



Planning Committee Date	7 September 2022
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/02618/S73
Site	Lockton House, 12 Clarendon Road, Cambridge
Ward / Parish	
Proposal	S73 to vary condition 2 of ref: 20/04826/FUL (Demolition of Lockton House and 1&2 Brooklands Avenue and replacement with two new buildings comprising offices (Use Class E), flexible commercial space (Use Class E) to include a cafe, underground parking and utilities, erection of covered walkways, electricity substation, bin stores, access, cycle parking and associated hard and soft landscaping) for the retention of the gable wall of 1-2 Brooklands Avenue and associated alterations to form and appearance of Building A, installation of PV panels on Building A and B, air handling plant decks on Building A and ventilation screen to ramped vehicle entrance to Building B to meet net zero carbon aspirations, fenestration changes, and other minor material amendments.
Applicant	C/O Agent
Presenting Officer	Alice Young
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Design 2. Amenity 3. Sustainability
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 This Section 73 application seeks to vary condition 2 of ref: 20/04826/FUL (*Demolition of Lockton House and 1&2 Brooklands Avenue and replacement with two new buildings comprising offices [Use Class E], flexible commercial space [Use Class E] to include a cafe, underground parking and utilities, erection of covered walkways, electricity substation, bin stores, access, cycle parking and associated hard and soft landscaping*) for the retention of the gable wall of 1-2 Brooklands Avenue and associated alterations to form and appearance of Building A, installation of PV panels on Building A and B, air handling plant decks on Building A and ventilation screen to ramped vehicle entrance to Building B to meet net zero carbon aspirations, fenestration changes, and other minor material amendments.
- 1.2 The retention of 1-2 Brookland Avenue's eastern gable and the consequent design changes to Building A are as a result of the owner of the adjacent site Unex/City House not allowing access to their land for the safe demolition of this eastern gable. The applicant has explored ways to demolish the gable and continue as per the original consent (20/04826/FUL), however, this cannot be done safely and therefore, the gable wall has to be retained. Officers are satisfied with this justification for the retention of the existing gable to 1-2 Brooklands Avenue.
- 1.3 The proposed design retains the gable wall of the original 1-2 Brooklands Avenue and re-designs the front elevation and link between the front and rear sections of Building A. While it is unfortunate that the gable has to be retained, this has been adequately justified given the restricted access to the adjacent site (City/ Unex House) for demolition. Despite this, the proposed design still maintains a simple modern counterpoint to the existing Brooklands Avenue terrace, respecting and being sympathetic the Brooklands Aveune terrace, the Grade II listed Royal Albert Homes opposite the site and the Brooklands Avenue Conservation Area. The change in roof form resulting from the retention of the gable while adding massing on the western boundary, does not result in significant harm to adjacent residential occupiers. Similarly, as demonstrated through the Glint and Glare Assessment submitted, the proposed solar panels would result in a limited solar reflection impact to surrounding residential occupiers.
- 1.4 The proposed solar panels and alterations to the mechanical, electrical and public health systems and energy strategy significantly improve the energy performance and operational carbon emissions which result in the development likely to achieve net zero carbon emissions (EPC asset rating of less than zero). This creates significant economic and environmental benefits to the proposed development over and above the

original consent 20/04826/FUL as well as being an exemplar for net zero carbon development and pushing sustainability standards of development in Cambridge more broadly.

- 1.5 Taking all factors into account, officers consider that the proposal would provide high-quality office space which is needed in Cambridge, making efficient use of land. Moreover, given the sustainability credentials aiming to reach net zero carbon, the proposed office space would be an exemplar for sustainable development. The proposed minor material still create a high-quality development that respects the character of the area and sensitively responds to the heritage assets within close proximity of the site.
- 1.6 Officers recommend that the Planning Committee approve the application subject to conditions and S106 obligations.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	x
Conservation Area	x	Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
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 site formerly consisted of Lockton House and 1-2 Brooklands Avenue. Lockton House is a 1960s brown brick, tinted ribbon windows, 6 storey office block that is sited within the southern section of the site and is accessed off Clarendon Road. 1-2 Brooklands Avenue is an end of terrace Victorian office building and is accessed off Brooklands Avenue. Both Lockton House and the majority of 1-2 Brooklands Avenue (aside from the gable end wall) has since been demolished as permitted under 20/04826/FUL. Works have continued on site with building B of 20/04826/FUL to the rear of the site now being partially erected.
- 2.2 The site lies partly within the Brooklands Avenue Conservation Area. Grade II listed Royal Albert Homes sit opposite 1 & 2 Brooklands Avenue. Mature trees and landscape define the western boundary; a row of leylandii trees subject to a TPO are located along the southern boundary. The site lies within a Controlled Parking Zone and within Cambridge Airport Consultation Zone.

2.3 To the west of the site on Brooklands Avenue, there are a mix of commercial and residential units housed in the attached terrace. To the east is City / Unex House a three storey commercial office, the built form separated by a vehicular access and street level car parking. To the north and west of the L shaped site fronting Clarendon Road are several residential townhouses. The uses in the area are therefore mixed commercial and residential.

3.0 The Proposal

3.1 The Section 73 application seeks to vary condition 2 of ref: 20/04826/FUL (Demolition of Lockton House and 1&2 Brooklands Avenue and replacement with two new buildings comprising offices [Use Class E], flexible commercial space [Use Class E] to include a cafe, underground parking and utilities, erection of covered walkways, electricity substation, bin stores, access, cycle parking and associated hard and soft landscaping) for the retention of the gable wall of 1-2 Brooklands Avenue and associated alterations to form and appearance of Building A, installation of PV panels on Building A and B, air handling plant decks on Building A and ventilation screen to ramped vehicle entrance to Building B to meet net zero carbon aspirations, fenestration changes, and other minor material amendments.

3.2 This section 73 application has been submitted as the owners of City House / Unex House will not allow access onto their land to enable the safe demolition of 1-2 Brooklands Avenue. This has led to the redesign of Building A, which replaces 1-2 Brooklands Avenue, to include the eastern gable end. The design was also changed to improve the energy performance and operational carbon emissions of both Building A and B through the desire to reach net zero carbon emissions.

