



Planning Committee Date	11 January 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	20/04261/FUL
Site	Jewish Synagogue 3 Thompsons Lane Cambridge CB5 8AQ
Ward / Parish	Market
Proposal	Demolition of existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including replacement parking spaces and new cycle storage and associated works.
Applicant	Trustees of the Cambridge University Students' Union
Presenting Officer	Mary Collins
Reason Reported to Committee	Third party representations
Member Site Visit Date	To be confirmed
Key Issues	<ol style="list-style-type: none">1. Context of site, design and external spaces (and impact on heritage assets)2. Residential amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for the demolition of the existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including replacement parking spaces and new cycle storage and associated works.
- 1.2 The principle of a replacement Synagogue and community facility is acceptable. However, the site is highly constrained, adjacent residential gardens are small and on a lower level and therefore any additional impacts arising from the proposal on the occupiers of these properties will be magnified. These impacts will require very careful consideration, particularly for the occupants of Portugal Place properties.
- 1.3 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 – setting of	x	Flood Zone 1	x
Building of Local Interest – setting of	x	Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The application site is situated on the eastern side of Thompsons Lane, in close proximity to Bridge Street which lies to the southwest.
- 2.2 The site comprises the existing Cambridge Jewish Student Centre, which is set back from the Thompsons Lane frontage.
- 2.3 Adjoining the application site is the Old Vicarage in Thompson's Lane, which is Grade II and is sited to the southwest.
- 2.4 St Clement's Church, which is Grade II* listed and its churchyard adjoin the application site to the south.
- 2.5 To the east is the terrace comprising nos. 23-29 Portugal Place, which are Grade II listed residential properties.
- 2.6 The Cambridge School of Visual and Performing Arts (CSVPA) is adjacent to the application site and is situated to the northwest. The existing

Synagogue building wraps around the southern and eastern sides of this building. The garden of 22 Portugal Place adjoins the site to the north.

- 2.7 On the opposite side of Thompsons Lane, nos. 32-35 are identified as Buildings of Local Interest.
- 2.8 The site falls within the Cambridge Historic Core Conservation Area.
- 2.9 There is a tree preservation order on the site, however the protected tree appears to have been removed.
- 2.10 The site falls within the controlled parking zone. The proposed development is located within the Air Quality Management Area.

3.0 The Proposal

- 3.1 Planning permission is sought for the demolition of the existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including replacement parking spaces and new cycle storage and associated works.
- 3.2 The proposed replacement building would wrap around the rear of the CSVPA and would be on a similar footprint to the existing building but would be increased and extended forwards. To the northern elevation is a fire escape.
- 3.3 A detached bike store for a vertically staggered bicycle rack for 18no. bike spaces is along the southern boundary. This would be sited directly behind The Old Vicarage. Sheffield hoops for 10 spaces are laid out on the front of the site.
- 3.4 At basement level, a plant room for an Air Source Heat Pump is proposed, and a perforated bronze screen would allow ventilation to this area
- 3.5 At ground floor level would be a plant room and an integrated bin store, as well as cold store, kitchen and WC to the front section of the building. The entrance lobby would be to the side and would lead into a hall and Shul (Worship space) which would occupy the rear part of the building.
- 3.6 Lift access to the first floor is provided from the entrance lobby as well as stairs and WC including accessible WC.
- 3.7 At first floor is a garden room to the front section and facing Thompson's Lane. The remainder of the first floor would be areas for study/social and egalitarian worship/quiet study with the use of under eaves storage to the rear of the building.
- 3.8 Sections of the roof would be articulated with three sections articulated with pitched roofs of zinc with central rooflights, with flat roof sections separating

the roof forms. There would be a rooflight above the first floor garden room to the front.

- 3.9 Two parking spaces to the forecourt including one accessible parking space.
- 3.10 The proposal also includes within the application site, resurfacing of the parking and access to the Old Vicarage.
- 3.11 A line of bollards would be erected to demark the boundary between the forecourt of the synagogue and the listed building.
- 3.12 Three trees would be removed to facilitate the development.
- 3.13 Provision of heating and hot water will be via air source heat pumps, with no combustion emissions to air.
- 3.14 The application has been amended to address representations and further consultations have been carried out as appropriate.
 - Relocation of rooftop plant including the proposed air source heat pumps to a basement plant room. Amendments so that the building can operate 'fully sealed' with no reliance on openable windows for ventilation and cooling in order to reduce the risk of noise breakout.
 - The redesign submitted Aug 2021 includes a complete redesign of the M&E systems within the building. The building has now been designed to operate throughout the year as a 'sealed' building with no need to open windows for ventilation eliminating potential for breakout of noise. The redesign includes ensuring the rooflight over the winter garden is now fully sealed and insulated to the same level of the rest of the building envelope.

Revisions 14 October 2022 - Amendments to the rear (east) elevation of the proposed building. Alterations to a section of the roof.

The kitchen extract is now clearly noted on the elevation and roof plan.

4.0 Relevant Site History

Reference	Description	Outcome
C/77/0552	Demolition of existing Synagogue	Refused 21.12.1977
C/77/0553	Erection of Synagogue	Refused 21.12.1977

Listed building consent and planning permission was refused for the following reason: 'The proposed development by virtue of its size, massing,

design and disposition on the site is prejudicial to the amenities of the surrounding properties and to the Conservation Area in general.'

