local Highways Authority have stated that no residents parking permits would be allowed for the occupiers of the new dwelling and so the proposal would be car-free. Due to the location of the site close to public transport links and that adequate cycle spaces would be provided this is considered acceptable. The proposal accords with Policies 80, 81 and 82 of the Cambridge Local Plan (2018) and is compliant with NPPF advice. Cycle parking would be provided for at least two cycles within a bespoke designed lean-to structure which mirrors the saw tooth arrangement of the main dwelling within the courtyard garden area and would be readily accessible by future residents.

8.29 Amenity

- 8.30 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

8.31 Neighbouring Properties

8.32 No.1 Priory Street

The new dwelling would be located 14 metres from the host dwelling and so it would not intersect the 25 degree vertical line from this property. Whilst the cycle store would be 8 metres from the rear of the No.1 this is limited in height and the roof slopes away from the property. The plans demonstrate that due to the positioning of the cycle store the first floor windows of No.11 would not result in a loss of privacy to the proposed garden area and ground floor window of the proposed dwelling. Subsequently, it is considered that the proposed dwelling would have an acceptable relationship with the host dwelling.

8.33 No.3 Priory Street

The proposed dwelling would be built up to the shared boundary line with No.3 Priory Street. No.3 Priory Street benefits from a rear extension which has not been demonstrated on the site plan. The main dwelling would be located 13 metres from the rear of No.3 Priory Street and the cycle store

would be located 7 metres away. Due to the limited size and scale of the cycle store it is considered that this would have a limited impact on this property. Due to the size of the proposed dwelling and the separation distance, it would not intersect the 25 degree vertical line from this property. The proposed dwelling would result in a 17 metre long wall along the boundary which ranges in height between 2.3 metres and 3.7 metres. This would be restricted to the rear of the garden and No.3 benefits from a small garage at the rear. The majority of the taller part of the roof would be located adjacent to the garage. It is also noted that the roof slopes downwards towards the main property. In addition, a 2.5 metre high outbuilding could be built on the same footprint without planning permission and the lowest height would be limited to 0.3 metres above the height for what would be allowed under permitted development for a new boundary treatment. Subsequently, whilst it is accepted that there would be some impact on the residential amenity of No.3, it is considered that the impact would not be great enough to warrant a refusal.

8.34 Nos.7 and 7A Westfield Lane

Due to the narrow nature of Westfield Lane, the proposed dwelling would be located 6.6 metres from the front walls of Nos.7 and 7A Westfield Lane. No.7A benefits from a ground floor window, however, due to the limited height of the dwelling it would not intersect the 25 degree vertical line. There would be one window next to the front door facing these properties, however, it is considered that the ground floor windows of Nos.7 and 7A have low levels of privacy due to their siting right on the public highway.

8.35 The plans demonstrate that there would be some overlooking to the garden area of the proposed dwelling from the first floor windows of these neighbours, however, due to the boundary wall, this would be limited.

8.36 Subsequently, it is considered that the proposed dwelling would, on balance, have an acceptable impact on the residential amenity of the neighbouring properties by reason of loss of light, loss of outlook, sense of dominance or loss of privacy.

8.37 Future Occupants

8.38 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).

8.39 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
1	1	1	1	39	40	+1

8.40 Garden Size

8.41 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers. Whilst the patio garden would be small, it is considered that it would allow for sitting out and drying clothes. In addition, it is noted that other new properties in the area benefit from similar sized gardens and the site is located within the walking distance of the park. As such, it is considered that the garden provision is acceptable in this instance.

8.42 Policy 51 of the Cambridge Local Plan (2018) requires all new homes to be of a size, configuration and internal layout to enable Building Regulations requirement M4 (2) 'accessible and adaptable dwellings to be met. It is considered that the proposed dwelling would allow the requirements to be met and a condition will be attached to ensure the scheme would comply with the requirements.

8.43 Construction and Environmental Impacts

8.44 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. 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.

8.45 Third Party Representations

8.46 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Character, appearance and scale	Considered in paragraphs 8.5-8.13
Residential amenity	Considered in paragraphs 8.30-8.36
Inadequate for long term use	Planning permission for a single dwelling house has been submitted for consideration. The use of the building as a short term holiday let cannot therefore be considered. A new planning application would need to be submitted if they wish to convert this to a holiday let.

8.47 Other Matters

8.48 Bins

8.49 Policy 57 requires refuse and recycling to be successfully integrated into proposals. A bin store would be provided.

8.50 Planning Balance

8.51 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

8.52 Summary of harm

8.53 The new dwelling would result in the loss of some of the green space and would have some impact on No.3 Priory Street in terms of enclosure. However, these have been considered to be limited levels of harm.

8.54 Summary of benefits

8.55 The proposal would result in a net gain of a dwelling which would contribute to the housing market. This is a small dwelling which would be considered more affordable than other larger properties within the area.

8.56 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

8.57 Recommendation

8.58 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

9.0 Planning 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 shall take place above ground level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. 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, 57 (for new buildings) and/or 58 (for extensions)).

4. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority and written approval given, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

5. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197

of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

6. No works to any trees shall be carried out until the LPA has received and approved in writing the full details of replacement planting. Details are to include number of replacements, species, size, location and approximate date of planting.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity.

7. Trees will be planted in accordance with the approved planting proposal. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed or die another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity.

8. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

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, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:
- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
 - ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
 - iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
 - iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
 - v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

13. 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)

14. No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:
- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and
 - b) Details of any mitigation measures required to maintain amenity and prevent nuisance.
- The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).
- 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).
15. 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).
16. The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.
- Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

Informatives

1. Residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.
2. To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014+A1:2019) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background sound level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

If noise sensitive premises are located within the site boundary, then the glazing of the premises and/or amenity areas will also be a location for the rating level of all plant not to exceed the existing background sound level (LA90).

Tonal/impulsive sounds and other sound characteristics should be eliminated or at least considered in any assessment and should carry an additional correction (rating penalty) in accordance with BS4142:2014+A1:2019. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the application boundary having regard to neighbouring premises

3. In order to facilitate the upgrade of heating systems to efficient (i.e. heat pump) electric heating, radiators shall be sized and fitted on the basis of running at a maximum of 45°C flow temperature to all residential units. In addition, for all residential units identify an appropriate space for external air source heat pump units that are acceptable within permitted development requirements for noise, proximity to boundaries and physical size and provide valved and blanked pipe work connections between the external unit and the primary heating installations (heating pump and hot water tank) to enable the use of the heat pump system with minimum disruption upon gas boiler removal. The hot water tank is to incorporate sufficient heat exchanger area and storage volume to allow a designated heat pump system with domestic hot water capabilities to be used without the need for replacement or upgrade.
4. The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and

it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level.

To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.