4.0 Relevant Site History

Reference	Description	Outcome
20/04826/FUL	Demolition of Lockton House and 1&2 Brooklands Avenue and replacement with two new buildings comprising offices [Use Class E], flexible commercial space [Use Class E] to include a cafe, underground parking and utilities, erection of covered walkways, electricity substation, bin stores, access, cycle parking and associated hard and soft landscaping	Permitted

4.1 20/04826/FUL was taken to the 21st April 2021 planning committee where Members approved the development in accordance with the Officer recommendation.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

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 2: Spatial strategy for the location of employment 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 32: Flood risk

Policy 33: Contaminated land

Policy 34: Light pollution control

Policy 35: Human health and quality of life

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 61: Conservation and enhancement of historic environment

Policy 62: Local heritage assets

Policy 63: Works to a heritage asset to address climate change

Policy 70: Protection of priority species and habitats

Policy 71: Trees

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Landscape in New Developments SPD – Adopted March 2010

Public Art SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

5.5 Other Guidance

Brooklands Avenue conservation area

6.0 Consultations

6.1 Cambridge Airport – No objection.

6.2 No objections. Given the nature of the proposed development, it is possible that a crane may be required during construction. Draws the applicants attention to the British Standard Code of Practice for the safe use of cranes and for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome.

6.3 County Highways Development Management – No objection.

6.4 No objections subject to the condition sought by the LHA under 20/04836/FUL

6.5 County Transport Assessment Team – No objection.

6.6 No objections subject to the mitigations (S106 contribution to Chisholm Trail and travel plan condition) outlined in 20/04826/FUL.

6.7 Lead Local Flood Authority – No objection.

6.8 The application does not appear to have any flood risk or drainage implications therefore LLFA have no comments to make.

6.9 Urban Design – No objections.

6.10 The design statement explains and justifies the reasons for the proposed changes to the original permission. These changes include the amendments to the form and appearance of building A, alterations to rooftop plant, additional PV panels on Buildings A and minor amendments to the size of the substation and vehicle ramp entrance on Building B. The

proposals do not fundamentally change the design strategy for the site and therefore are acceptable.

6.11 Conservation Officer – No objections.

6.12 No objections subject to the conditions on the previous consent.

6.13 Due to the retention of the gable end wall the eaves line needs to be raised and a flat roof maintained. This change in roof profile made the original layout of the windows and bay feature look out of proportion and so these elements have been reversed and enlarged to provide a better-balanced façade. A full-length window now sits to the right of the façade and mirrors the full-length bays on the remainder of the terrace. Due to the taller expanse of brickwork the remaining window has also been enlarged. The ground floor remains essentially the same.

6.14 It is unfortunate that the approved design cannot be delivered as the pitched roof form and matching eaves line provided continuity with the adjacent building. However, given the difficult situation this design has worked within the new constraints and still provides a simple modern counterpoint to the highly decorative style of the remainder of the terrace.

6.15 Taking the above into account, I consider that the proposal will preserve or enhance the character or appearance of the conservation area. The proposals will comply with Local Plan policy 57, 61. With reference to the NPPF and the effect on the significance of the heritage asset, paragraph 192 would apply.

6.16 Historic England – No comments.

6.17 Suggest engagement with specialist Conservation and Archaeological Officers internally.

6.18 Senior Sustainability Officer – No objections.

6.19 No objections subject to conditions requiring the submission of a BRE issued Design Stage Certificate demonstrating at least BREEAM excellent and maximum credits for WAT 01 and a BREEAM post construction certificate to demonstrate compliance.

6.20 Fully support and welcome the commitment to enhancing the performance of the scheme to support the transition to net zero carbon which significantly outperforms current planning policy requirements. These improvements will deliver a significant improvement in building emission rates. Whereas the original proposals delivered a 22.81% improvement on Building regulations, the revised approach delivers a 95.3% improvement for Block A and a 108% improvement for Block B and achievement of 8 out of 9 credits for Ene01 as part of the BREEAM assessment (the original scheme was achieving 4 credits).

6.21 Landscape Officer – No objections.

6.22 The changes to the substation are positive in nature and make for a more accessible cycle parking area as well as additional landscape provision for the site.

6.23 Environmental Health – No objections.

6.24 No objection subject to the conditions recommended under 20/04826/FUL remaining on this S73.

6.25 Police Architectural Liaison Officer – No objection.

6.26 The area is medium/ high vulnerability to the risk of crime. Consideration has been given to create a development and environment that provides a safe place for employees and visitors.

6.27 Comments/ recommendations:

- Suggest specific two tier cycle racks which are listed on the SBD site
- Clarification on security measures and control for the offices and basement cycle storage
- Recommends alarms – BS EN 50131 for wired alarm systems 4 grades
- Recommends CCTV and the applicant to read BS 8220 guide for the security of buildings against crime
- Lighting recommendations – access roads and footpaths, car and cycle parking including loading areas are lit by columns designed to BS5489-1:2020 or BS EN 12464-2:2014 and LED dusk to dawn wall mounted lights above each entrance and around the building line.
- Recommend fitting gates or roller shutters to the basement access and controlled security door for basement cycle access.
- External cycle provision should be in view of office windows, well-lit and covered by CCTV
- Planting should be kept down to 1-1.2m in height and trees crowns raised to 2m to ensure clear views
- Doors all set allowing direct access
- All ground floor windows and easily accessible windows should be a certain standard for safety and security reasons.

7.0 Third Party Representations

7.1 3 representations have been received.