Policy

4.1 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)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

4.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 10: The City Centre

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 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 59: Designing landscape and the public realm

Policy 61: Conservation and enhancement of historic environment

Policy 62: Local heritage assets

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats

Policy 71: Trees

Policy 73: Community Facilities
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

4.3 Neighbourhood Plan

N/A

4.4 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
Trees and Development Sites SPD – Adopted January 2009

4.5 Other Guidance

Cambridge Historic Core Conservation Area Appraisal (2015)

5.0 Consultations

- 5.1 **Archaeology – No Objection** Our records indicate that this site lies in an area of archaeological potential located within the medieval core of Cambridge and close to the medieval town boundary known as King's Ditch, with known palaeochannels and hythes in the area. Thompsons Lane, formerly 'Harlestone Lane', is here similarly oriented and at a similar distance from the river frontage as an unnamed street/yard illustrated on the east bank of the River Cam, east of the Bridge, on *Hammond's Map of Cambridge* dated to 1592 (Cambridgeshire Historic Environment Record reference MCB23090). Archaeological investigations carried out immediately north of the proposed development in 2015 following the demolition of a terrace of Edwardian houses (1-8 Clements Gardens) identified several phases of activity from the middle Bronze Age through to the 20th century (CHER ref MCB25080). A single trial trench which was hand-excavated at the rear of the National Spiritualist Church immediately adjacent also revealed a series of deposits dating to the medieval to modern periods, and possibly earlier. A number of post-medieval foundations were also revealed (CB15755). The building proposed for demolition under the current scheme occupies a former yard area illustrated on early edition Ordnance Survey mapping to the rear of properties (now demolished) fronting Thompsons Lane. Groundworks required for the implementation of the development, if approved, are likely to encounter evidence of the remains of these demolished structures and the former usage of this site, which evidence would be destroyed or damaged by the proposed development.

Do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological

investigation secured through the inclusion of a negative condition, such as the example condition approved by DLUHC.

5.2 Conservation Officer – No Objection

The site is within the Historic Core of the Central Conservation Area. The existing building is not of specific significance, but it is in close proximity to a number of grade II listed buildings. The demolition of the existing building can be supported provided that the replacement building does not affect the setting of the listed buildings and preserves or enhances the character or appearance of the conservation area.

The conservation area appraisal for Thompsons Lane notes that the existing synagogue is poorly defined. The building is set back from the pavement edge and there is car parking and hard landscaping in front of the main elevation which does not make a positive contribution to the streetscene. The appraisal also notes the chimney stacks of the Old Vicarage as being a focal feature in the street. There are clear views of this elevation of the grade II listed building and the chimney stacks from many viewpoints along Thompsons Lane.

The proposed new synagogue is keeping to the same footprint along the rear/eastern boundary with Portugal Place, with a minor change at the southeast corner, but is moving forward towards Thompsons Lane. This will line it up with the CSVPA. The architects have shown that this proposed alignment will not impact on the views along Thompsons Lane towards the chimney stacks of the old Vicarage, keeping the focal feature.

The building will be higher than the existing as it will have an articulated roof rather than the flat roof of the current synagogue. Sunlight studies have been submitted which show that the basement gardens of Portugal Place will be no worse off than the existing situation in terms of daylight. The Neighbouring Property Sections show how the new building height will impact on the surrounding listed buildings to the east and south. For the majority of the buildings in Portugal Place, the impact of the building will be no greater than the existing on the boundary, with the increased height being within the angle of the roof which slopes away from these properties. In Conservation terms, the impact on the setting of these listed buildings is acceptable. The impact on the setting of the Old Vicarage is also acceptable as the main elevation faces the churchyard of St Clement's and as stated above, the view of the chimney stacks is retained.

The building is to be of contemporary design with modern materials. The use of a red toned brick will be a reference to the existing building and as such, subject to seeing a sample panel, can be supported. The verticality of the details references the CSVPA which also has long slit windows and panels to the front elevation. The use of a metal roof covering will enable it to be articulated away from the listed buildings along Portugal Place. The proposed front elevation will be of greater height than the CSVPA, but not the Old Vicarage. The architects consider it to be a stepping stone between

the two and by bringing the building line forward, the new synagogue will make a contribution to the streetscene that it doesn't currently do.

The loss of the limited vegetation along the Thompsons Lane frontage is disappointing. This area is very 'hard' even with the limited groundcover and trees that currently exist. The replacement trees should be of a suitable species that will thrive in this location and make a positive statement. They should be of a good size when planted so that they have an immediate effect. If possible, more vegetation should be introduced into the scheme before construction so that there is a softening of the streetscape. The strategy and storage for the waste bins will have a positive impact on the streetscene and the conservation area.

Taking the above into account, consider that the proposal will not adversely affect the setting of the Listed Buildings in the area.

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 policies 57 and 61.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraph 190 would apply.

5.3 Environmental Health – No Objection

Previous memos dated 20th November 2020, 19th August 2021, 18th February 2022 and 27th October 2022 relate.

An email has been submitted from RH Partnership dated 3rd November 2022. The email advises that:

“We are prepared to instal an external noise monitoring device at a location to be agreed opposite the Portugal Place properties. We will accept an appropriate maximum sound level for the relevant frequency bands and if these are exceeded then we will be obliged to restrict this activity - whether it is from drums or any other musical instrument or sound source.”