7.2 Those in objection have raised the following issues:

Character impact

- PV panels on building A would have a detrimental impact on the character and appearance of the Conservation Area and the external appearance of the building materially affected.
- The proposed grantry on building B would be 0.5m higher than the previously approved building B, visible from Clarendon Road and Brooklands Avenue in long range views and from neighbours gardens.
- Extent of PV panels is unnecessary, exceeding the City Council's policy
- PV will give an industrial look to building B which should have a more 'domestic' appearance, jarring with the surrounding townscape and harming the conservation area.
- Building A does not positively contribute to the townscape. Dormer extends into and above the roofline, not preserving or enhancing the character of the terrace.
- The retention of the gable wall has resulted in a roofline that is far less coherent and visually detrimental.
- Questions why the gable has to be retained in its full extent. It is difficult to believe that it is not possible to alter the gable wall to the scale of the proposed scheme.
- Building A is even more dominant than the previous scheme. The massing, even more dominant long windows next to no. 3 all differentiate the building from the rest of the terrace.
- Detailing and fenestration on the front elevation is not reflective of the terrace.
- Do the cycles have to be in such a prominent position?

Residential amenity

- Glint and glare issues to surrounding properties on Clarendon Road. The Glint and Glare Assessment does not take this into account and only shows trees in leaf, which is not the case all year round.
- Overlooking to Royal Albert Homes opposite.

Inaccuracies / inconsistencies

- Page 9 of the Town and Visual Impact Assessment part 2 is incorrect as the large tree at the front of the building has been pruned without permission and the delivery bay has been omitted from the visual. Dormer is not accurate.
- Gates included in 20/04826/CONDG not in the S73 application. It was stated in the FUL application that the courtyard will be publicly accessible. This should be publicly accessible.
- Does not show the boundary of no. 3

8.0 Member Representations

8.1 Not applicable

8.2 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.

9.0 Assessment

9.1 Principle of Development

9.2 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.

9.3 The principle of development for the redevelopment of the site to provide high quality office space has already been established through approval of 20/04826/FUL. Works have started on site to erect building B so a fallback position has too been established. The S73 proposes changes to the visual appearance of both building A and B, with little changes to the scale, massing and footprint of the proposed buildings. Alterations are mainly limited to the installation of PV panels and associated facilities and minor alterations to the fenestration, scale, massing and visual appearance of building A (which fronts Brooklands Avenue). Accordingly, Officers consider that the proposed revisions would not alter the assessment of the principle of development.

9.4 The principle of the development is acceptable and in accordance with policies 40 and 41 of the Cambridge Local Plan (2018).

9.5 Design, Layout, Scale and Landscaping

9.6 Policies 55, 56, 57, 58 and 59 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 60 seeks to ensure that tall buildings respect the skyline of Cambridge and fit within the existing landscape and townscape.

Building A

9.7 The S73 application seeks to retain the gable wall of 1-2 Brooklands Avenue and as a result, includes alterations to form and appearance of Building A. This consists of altering the fenestration of the southern elevation fronting Brooklands Avenue to site the full-length projecting bay window to the right of the façade and the square first floor window on the left and the altering the roof profile (from a pitched roof to a flat roof) of the link connecting the retained gable and the four pitched roof gables facing east. Effectively the original layout of the Brooklands Avenue elevation with the square picture window and bay feature have been reversed and

enlarged. Further alterations include two plant decks: one on the flat roof link which will be screened by perforated metal screens and one on the three-storey pitched roof section between the two first ridges. The latter would not be visible given its siting between the two ridges and the height of the building. Photovoltaic panels are also proposed on the southern pitches of Building A and the flat roof of Building A screened by the retained gable.

- 9.8 It is unfortunate that the original scheme is proposed to be altered as it decreased the ridge and eaves of the replacement 1-2 Brooklands Avenue (Building A) to conform with the terrace. However, officers acknowledge that the safe demolition of the gable end is not possible as the owners of City/ Unex House are not prepared to allow access to their land. Noting the design changes to Building A, the main views for consideration are the view from Brooklands Avenue of the northern elevation, the view from Brooklands Avenue further east towards Brooklands Avenue - Hills Road corner of the eastern and northern elevation and the view from Claredon Road looking east of the western elevation.

View A – Brooklands Avenue (northern elevation)

- 9.9 The proposal by retaining the gable increases the eaves height by 0.9m and the ridge height by 0.25m above the original height of Building A, approximately the same height as the former 1-2 Brooklands Avenue, which has now been mostly demolished. Given the ridge and eaves of the former 1-2 Brooklands Avenue and the varied ridge and eaves heights in this Brooklands Avenue terrace, officers consider that the changes in height / scale resulting from the retention of the gable are acceptable. The alterations to the fenestration fronting Brooklands Avenue were changed as the original layout was considered to appear out of proportion given the increased height. The larger fenestration and reversed layout now create a better solid to voids ratio at first floor, while retaining the large vertical projecting window which responds to the rhythm of the existing terrace created by the regular bay windows along the terrace. This vertical window while larger maintains the same effect as it did previously in incorporating similar proportions to and character of the other bay windows within the terrace which all vary in design, scale and proportion. Officers consider that the proposed northern elevation creates a simple and modern end to an eclectic and detailed Victorian terrace.

View B – Brooklands Avenue- Hills Road

- 9.10 Given the access restrictions, the gable end will be retained, and no windows are proposed in this elevation, creating a blank gable facing east. A flat roof link is proposed connecting the gable to the latter section of the original Building A (the four eastern gables). The proposed eastern elevation would create a less active elevation given the lack of windows towards Brooklands Avenue within the gable end when compared with the original scheme. However, officers note that there is adequate justification for this approach and the mature trees fronting Brooklands Avenue and

within the adjacent site (Unex/ City House) partially screen views of the gable end. The flat roof link between the retained gable and the latter section of the original Building A would include screening to the ventilation plant sited on the flat roof which is required for the net zero carbon strategy proposed. The flat roof, given the angle of sight, siting further away from the eastern boundary than the existing gable and existing trees east of the site, would only be partially visible. The join between the retained gable end and the façade fronting Brooklands Avenue has had detailed consideration with the Council with the join between the two being disguised by a rainwater downpipe. Taking these factors into account, officers consider that the proposal, by virtue of its scale, massing and design compared with the former 1-2 Brooklands Avenue and the original consent, from this viewpoint would not harm the street scene or the character of the area.