With regards to the other concerns noted, including as in-house limiters, as previously stated we would be happy for you to condition external noise levels with fixed data that we can design to at the next stage, as this will inform the specification of equipment required to meet the requirements

Recommend an “external / third party amplification” condition which requires that all musical and sound generation equipment is connected and controlled through the in-house limiter to maintain sound levels set as per the Clarke Saunders Acoustics (CSA) “noise impact assessment” report dated 9th April 2021 (AS11989.210224.NIA.2). Only the in-house equipment / amplification / speakers etc are to be used with third party sound generation equipment strictly prohibited to protect local amenity and quality of life. Recommend the condition ensures that acoustic equipment

(e.g., acoustic drums) that are not connected to and fully controlled by the in-house limiter are not permitted.

Recommend a noise assessment / insulation condition to ensure acceptable details are submitted of the exact sound system set up including limiter and other detailed acoustic mitigation are fully installed.

A post construction completion / commissioning / testing condition is also recommended to ensure once the community facility is constructed, the noise mitigation scheme is adequately containing sound generated within the community facility (when agreed within the noise assessment / insulation condition) to protect local amenity and quality of life.

○ **Standard conditions:**

Construction hours
Collection during construction
Construction/demolition noise/vibration & piling
Implementation of Remediation
Completion Report
Material Management Plan
Unexpected Contamination

○ **Bespoke Conditions:**

Odour filtration
Artificial Lighting
Construction/demolition dust compliance
Plant noise impact assessment
External / third party amplification
All doors (except for egress/ingress) and windows serving the application site shall remain closed during events and during the playing of music / amplified voice.
No music, either amplified or acoustic, or amplified voice shall be permitted within the garden room.
Submission of Site Investigation Strategy
Noise assessment and insulation scheme
Noise Assessment / Insulation Scheme Post Construction Completion, Commissioning and Testing Report
Submission of Site Investigation Report & Remediation Strategy

5.4 Highways Development Management – No objection

- No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority
- 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.

- All the proposed hard paved areas be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Informative - licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway.

5.5 Historic England – Do not wish to offer advice

5.6 Nature Conservation Projects Officer – No Objection

The bat survey requirements identified within the PEA have been carried out and report no bats using the potential roost features. However, these surveys were undertaken in August 2019 and as such are deemed out of date due to the changing habits of bats, who may find new roosts with each new season. The recorded presence of foraging Common and Soprano Pipistrelles in and around the site further increase the potential for the bat roost status of the building to have changed. Ideally would request follow up bat emergence survey within the appropriate season to inform the application. If this is not achievable then suggest a condition requiring a resurvey of these features prior to demolition.

Note a green roof is proposed on the cycle store, this is welcomed, however, details should be secured via condition. The roof is likely to be largely shaded from the churchyard Sycamores and therefore careful species selection will be required.

Support the PRE recommendation for integrated bird and bat boxes into the new building. The number, specification and locations of these should be secured via condition or alternatively provided on a drawing for the approved documents.

Whilst the BNG baseline of the predominantly hard surfaced site is likely to be low, there are opportunities to seek a 10% BNG, including biodiverse green roof on cycle shelter and soft landscaping around the entrance and frontage to Portugal place.

Request a landscaping condition that seeks to maximise the biodiversity potential through a mix of native and non-native planting, providing year-round nectar and cover for invertebrates.

The PEA recommends a sensitive lighting scheme to avoid impacts on foraging bat species, in particular no additional lighting of the Sycamore canopies of adjacent churchyard. Details can be secured via condition.

5.7 Sustainability Officer – No Objection

The scheme is targeting a BREEAM excellent rating. A range of measures have been incorporated into the design of the scheme to enhance its environment performance including:

- Use of cross laminated timber for the primary structure, which has low

embodied carbon.

- The use of air source heat pumps to help reduce the carbon emissions of the building associated with energy use, as part of an overall hierarchical approach to reducing energy and carbon emissions.
- The targeting of maximum Wat 01 credits for water efficiency, in line with the requirements of policy 28.

Recommends reusing the materials arising from the demolition of the existing synagogue, if possible, on site, to further reduce the embodied carbon associated with building materials.

Conditions

- BREEAM: Design Stage Certification
- BREEAM Post Construction Certification

Revised drawings

From a sustainable design and construction perspective the most relevant amendments are:

- Relocation of rooftop plant including the proposed air source heat pumps to a basement plant room. It is important that the air source heat pumps have access to external air in order for them to operate efficiently, so the proposals for the façade to be redesigned to incorporate acoustically attenuated louvres to serve the air source heat pumps is welcomed.
- Amendments so that the building can operate 'fully sealed' with no reliance on openable windows for ventilation and cooling in order to reduce the risk of noise breakout. The reasons for this approach are noted, but it will be important that the ventilation system is designed in order that it is able to deal with extreme summer temperatures and reduce any risk of overheating in the building.

5.8 Sustainable Drainage Officer – No Objection The proposals have demonstrated that a suitable surface water drainage strategy for the site can be delivered. However, the applicant proposes to partly discharge surface water via infiltration and no on-site infiltration testing results have been undertaken/submitted to support this. A final surface water strategy based on the infiltration test results should be submitted and therefore the following condition is recommended.

- No development shall commence until infiltration testing has been undertaken in accordance with BRE365/CIRIA156 and a final surface water strategy based on the results of this testing has been agreed by the Local Planning Authority.

5.9 Tree Officer – Raises Concerns

The proposed development comes closer to existing trees of value than the current building and is taller than existing. While in principle construction

could be possible without material damage to retained trees the combined impact of a new lift, foul drainage, foundations and level access are expected to impact materially on trees T1 and T2. If the application is otherwise acceptable and gains approval minimum dig foundation design is expected to be needed to safeguard the healthy retention of trees and this may have an impact on internal floor levels and ridge heights. It will be necessary to prepare a tree protection methodology that includes foundation design and foul drainage installation to minimise the impact on nearby trees prior to construction commencement. To this end and if the application gains approval, the following conditions are required.

- Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP materials, ground works, installation of services, erection of scaffolding and landscaping.
- Pre-commencement site meeting
- Tree protection methodology

5.10 Waste – No Objection

The rules for Places of Worship are a regular set of 240 litre bins (black = general, dark blue = recycling & green = garden waste where there is a garden/ graveyard) for use on a domestic fortnightly service. This is the maximum allowed irrespective of covers/ residents etc and if more capacity is required then a commercial service is needed.

Looking at the proposed site plan the bin store is sufficient – that is all.

- The doors need to open fully against the wall – and quickly lockable open - so the large bins can be easily manoeuvred down the shallow slope to the road.
- There is no detail of the distance from bin store to road – looking at the car parking it is assumed to be less than 10m so acceptable.

6.0 Development Control Forum of 11 February 2021

6.1 The Forum concluded:

- A site visit would be beneficial for Planning Committee members.
- Concern regarding the loss of light into the rear of Portugal Place.
- Noted the importance of retaining the trees where possible. Advised that the term 'Winter Garden' was misleading.
- Stated the excavation of the basement should be as shallow as possible.
- Questioned if a zinc roof would be in keeping with the surrounding area.
- Noise and congregation on site including smoking on site.
- Views out of the site and into the site.
- Trees on the south of the development did cast a lot of shadow to both the site and Portugal Place. Had suggested to residents these could be trimmed back to increase the daylight. Would consider producing shadow diagrams that did not include the trees.

- Highlighted the conclusion of the daylight and sunlight report submitted with the application; overall the impact of the proposed development was small and full compliant with default BRE criteria.
- Alternative locations had not been considered as the site was well located and convenient for students; its purpose was to create a centre for the students.
- The flat roof over the cycle store would be a green roof but not on the main building. Important to preserve the trees in an urban environment.
- Rooftop plant

6.4 A copy of the minutes is attached in full at appendix A.

6.5 The scheme has been amended following the DCF. Plant is now in the basement rather than the roof and the basement has designed not to impact on the Old Vicarage .

7.0 Third Party Representations

7.1 97 online representations have been received.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Overdevelopment, cramped
- The proposed design is excessive in its scale and mass, particularly in terms of its larger footprint, the extended roof line to both the north and south, and the increased height by comparison with the current building.
- The current Synagogue is more domestic in appearance, and more in keeping with the adjacent properties in Thompson's Lane and Portugal Place. The size and bulk of the proposed development, especially the change from a flat single storied roof to a pitched two storey roofline - the materials (roofing sheet metal) which will create an overly industrial look, in a conservation area with predominantly brick and slate. The impact of the development (given its present proposed scale) when viewed from St Clement's churchyard, and when approaching the end of Portugal Place from Bridge Street. The historic character and setting of both the Church and Portugal Place will be detrimentally affected by the presence of a modern building of such scale, which will significantly and unsympathetically block the view between the historic Old Vicarage and Portugal Place.
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Loss of amenity and outlook to properties in Portugal Place and loss of amenity and enjoyment of outdoor spaces.
- Overpowering nature of the building is increased because the houses in Portugal Place sit lower than the Synagogue site. This effect increases as the terrace descends north-south along Portugal Place. The terrace of houses between No 29 and No 23 is on a marked slope, descending from No 29 at the north end to No 24 at the south end.

- In the amended proposal the height of building is reduced, and now follows the height of the present Synagogue. Nonetheless, the proposal considerably adds to the mass of the present building.
- Most obviously, it adds an additional storey to the elevation adjacent to Numbers 27, 26 and 25 Portugal Place.
- The design of the proposed building remains inappropriate given the location.

Those in support have raised cited the following reasons:

- This building represents the heart of the Jewish community in Cambridge, yet sadly it is not fit to function. It is outdated both in terms of size and facilities. There are also major safety concerns with the current building.

7.3 Full copies of the representations can be found on the planning file via public access on the Council's website.

8 Member Representations

8.1 None

9 Local Groups / Petition

9.1 Not applicable

9.2 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.