View C – Claredon Road

- 9.11 In views from Claredon Road, the alterations which will be visible consist of the retained gable wall, flat roof link with screening to the ventilation plant and the PV panels. While in this view the proposal would have a less varied form compared with the original scheme, officers consider that the proposal retains to some degree the variation in form and would not appear dominant in views from Claredon Road. Despite solar panels not being commonplace within the surrounding context, these are sited so far as practical not to effect the external appearance of the building and would not interrupt the contemporary lines of the proposed development.

Building B

- 9.12 The alterations to Building B include the installation of PV panels on the southern pitched roofs of Building B and widening the ventilation screen to ramped vehicle entrance to Building B. These alterations are considered minor and would not alter the visual character of Building B.

Substation

- 9.13 The S73 application includes the reduction of the substation enclosure. Instead of providing a new enclosure to the new substation, it is now proposed to utilise the existing substation enclosure while extending it 1.5m using matching materials. This change would minimise the amount of buildings on site and visual clutter. The visitor cycle parking has been rearranged to accommodate this and has resulted in an additional two cycle spaces being provided.
- 9.14 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 60 and the NPPF.

9.15 Trees

- 9.16 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.
- 9.17 The S73 application does not impact upon any further trees and would not therefore alter the assessment in respect of the impact on trees. Condition 31 secured submission of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP); condition 32 a site meeting attended by the site manager and the arboricultural consultant; condition 33 the implementation of the approved tree protection methodology and condition 34 5 years of protection of existing trees. An AMS and TPP has been submitted and approved under condition 31 (20/04826/CONC) and therefore condition 31 will be altered to ensure works are carried out in accordance with these approved details. Condition 32, a site meeting attended by the site manager and the arboricultural consultant, has also been discharged as this meeting was carried out.
- 9.18 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

9.19 Heritage Assets

- 9.20 Lockton House itself falls outside the Brooklands Avenue Conservation Area with the boundary drawn tightly around 1-7 Brooklands Avenue and includes 2 & 4 Claredon Road. The boundary continues down Clardeon Road including the trees to the back of the pavement in front of Lockton House and Claredon House. Opposite 1-2 Brooklands Avenue are Grade II listed buildings, the Royal Albert Homes.
- 9.21 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 9.22 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 9.23 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets

and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.

- 9.24 As detailed in the Committee Report of 20/04826/FUL, 1-2 Brooklands Avenue, while being within a terrace of seven properties which are described as a fine group of buildings in the Conservation Area Appraisal, has been substantially altered. Given the alterations and the lack of detailing compared with the rest of the terrace, the demolition of 1-2 Brooklands Avenue was considered acceptable. The replacement with a modern appropriately scaled and detailed building was considered acceptable.
- 9.25 The alterations proposed to Building A are described in paragraph 9.6, to Building B in 9.11 and the substation in 9.12. The Conservation Officer has advised that the design has worked within the new constraints and still provides a simple modern counterpoint to the highly decorative style of the remainder of the terrace. Therefore, the Conservation Officer concludes that the proposal will preserve or enhance the character and appearance of the conservation area and would not harm the setting of the Grade II listed buildings, the Royal Albert Homes. Officers agree with the advice given by the Conservation Team.
- 9.26 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 60 and 61.

9.27 Carbon Reduction and Sustainable Design

- 9.28 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 9.29 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 9.30 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.

- 9.31 The application is supported by an Addendum to the Sustainability Statement which details the alterations to the scheme to improve the energy performance of the buildings proposed and move towards net zero carbon emissions as far as practicable during operation. The development would minimise the energy demand of the buildings through fabric performance and energy efficiency measures, utilise energy more efficiently in buildings and supply energy through renewables, aligning with the energy hierarchy as detailed in the policy 28. This includes the optimisation of the mechanical, electrical and public health systems, amending the energy strategy for building A and B so both buildings now have separate systems to help reduce transmission losses and enhance efficiency and installation of 855m² of photovoltaic (PV) panels.
- 9.32 The application has been subject to formal consultation with the Council's Sustainability Officer who fully supports and welcomes the commitment to enhancing the performance of the scheme to support the transition to net zero carbon. The Sustainability Officer highlights that these improvements deliver a significant improvement in building emission rates of 95.3% improvement for Block A and a 108% improvement for Block B in excess of building regulations and achieves of 8 out of 9 credits for Ene01 as part of the BREEAM assessment (the original scheme was achieving 4 credits). This significantly exceeds the requirements detailed in policy 28 which is truly commendable and demonstrates the Applicants desire to develop the site as sustainably as practicable.
- 9.33 The Sustainability Officer recommends conditions to require the submission and approval of a BRE issued design stage certificate to secure a minimum of BREEAM excellent certification with maximum credits for water consumption and the post construction certificate indicating the approved BREEAM rating has been met.
- 9.34 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

9.35 Biodiversity

- 9.36 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.

- 9.37 The original FUL application (20/04826/FUL) was accompanied by a preliminary ecological appraisal which concludes that there is an opportunity to enhance the biodiversity on the site. While the Ecology Officer has not commented on this S73 application, the proposed changes would not result in altering the capacity to enhance biodiversity on site.
- 9.38 Condition 35 of 20/04826/FUL secures biodiversity enhancement on site and this condition has been discharged under 20/04826/CONDB. Condition 18 secured details of bird hazard mitigations / management and these details were discharged under 20/04826/CONDA. The Ecology Officer was consulted on both discharge of condition applications and was satisfied with the information submitted. As these details have been secured via conditions, the conditions will be altered to compliance conditions, listing the approved documents in the respective conditions.
- 9.39 The biodiversity enhancements secured under condition 35 (approved by 20/04826/CONDB) include a woodland garden, rain gardens, bee lawns, ponds, climbing plants, hedgerows and trees, hedgehog hibernation boxes and bird bat and swift boxes.
- 9.40 Subject to the altered wording of condition 35 and 18, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

9.41 Water Management and Flood Risk

- 9.42 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.
- 9.43 Condition 36 of 20/04826/FUL secured the submission and approval of a surface water drainage strategy. Condition 37 of 20/04826/FUL secured details of the foul water drainage scheme and condition 38 the long term maintenance arrangements for both the surface water and foul water drainage systems. Condition 39 details of the foul pump and drainage scheme for the basement and condition 40 secures detailed hydrological/ hydrogeological report. These conditions aside from condition 38 (long-term maintenance of surface and foul drainage systems) have been submitted and approved by the Council under 20/04826/CONDD and CONDH in consultation with the Council's Drainage Officer, the LLFA and Anglian Water. The application has been subject to consultation with the LLFA who raise no objections to the application.
- 9.44 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

9.45 Highway Safety and Transport Impacts

- 9.46 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.
- 9.47 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.
- 9.48 Access to the site would remain the same as those approved under 20/04826/FUL. The S73 application does not propose to alter the mitigations as secured under the S106 of 20/04826/FUL.
- 9.49 The Highway Development Management Team have no objections to the S73 application subject to the recommended conditions stated in the consultation response for 20/04826/FUL remaining on the S73 consent. Condition 17 secured a Traffic Management Plan which has been submitted and approved by the Council under 20/04826/CONDB. The other conditions the Highway Development Management Team recommended are compliance conditions and those attached to the FUL remain on the S73 consent. This consists of the 3.5 tonne movement restriction and the narrowing works to Brooklands Avenue existing vehicular entrance.
- 9.50 The Transport Assessment Team were consulted on the application but have not provided a consultation response. The mitigations secured via the S106 on the FUL were considered acceptable and will remain.
- 9.51 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

9.52 Cycle and Car Parking Provision

- 9.53 The S73 application through the reduction in the size of the substation increases the number of visitor cycle parking spaces adjacent from 14 to 16 total. This enhances the provision on site and sustainable access to the development. Condition 14 secured EV charging provision for the site in accordance with the Sustainable Design and Construction SPD, policy 36 and 82 and these details were submitted and approved by the Council under 20/04826/CONDF. As condition 14 has been discharged, the wording will be altered to accord with the submitted and approved details under 20/04826/CONDF.
- 9.54 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

9.55 Amenity

9.56 Policy 35 and 57 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.

9.57 Neighbouring Properties

9.58 Alterations to Building A

9.59 Through retaining the gable wall, Building A has increased in height and the roof profile changed from pitched fronting Brooklands Avenue to a mansard roof here and from a pitched to a flat roof behind. This has changed the massing on the boundary with Brooklands Avenue properties.

9.60 3-7 Brooklands Avenue are the most impacted by the alterations to Building A. These properties are currently in office use and therefore are not awarded the same level of amenity protection as residential units as office use is not considered to be as sensitive. As stated in the Committee Report for 20/04826/FUL, in urban settings it is commonplace for offices to be in close proximity to each other. Officers consider that, given this office use, alongside the extent of the scale and massing increase on this boundary, the proposal would not result in amenity harm. The colonnade openings on the western elevation at ground floor would be high level adding light to the colonnade. Given these would be beyond 1.7m from ground level, no overlooking here would arise to 3-7 Brooklands Avenue. It is important to note that the number of openings has reduced compared to the original scheme.

9.61 Similarly, City House, is sited east of the site and is in office use. Given the use of the building, alongside the vehicular access between proposed Building A and City House, the proposal would not result in a harmful amenity impact.

9.62 6 Brooklands Avenue is the only residential unit within this Brooklands Avenue terrace and is located 22.5m west of Building A. Despite the change in massing and roof form of Building A, by virtue of this separation distance, alongside the original scale and massing of 1-2 Brooklands Avenue and the stepped form proposed, officers consider that the harm arising from the proposal would not be significant enough to warrant refusal. The original scheme proposed a pitched roof gable on this western boundary with an eaves height of 7.4m sloping upwards to a 10m ridge height. The revised scheme would retain the existing gable (higher than the original scheme) and lower the overall height of the massing beyond the gable to a flat roof height of 7.8m. It is acknowledged that the some of the variation in height due to the pitched gable has been lost which broke up the massing on this boundary. However, officers consider that some of this variation is retained due to the step down from the

retained gable, the perforated metal screening being stepped in from the western elevation and additional windows and detailing which break up the visual massing. Taking this together, officers consider that on balance the proposal would not result in a significant overbearing or overshadowing impact to 6 Brooklands Avenue. The windows on the western elevation given their high level design and the separation distance between the windows and 6 Brooklands Avenue, would not give rise to overlooking.

- 9.63 Royal Albert Homes are located to the north of the site on the opposite side of Brooklands Avenue. Given the separation distance between these properties and proposed Building A, officers consider that despite the increase in scale, the proposal would not significantly adversely affect the amenity of these properties in terms of overbearing or overshadowing. Concerns have been raised as to the overlooking impact resulting from the proposal. The alterations to Building A would increase the size of the windows facing towards the Royal Albert Homes properties, however, given the extent of enlargement and the separation distance, alongside the mutual overlooking relationship these properties have already, officers consider that this impact would not be significant.
- 9.64 Claredon Road properties would be sited 27m west of Building A. Given the location of the alterations which would be approximately 31m north-east of Claredon Road properties and the scale of these alterations, officers consider that these changes would not cumulatively impact upon the amenity of Claredon Road occupiers.
- 9.65 Solar Panels
- 9.66 A Glint and Glare Assessment has been submitted in support of the application which will aid the assessment of the amenity impact arising from the installation of various solar panels on both Building A and B.
- 9.67 Impact on surrounding offices
- 9.68 The Glint and Glare Assessment identifies that solar reflections are geometrically possible towards all 8 surrounding office buildings. However, the Assessment concludes that, due to a variety of factors, the impact to the office occupiers is acceptable in accordance with guidelines. Given the siting of the solar panels, the proposed buildings partially screens the panels, preventing excessive solar reflection. Furthermore, the solar reflections which would arise from the development are likely to occur in the late afternoon after 16:30 with the vast majority beyond 17:00, typically at the end of the working day or beyond it. Noting these factors, alongside the lesser sensitivity applied given the office use, officers are satisfied that the glint and glare arising from the installation of solar panels would not be harmful to the surrounding office buildings.
- 9.69 Surrounding dwellings