Assessment

Principle of Development

10.0 Within their Design and Access Statement the applicants state that Jewish student life in Cambridge has centred for many years around the traditional Orthodox Synagogue situated in Thompsons Lane, built in the 1930s and refurbished in 1989- 1990. The total Jewish student population in Cambridge is estimated by the applicants to be around 1200; three hundred of whom are registered with the Cambridge University Jewish Society (JSoc) and, of those, about two thirds are formal or informal participants in programmes and events at the Thompsons Lane Synagogue. The Cambridge Traditional Jewish Congregation (CTJC), whose members are normally resident in Cambridge, attend the Orthodox services at Thompsons Lane which are run by university students during term and residents in the vacation. Egalitarian services are held in a mix of locations, sometimes in the corridors of the existing synagogue, sometimes in colleges. The existing Synagogue is in poor condition. The proposed new building will provide improved religious facilities for the Orthodox (students and local residents) and separately accommodate the needs of the

Egalitarian Community. The new building will also provide flexible space for study meetings including interfaith dialogue and social activities for Jewish students and others from the university. The existing building will be re-provided primarily as a place of worship.

10.01 The applicants also set out that the project to renew the existing Synagogue has been in progress for 10 years and has been the subject of three Pre-applications with Cambridge City Council in 2011, 2015 and 2018, and two Public Consultations in 2018 and 2019. They state that the core ambitions of the project are to:

- Improve facilities for all of the activities the building currently accommodates
- To act as a more inclusive centre bringing both the Orthodox and Egalitarian Jewish communities together with the wider Jewish student population including Jewish students with a secular background.
- Create a building which positively contributes to the Thompsons Lane streetscape.
- Achieve a high quality building with durable materials designed to last

10.1 Policy 73 of the Local Plan 2018 states that new or enhanced community, sports or leisure facilities will be permitted if:

- a. the range, quality and accessibility of facilities are improved;
- b. there is a local need for the facilities; and
- c. the facility is in close proximity to the people it serves.

New city-wide or sub-regional community, sports or leisure facilities should also:

- d. be permitted if they are provided in sustainable locations;
- e. comply with the National Planning Policy Framework's sequential approach
- f. demonstrate the need for the proposal within the catchment area it is expected to serve;
- g. demonstrate that it would not have a negative impact upon the vitality and viability of the city centre, including its evening economy; and
- h. where possible, include in the proposal facilities which are open to the wider community, to enhance both accessibility and the range of facilities available.

This policy is applicable to existing facilities and sites last used for community, sports or leisure purposes, in order to avoid situations where these facilities are lost through demolition without any planned replacement facility.

- 10.2 With respect to policy 73, community facilities include uses in former class D1 (non-residential institutions), except university teaching accommodation. A place of worship or religious instruction; such the Synagogue would be a community facility. The use would fall under Class F1, Learning and non-residential institutions, (f), - any use not including residential use for, or in connection with, public worship or religious instruction. The policy lends positive support to the provision of the new Synagogue and community facility and criteria a-c are fulfilled. The principle of the development is acceptable and significant public benefit would arise from the proposal.

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

- 10.3 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.
- 10.4 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.
- 10.5 Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for a local planning authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in the exercise of its planning powers with respect to any buildings or other land within a Conservation Area, to 'Pay special attention to the desirability of preserving or enhancing the character or appearance of that area'
- 10.6 The National Planning Policy Framework 2021 clearly sets out the requirement to conserve the significance of heritage assets and emphasises that great weight should be given to this (and the more important the asset the greater that weight should be), paragraphs 195, 197 and 199. For this reason, any harm requires a clear and convincing justification. Less than substantial harm should be weighed against the public benefits of the proposal (paragraphs 200 and 202).

- 10.7 The setting of a heritage asset as outlined in Historic England's Good Practice Advice Note 3 is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage.
- 10.8 The application falls within the Historic Core Conservation Area. As well as being appropriate to the conservation area, the new building must also be sensitive to the setting of the listed building close by, the Old Vicarage, St Clement's Church and nos. 23-29 Portugal Place, and the Buildings of Local Interest on the opposite side of Thompsons Lane, nos. 32-35. This part of the city is very densely developed with the only open spaces being within the churchyard of St Clement's and the existing spaces to the front of the synagogue and the Cambridge School of Visual and Performing Arts (CSVPA).
- 10.9 The conservation area appraisal for Thompsons Lane notes that the existing synagogue is poorly defined. The building is set back from the pavement edge and there is car parking and hard landscaping in front of the main elevation which does not make a positive contribution to the street-scene.
- 10.10 The new building would be sited further forward in its plot and closer to the Thompson Lane frontage creating a sense of enclosure with the forecourt.
- 10.11 The conservation area appraisal notes the chimney stacks of the Old Vicarage as being a focal feature in the street. There are clear views of this elevation of the grade II listed building and the chimney stacks from many viewpoints along Thompsons Lane
- 10.12 The position of the proposed building respects the significance of The Old Vicarage as views of the side elevation and chimney stacks would not be blocked and would remain clearly visible and experienced from the public realm. The proposal is considered to preserve the significance of the listed building and its setting.
- 10.13 With respect to the adjacent St Clement's Church, there will be some views through into the application site from the churchyard and from Bridge Street. A group of trees in the churchyard would provide screening of the proposed new building when viewed from Bridge Street and Portugal Place and this group of trees would continue to add to the backdrop and the setting of the listed church and the impact on views would not be harmful.
- 10.14 The proposed new synagogue retains the same footprint along the rear/eastern boundary with Portugal Place, with a minor change at the south east corner, but the size of the building is being increased and moving forward towards the frontage with Thompsons Lane. The building will be higher than the existing and will have a fully articulated roof over the larger footprint.
- 10.15 The building is to be of contemporary design with modern materials. The materials proposed would be of a red toned brick for the walls and would be a reference to the existing building and the design of the new building has drawn inspiration from the existing with the use of red bricks and with the

verticality of the details references the CSVPA which also has long slit windows and panels to the front elevation. The use of a metal roof covering will enable it to be articulated away from the listed buildings along Portugal Place.

- 10.16 The front elevation of the building will be in line with the adjacent CSVPA and its orientation will relate to the existing pattern of buildings with the principal elevations parallel with the highway.
- 10.17 The proposed front elevation will not be higher than the CSVPA but would not exceed the height of The Old Vicarage. There is a mixture of building forms on this side of Thompsons Lane and the proposed replacement building would play a role in maintaining the character and rhythm of the street scene with a scaled transition and a stepping stone between these two buildings. By bringing the building line forward, the new synagogue would have a greater presence in the street and would make a contribution to the streetscene and conservation area which the existing building does not currently do, as this would be to the benefit of the visual amenities of the surrounding area.
- 10.18 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, such as St Clement's Church. 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.
- 10.19 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 and 59 and the NPPF

10.20 Trees

- 10.21 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.
- 10.22 The application is accompanied by an Arboricultural Impact Assessment. The Council's Tree Officer has advised that the proposed development comes closer to existing trees of value than the current building and is taller than existing. While in principle construction could be possible without material damage to retained trees, the combined impact of a new lift, foul drainage, foundations and level access are expected to impact materially on trees T1 and T2. Recommends that minimum dig foundation design is expected to be needed to safeguard the healthy retention of trees and this is likely to have an impact on internal floor levels and ridge heights. It will be necessary to prepare a tree protection methodology that includes

foundation design and foul drainage installation to minimise the impact on nearby trees prior to construction commencement. Subject to conditions the proposal would accord with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71.

10.23 Carbon Reduction and Sustainable Design

10.24 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.

10.25 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 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.

10.26 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. The scheme is targeting a BREEAM excellent rating, with the submitted BREEAM pre-assessment showing a score of 71.80%, giving a slight buffer over the minimum requirement. A range of measures have been incorporated into the design of the scheme to enhance its environment performance including:

- Use of cross laminated timber for the primary structure, which has low embodied carbon.
- The use of air source heat pumps to help reduce the carbon emissions of the building associated with energy use, as part of an overall hierarchical approach to reducing energy and carbon emissions.
- The targeting of maximum Wat 01 credits for water efficiency, in line with the requirements of policy 28.

10.27 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency. They also recommend that further consideration be given to reusing the materials arising from the demolition of the existing synagogue, if possible, on site, to further reduce the embodied carbon associated with building materials.

10.26 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.

10.27 Biodiversity

- 10.28 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.
- 10.30 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal. Whilst the BNG baseline of the predominantly hard surfaced site is likely to be low, there are opportunities to seek a 10% BNG, including biodiverse green roof on the cycle shelter and soft landscaping around the entrance and frontage to Portugal place as well as integrated bird and bat boxes into the new building.
- 10.31 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered. A follow up bat emergence survey within the appropriate season and condition requiring a resurvey of these features prior to demolition will be required by condition.
- 10.32 Three trees on the application site are proposed to be removed. Planting is proposed to the front elevation of the building and two trees are indicated to be planted. A landscaping condition that seeks to maximise the biodiversity potential through a mix of native and non-native planting, providing year-round nectar and cover for invertebrates is recommended.
- 10.33 In consultation with the Council's Ecology Officer, subject to an appropriate condition, 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).

10.34 Water Management and Flood Risk

- 10.35 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.
- 10.36 The site is in Flood Zone 1 and is therefore considered at a low risk of flooding. The applicants have submitted a Flood Risk and Drainage Strategy Report. The Council's Sustainable Drainage Engineer has advised that the proposals have demonstrated that a suitable surface water

drainage strategy for the site can be delivered. A final surface water strategy based on the infiltration test results should be submitted through a condition.

10.37 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.

10.38 Highway Safety and Transport Impacts

10.39 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.

10.40 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.

10.41 Access to the site would be via an existing dropped kerb and vehicular access onto the site. There are no highways safety issues.

10.42 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal subject to conditions.

10.43 Subject to conditions as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

10.44 Cycle and Car Parking Provision

10.45 Two parking spaces to the forecourt including one accessible parking space and Sheffield stands for cycles. A detached cycle store for 18 cycles is also proposed.

10.47 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L.

10.48 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging of at least one slow EV Charge Point for every two parking spaces in non-residential developments. A condition is recommended to secure this.

10.49 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.