- 9.70 As stated above, there are several residential dwellings within close proximity of the application site: 6 Brooklands Avenue, 2 and 4 Claredon Road. Given the location of the solar panels and the scale of the buildings proposed, it is not geometrically possible that the closest properties would be affected by glint and glare from the solar panels. This is the same for those on the western side of Claredon Road.
- 9.71 The Glint and Glare Assessment identifies four dwellings which could be impacted by the proposed solar panels, 16-22 Brooklands Avenue, given the relative distance from the proposed solar panels. However, given the scale of 20-22 Brooklands Avenue alongside the distance from the solar panels and their siting, it was concluded that it was not geometric possible that the solar panels could be visible from these properties. Only if the solar panels could be visible from residential dwellings could a glint and glare impact arise. For 16 Brooklands Avenue, reflections are possible between 05:26 and 05:28 from early April to mid- April; 05:23 and 05:31 from late August to the beginning of September. For 18 Brooklands Avenue these figures are similar at between 05:26 and 05:29 from early April to late April, 05:24 and 05:33 from late August to the beginning of September. This glint and glare impact was concluded to be a low impact by the Assessment. Officers agree with this assessment and consider that the real life impact is limited given the projected time of the solar reflections being limited to the early morning, typically before people wake up. Taking this into account, officers consider that the proposed solar panels would not give rise to a significant solar reflection impact to surrounding occupiers. Harm to amenity would not arise here.
- 9.72 Other minor alterations
- 9.73 The other minor alterations which consist of the reduction in scale of the substation and the enlargement of the ventilation screen on Building B would not, given their nature and scale, impact upon surrounding residential occupiers.
- 9.74 Construction and Environmental Impacts
- 9.75 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.
- 9.76 The Council's Environmental Health team have assessed the application and has no objections subject to the conditions on the FUL application. These conditions which include demolition and construction hours restrictions, contaminated land investigations, assessment and remediation reports and noise vibration and dust conditions, will remain on the S73 consent. Condition 11 (noise and vibration) has been submitted and approved by the Council in consultation with Environmental Health

through the approval of 20/0-4826/CONDA. Condition 12 (airbourne dust) and 19 (construction management strategy) were also submitted and approved under 20/04826/CONDB. Contaminated land conditions (conditions 3-4) have been approved under 20/04826/CONDA. These conditions will be amended to compliance conditions in reference to the approved details under the respective condition discharge applications. The artificial lighting condition imposed under 20/04826/FUL has yet to be discharged and will be retained on this S73 consent to preserve residential amenity.

9.77 Taking all of the above into account, the proposed S73 changes adequately respect the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 33, 34, 35, 36, 57 and 58.

9.78 Third Party Representations

9.79 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
The proposed gantry on building B would be 0.5m higher than the previously approved building B, visible from Clarendon Road and Brooklands Avenue in long range views and from neighbours gardens.	The height of Building B remains the same, the gantry to the solar panels is higher than Building B but is not a solid structure and not overly visible from ground level or from the first floors of surrounding residential properties. Officers consider that this addition would not result in harm to the character of the area, conservation area or to amenity.
Extent of PV panels is unnecessary, exceeding the City Council's policy	The number of solar panels are proposed to meet the aim of net zero through renewable energy generation. It does indeed exceed the Council's standard for carbon reduction and energy efficiency, without significant harm to the surrounding character, adjacent conservation area or to amenity. This is considered by officers to be an exemplar of sustainable development.
PV will give an industrial look to building B which should have a more 'domestic' appearance, jarring with the surrounding townscape and	Building B due to its scale and appearance would not appear industrial. Solar panels are common additions to new developments (both residential and commercial) and are increasingly common on existing buildings to generate renewable energy, reducing the reliance on non-renewable sources, and to respond climate change. Officers consider that while solar panels are not plentiful in this

<p>harming the conservation area.</p>	<p>particular area, that these will increasingly become a feature in the landscape to respond to climate change and rising energy prices. Nevertheless, the proposed solar panels are relatively unintrusive in appearance and would likely not be overly visible in views from ground level or even first floor level. Officers therefore consider, as stated in the relevant sections of this report, that the proposal would not appear out of character or harm the character and appearance of the conservation area.</p>
<p>Dormer extends into and above the roofline, not preserving or enhancing the character of the terrace.</p>	<p>As covered in the relevant section of this report, officers consider that the alterations to the front elevation of Building A would still counterpoint the existing terrace and given it's relatively simple design would not complete with the very detailed elevations of these terraced properties. The dormer does extend beyond the eaves line, however, given the irregularity of the existing terrace, with different eaves and ridge heights, alongside the existing dormers on these terraces all at differing heights, officers consider that the dormer projecting beyond the eaves would not be harmful here. Rather it would create a successful contrast between the existing terrace and the proposed development, whilst responding to the prevailing characteristics.</p>
<p>The retention of the gable wall has resulted in a roofline that is far less coherent and visually detrimental.</p>	<p>As stated above, the retention of the gable is unfortunate, however is justified. The ridge and eaves heights along this Brooklands Avenue terrace is not uniform and therefore the former 1-2 Brooklands Avenue is not an anomaly. Given these factors, alongside the sensitively designed frontage, officers consider that the proposal would be a positive feature within the street scene.</p>
<p>Questions why the gable has to be retained in its full extent. It is difficult to believe that it is not possible to alter the gable wall to the scale of the proposed scheme.</p>	<p>The Design and Access Statement and Planning Statement have both detailed the reasons for the gable wall being retained. Officers are satisfied that every option has been explored to keep to the original design. Partial demolition of the gable wall was just not possible to do safely, given the access restrictions.</p>
<p>The Glint and Glare Assessment does not take properties on Clarendon Road into</p>	<p>A lot of the residential buildings are too close and low to be affected by the angle of light reflecting from the solar panels due to the angle and height of the solar. This is what is meant by</p>

<p>account and only shows trees in leaf, which is not the case all year round.</p>	<p>not being geometrically possible to be impacted by the development.</p>
<p>The proposed grantry on building B would be 0.5m higher than the previously approved building B, visible from Clarendon Road and Brooklands Avenue in long range views and from neighbours gardens.</p>	<p>This relates to solar panels as the physical height of the building doesn't change. The assessment of the impact arising from the solar panels has been discussed in the relevant section of this report. Officers consider that the proposed solar panels in terms of overbearing and overshadowing, given their siting and scale, of which the majority are partially or fully screened by the development, would not result in overbearing or overshadowing to surrounding occupiers.</p>
<p>Inaccuracies</p>	<p>Officers have asked the agent to comment on the inaccuracies of the Town and Visual Impact Assessment in respect of the trees, delivery bay and dormer.</p> <p>The agent has explained that some minor pruning has been undertaken to the tree mentioned to facilitate the agreed site access point – the difference can be seen in the before and after viewpoints on page 43 of the TVIA. The area of hard paving outside of 1&2 Brooklands has been design as a shared surface suitable for pedestrian and vehicular traffic. The representation of this is unchanged in the images in the TVIA and the drawings for both the Section 73 and previously consented application.</p>
<p>Gates included in 20/04826/CONDG not in the S73 application. It was stated in the FUL application that the courtyard will be publicly accessible. This should be publicly accessible.</p>	<p>Condition 20/04826/CONG is not yet determined and is subject to a separate consent process. Notwithstanding this, condition 47 of 20/04826/FUL states that: "Prior to occupation, a scheme for how the courtyard would be publicly accessible while maintaining security for the site shall be submitted in writing and approved by the Local Planning Authority." This is yet to be submitted but the gates at the principal entrances to the site will be the basis of how both public access and security are maintained.</p>
<p>Does not show the boundary with no. 3</p>	<p>This is shown in the Design and Access Statement as well as the eastern elevation Building A plan. A brick wall will form the</p>

	boundary with no. 3 with two voids to light the colonnade.
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9.80 Planning Obligations (S106)

9.81 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

9.82 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.

9.83 Policy 85 states that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

9.84 Heads of Terms

9.85 A transport contribution of £135, 869 towards the Chisholm Trail has already been secured within the S106 of 20/4826/FUL. This was the only contribution / aspect secured via S106.

9.86 The Transport Assessment Team have no objections to the application provided the mitigations secured within the original application (20/04826/FUL) are applied to this application. The previous contribution of £135, 869 towards the Chisholm Trail will therefore remain the same and no additional contributions are required.

9.87 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010 in are in accordance with policy 85 of the Cambridge Local Plan (2018).

9.88 Other Matters

9.89 Bins

9.90 Refuse would not change as a result of the development. The refuse would still be located in an integrated bin store and privately managed which would be in accordance with policy 57 of the Cambridge Local Plan (2018).

9.91 Planning Balance

- 9.92 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).
- 9.93 The S73 application proposes minor material changes to the permitted scheme 20/04826/FUL which still create a high-quality development that respects the character of the area and sensitively responds to the heritage assets within close proximity of the site. The proposed design retains the gable wall of the original 1-2 Brooklands Avenue and re-designs the front elevation and link between the two sections of Building A. While it is unfortunate that the gable has to be retained, this has been adequately justified given the restricted access to the adjacent site (City/ Unex House) for demolition. Despite this, the proposed design still maintains a simple modern counterpoint to the existing Brooklands Avenue terrace, respecting and being sympathetic its surroundings. The change in roof form resulting from the retention of the gable while adding massing on the western boundary, does not result in significant harm to adjacent residential occupiers.
- 9.94 Similarly, as demonstrated through the Glint and Glare Assessment submitted, the proposed solar panels would result in a limited solar reflection impact to surrounding residential occupiers. The proposed solar panels and alterations to the mechanical, electrical and public health systems and energy strategy significantly improve the energy performance and operational carbon emissions which result in the development likely to achieve net zero carbon emissions (EPC asset rating of less than zero). This creates significant economic and environmental benefits to the proposed development over and above the original consent 20/04826/FUL as well as being an exemplar for net zero carbon development and pushing sustainability standards of development in Cambridge more broadly.
- 9.95 Taking all factors into account, officers consider that the proposal would provide high-quality office space which is needed in Cambridge, making efficient use of land and being an exemplar for sustainable development given the aspirations for net zero carbon emissions.
- 9.96 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 and S106.

9.97 Recommendation

9.98 **Approve** subject to:

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

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

9.99 In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development

10.0 Planning Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of permission reference 20/04826/FUL (by 16 September 2024.)

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 The development hereby approved shall be carried out in accordance with the Geotechnical and Contaminated Land Desk Study approved under condition 3 of application 20/04826/FUL, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

4 The development hereby approved shall be carried out in accordance with the approved Ground Contamination Interpretive Report approved under condition 4 of application 20/04826/FUL unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

- 5 Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under condition 4 of application 20/04826/FUL shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

- 6 Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the Local Planning Authority.
- (a) A completion report demonstrating that the approved remediation scheme as approved by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.
- (b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

- 7 The development hereby approved shall be carried out in accordance with the Material Management Plan approved under condition 7 of application 20/04826/FUL, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

- 8 If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and remediation proposals for this material shall be agreed in writing by the Local Planning Authority. The approved remediation shall then be fully implemented under condition 5.

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

- 9 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)

- 10 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)

- 11 The development hereby approved shall be carried out in accordance with the Demolition and Construction Assessment - Noise and Vibration Report approved under condition 11 of application 20/04826/FUL, unless otherwise agreed by the Local Planning Authority.

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

- 12 The development hereby approved shall be carried out in accordance with the Dust Management Plan approved under 12 of application 20/04826/FUL, unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

- 14 The development shall be carried out in accordance with the Electric Vehicle Charging Point Provision and Infrastructure Strategy approved under condition 14 of application 20/04826/FUL, unless otherwise agreed in writing by the Local Planning Authority.

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).

- 15 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)

- 16 Any use of the development falling into Class Use E that involves the preparation / cooking of hot foods (such as cafés, takeaways, restaurants) shall have installed and maintained an odour filtration/extraction system designed in accordance with Annex 2 and 3 of 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 and/or its subsequent amendments.