10.50 Amenity

10.51 Policies 35 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.

Neighbouring properties at 23-29 Portugal Place

10.52 The proposed replacement building would be sited directly behind numbers 25-29 Portugal Place which are situated to the southeast. It would occupy a similar position in relation to the common boundary. The distance between the rear wall of the proposed building and the rear wall of the Portugal Place properties is between 3.5 and 5.6 metres (given that the rear wall of the proposed building is not parallel with the rear walls of the properties in Portugal Place). The rear gardens to these properties are separated from the application site by high brick walls and these gardens are at a lower ground level to the Synagogue

10.53 The majority of the buildings in Portugal Place, the impact of the building will be no greater than the existing on the boundary, with the increased height being within the angle of the roof which slopes away from these properties. Given the lower levels of the rear gardens and depth of these gardens, the proposed new building would not have a significant impact on these outdoor amenity areas. It would not have a detrimental impact through loss of light to rear facing windows. However, for those who currently overlook the flat roof single storey sections of the current synagogue, the increase in massing would be apparent. The footprint of the proposed building would be no nearer to the common boundary. The roof section would slope up and away from the boundary. The eaves height of the building has been kept low to mimic the existing eaves height with a roof sloping away from the boundary. Although the height has been kept low on the boundary it would still result in additional massing close to these gardens.

Overshadowing

10.54 The submitted shadow study indicates for the summer solstice, in the early hours the proposal will cast shadow over the forecourt with very little shadow created by the proposal. At four in the evening existing and proposed shadowing is similar in the gardens to Portugal Place.

10.55 At the Equinoxes, both the majority of the site and the surrounding Portugal Place rear gardens will be in shadow at 8am, 12am and 4pm, a similar situation to existing. At the Winter solstice, the site and the rear gardens are in shadow. In the shorter winter evenings the site and surroundings are in darkness.

Loss of light

- 10.56 The section of proposed building closest to the boundary slopes up and away from the rear boundary of the gardens in Portugal Place and presents a large stretch of roof. Given that these gardens are lower than the adjoining site with a high brick wall, the proposal would not result in any additional harm to these windows or a detrimental loss of light to first or second floor rear facing windows. Sunlight studies have been submitted which show that the basement gardens of Portugal Place will be no worse off than the existing situation in terms of daylight.
- 10.57 The daylight impact, in relation to both Vertical Sky Component and No Sky Line will be minimal and fully compliant with the BRE guidelines. The sunlight impact complies with the BRE guidelines.

Loss of outlook, overbearing impact, visual amenity

- 10.58 With regard to the properties towards the south-western end of the terrace, at 28 and 29 Portugal Place there would not be a significantly harmful impact over and above the existing building. It is considered that the dwellings at nos. 25-27 Portugal Place would be most impacted by way of loss of outlook.
- 10.59 No.27 has a basement kitchen. A second-floor bedroom used as an office/studio, has an outlook which would be affected.
- 10.60 No.26 has a first floor office, with its only window facing over the existing flat roofed section. The outlook from this window would be affected.
- 10.61 No.25 has a first floor kitchen/living room. The rear window serving the kitchen, again looks over the existing flat roof section and would be affected. The additional storey is directly adjacent and the proposal will block about half of the visible sky from this window. The properties towards the north-eastern end of the terrace at 23 and 24 Portugal Place do not directly face the proposal and the outlook from rear facing windows would not be detrimentally affected.
- 10.62 Taller elements of the new building are proposed particularly behind numbers 25 and 26 whose current outlook is over a single storey section of the building with views across towards properties in Thompsons Lane. The latest amendments to the scheme have altered the impact of this roofslope by reducing the amount of roof-space and creating a flat roofed section inset from the boundary. There is however a loss of outlook and increased enclosure to these properties which needs to be considered in the planning balance against the benefits of the scheme as a replacement community facility.

Overlooking/loss of privacy

- 10.63 There are no windows in the south facing roofslope of the proposed building. There are windows at ground floor level but owing to the intervening distance and boundary wall to Portugal Place, there would be no

overlooking. There is an external fire escape on the northern elevation of the building and there is the potential for overlooking from this elevated vantage point. This could be mitigated via a condition for screening of the fire escape.

Impact on CSVPA building

10.64 This is adjacent to the north. This building presents a brick façade towards the application site with the only openings being at ground floor level and glazed entrance. This property has a roof lantern on its flat roof. The proposed building would extend further forward but is not considered to be detrimental to the amenity of users of this building.

Impact on The Old Vicarage, Thompson's Lane

10.65 This is situated to the southwest. The proposal should not result in a detrimental degree of overshadowing of the Vicarage as this area is in shadow for much of the year. Given the articulation of the roof with the areas of flat roof in between, Officers are of the opinion that the proposal would not unduly impact on the outlook from the roof terrace of the Old Vicarage.

Impact on properties opposite at 32, 33, 34 and 35 Thompsons Lane

10.66 Given the separation between the principal elevation of these properties and the front elevation of the proposed replacement building, are not considered to be detrimentally impacted by the proposal

10.67 These properties are located to the west of the site. The daylight impact, in relation to both VSC and NSL, will be minimal and fully compliant with the BRE guidelines. The sunlight impact is minimal and complies with the BRE guidelines.

10.68 Future Occupants

Inclusive access

Lift access is provided to the first floor with level access to the main entrance.

The proposal is compliant with Cambridge Local Plan (2018) policies 56 and 57.

10.69 Construction and Environmental Impacts

10.70 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.