Full details of the odour filtration/extraction system shall be submitted to and approved in writing by the planning department prior to use.

Reason: To minimise the effects of odour on the surrounding area (Cambridge Local Plan 2018 policy 36)

- 17 The development hereby approved shall be carried out in accordance with the Construction Traffic Management Plan approved under condition 17 of application 20/04826/FUL, unless otherwise agreed in writing by the Local Planning Authority.

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

- 18 The development hereby approved shall be carried out in accordance with the Bird Hazard Management Plan approved under condition 18 of application 20/04826/FUL, unless otherwise approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the Lockton House / Brooklands Avenue Development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport.

- 19 The development shall be carried out in accordance with the Construction and Environmental Management Plan approved under condition 19 of application 20/04826/FUL, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not breach the Obstacle Limitation Surface (OLS) surrounding Cambridge Airport and endanger aircraft movements and the safe operation of the aerodrome.

and/or: Reason: 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.

- 20 Within 6 months of the date of this decision, 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. In the event that 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).

- 21 Prior to the use or occupation of the development hereby approved, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that 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).

22 Hard and soft landscaping

No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed 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. Soft Landscape works shall include 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.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

23 Landscape maintenance and management plan

Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

24 The development hereby approved shall be carried out in accordance with the tree pit details approved under condition 24 of application

20/04826/FUL, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

- 25 The development hereby approved shall be carried out in accordance with the details of groundworks approved under condition 25 of application 20/04826/FUL, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the details of the groundworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

- 26 Window details 1:10

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)

- 27 The brickwork shall be carried out in accordance with the details approved under condition 27 of application 20/04826/FUL, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 55, 57 and 61)

- 28 Roof details

No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the Local Planning Authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

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

- 29 Dormer details 1:10

No dormers shall be constructed until full details, at a scale of 1:10, showing the construction, materials, rainwater disposal and joinery of the

dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the Local Planning Authority. Dormers shall thereafter be constructed only in accordance with the approved details.

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

30 Materials

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 external features such as windows, reconstituted stone lintels, cills, mullions and surrounds, doors and entrances, perforated screening/shading devices, roof cladding, external metal work, rainwater goods, edge junction and coping details. 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).

31 The development hereby approved shall be carried out in accordance with the details of the Arboricultural Method Statement and Tree Protection Plan approved under condition 31 of application 20/04826/FUL, unless otherwise approved in writing by the Local Planning Authority.

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.

32 The development hereby approved shall be carried out in accordance with the agreed site meeting notes approved under condition 32 of application 20/04826/FUL.

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.

33 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.

- 34 If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

- 35 The development hereby approved shall be carried out in accordance with the Scheme of Biodiversity Enhancement approved under condition 35 of application 20/04826/FUL, unless otherwise agreed in writing by the Local Planning Authority.

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

- 36 The development hereby approved shall be carried out in accordance with the surface water drainage scheme approved under condition 36 of application 20/04826/FUL, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development.

- 37 The development hereby approved shall be carried out in accordance with the foul water drainage scheme approved under condition 37 of planning application 20/04826/FUL, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development.

- 38 Details for the long term maintenance arrangements for the foul and 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 publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

- 39 The development hereby approved shall be carried out in accordance with the details of the foul pump and drainage scheme approved under condition 39 of application 20/04826/FUL, unless otherwise agreed in writing.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development.

- 40 The development hereby approved shall be carried out in accordance with the hydrological / hydrogeological report approved under condition 40 of application 20/04826/FUL, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased groundwater flood risk on or off site resulting from the proposed development.

- 41 The development hereby approved shall be carried out in accordance with the Construction Traffic Management Plan approved under condition 41 of application 20/04826/FUL, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

- 42 During the construction phase, vehicles used for demolition or construction with a gross weight in excess of 3.5 tonnes shall enter or leave the site only between the hours of 09.30hrs -15.30hrs, seven days a week. demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall enter or leave the site only between the hours of 09.30hrs -15.30hrs, seven days a week.

Reason: in the interests of highway safety

- 43 Prior to the occupation of the development, the existing vehicular access from Brooklands Avenue shall be narrowed to accommodate the proposed access width within the site. The redundant dropped kerb be removed and the footway returned to having a full face kerb.

Reason: for the safe and effective operation of the highway

- 44 The delivery bay accessed off Brooklands Avenue is used solely for the serving of the site and not to be used as employee or visitor parking.

Reason: for the safe and effective operation of the highway

- 45 No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify: the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority. The Travel Plan shall also include annual monitoring of staff travel for five years following occupation. The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

- 46 Prior to the occupation of the buildings hereby approved, full details of the siting, size and general design/function of the cafe including all of its associated infrastructure shall be submitted in writing and approved by the local planning authority. The cafe shall be installed in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the cafe remains ancillary to the proposed office use and the residential amenity of neighbouring occupiers is protected in accordance with policies 41 and 55 of the Local Plan

- 47 All of the window openings on the northern elevation of Block B that have been removed or have been fitted with a screen shall be installed as such and retained thereafter.

Reason: To protect the amenity of occupiers of adjoining properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

- 48 Prior to occupation, a scheme for how the courtyard would be publicly accessible while maintaining security for the site shall be submitted in writing and approved by the Local Planning Authority.

Reason: To create a high quality accessible development and to protect the residential amenity of neighbouring properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

- 49 Prior to occupation, a service agreement to control heavy commercial vehicle delivery times shall be submitted in writing and approved by the

Local Planning Authority. The development shall adhere to the agreed scheme unless agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety

- 50 The planters on the outside of the roof terrace areas on the 2nd floor, 3rd floor and 4th floor as shown on drawing no's 20077_07_102 P4, 20077_07_103 P2 and 20077_07_104 P2 shall be retained in perpetuity.

Reason: To protect the residential amenity of neighbouring properties (Cambridge Local Plan 2018 policies 52, 55, and 57).

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs

Appendices:

- The decision notice for 20/04826/FUL