10.71 The Council's Environmental Health team have assessed the application and are satisfied that the proposal would not detrimentally harm the amenity of future occupants or adjacent residents and recommend conditions relating to the construction and operational phases in particular to the noise mitigation of any future plant and "external / third party amplification" which requires that all musical and sound generation equipment is connected and controlled through the in-house limiter to maintain sound levels. Only the in-house equipment / amplification / speakers etc are to be used with third party sound generation equipment strictly prohibited to protect local amenity and quality of life. The condition ensures that acoustic equipment (e.g., acoustic drums) that are not connected to and fully controlled by the in-house limiter are not permitted. A noise assessment / insulation condition will be attached to ensure acceptable details are submitted of the exact sound system set up including limiter and other detailed acoustic mitigation are fully installed.

A post construction completion / commissioning / testing condition is also recommended to ensure once the community facility is constructed, the noise mitigation scheme is adequately containing sound generated within the community facility (when agreed within the noise assessment / insulation condition) to protect local amenity and quality of life.

10.72 Summary

10.73 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35 and 57.

10.74 Refuse and recycling Bins

Policy 57 requires refuse and recycling to be successfully integrated into proposals. A refuse store is proposed at ground floor level with access from the side of the building. The store would accommodate 4 commercial wheeled bins. As the bin store does not directly face the kerbside, the Council's refuse crew would not be able to empty these bins on collection days. As such, the bins would need to be wheeled out to the kerbside. The internal refuse store, however, does improve the visual amenities of this part of the conservation area and the setting of the adjacent Old Vicarage.

10.76 The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

10.77 Planning Balance

10.78 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).

- 10.79 The proposal is acceptable in principle and supported by policy 73 of the Local Plan 2018. It would provide a much needed new and improved Synagogue and community facility for the Jewish community in a highly sustainable and accessible part of the City. Significant community benefit would arise from the replacement building which must be weighed in favour of the proposal.
- 10.80 The proposal would result in the total loss of a building within the conservation area. The loss of the existing building, one which makes a neutral contribution to the conservation area, is considered to be outweighed by the benefits provided by the replacement building, which is of a higher architectural quality, which would be highly sustainable and would be targeting BREEAM Excellent standards.
- 10.81 The proposal would not harm the setting of adjacent listed buildings and would preserve/enhance the Historic Core conservation area.
- 10.81 The proposal would introduce additional massing and provide additional enclosure to existing properties and their outlook along Portugal Place towards the new building, most notably and significantly nos. 25, 26 and 27 but also to a lesser extent those properties adjacent. Properties along Portugal Place and which face the site are tightly constrained, with small gardens and they exhibit a change in levels. These factors have led to numerous objections to the scheme and throughout the course of the application the applicants have sought to attempt to reduce the impact of the scheme on neighbouring amenity through revisions whilst also providing a meaningful new Synagogue and community facility. The harm which would arise to the amenity of the occupants of Portugal Place properties needs to be balanced against the wider community benefits that would arise from the scheme. The judgement for members should include a careful consideration of the design and the tight and constrained context of the site.
- 10.82 For officers, 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.

10.83 Recommendation

10.84 **Approve** subject to:

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

11.0 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 demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development. (Cambridge Local Plan 2018 Policy 61.

- 4 No development shall commence until infiltration testing has been undertaken in accordance with BRE365/CIRIA156 and a final surface water strategy based on the results of this testing has been submitted to and agreed by the Local Planning Authority.

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

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

- 5 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 for its written approval, 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.

Prior to site clearance a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A record of this meeting shall be provided to the Council for approval.

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.

- 6 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.

- 7 No demolition/development shall commence until follow-up dusk emergence / dawn re-entry surveys have been undertaken. This should be done during May - September (inclusive) to determine whether bats are roosting and, should this be the case, a mitigation strategy as appropriate based on the results of the survey shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with these approved details.

Reason: To ensure that before any demolition/development commences appropriate surveys are undertaken to prevent injury or death to bats which may roost on the site (Cambridge Local Plan 2018 policy 70).

- 8 Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, a site investigation strategy based on the information identified in the Phase 1 Desk Study Report (Ground Engineering, ref: C14919, dated November 2020) shall be submitted to and approved 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 (Cambridge Local Plan 2018 policy 33).

- 9 Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 8, the following shall be submitted to and approved in writing by the Local Planning Authority:

- (a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors
- (b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

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

- 10 The development (or each phase of the development where phased) shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

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

- 11 The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

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

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

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

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

- 13 No development (including any site clearance/preparation works) shall be carried out until a Site Waste Management Plan has been submitted to the Local Planning Authority for approval in writing.

The plan shall include the following matters: -

- (a) Waste management and disposal and material re use;
 - (b) anticipated nature and volumes of waste
 - (c) measure to ensure the maximisation of the reuse of waste
 - (d) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
 - (e) any other steps to ensure the minimisation of waste during construction
 - (f) the location and timing of provision of facilities pursuant to criteria b/c/d
 - (g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.
- and,
- (h) Materials storage; and hazardous material storage and removal.

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

Reason: To ensure that building waste is minimised. (Cambridge Local Plan 2018 Policy 33).

- 14 No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:
- a) details of the volumes and types of material proposed to be imported or reused on site
 - b) details of the proposed source(s) of the imported or reused material
 - c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
 - d) results of the chemical testing which must show the material is suitable for use on the development
 - e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved MMP.

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

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

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

- 16 Before the use hereby permitted is commenced a noise insulation scheme post construction completion, commissioning and testing report to include scheme sound performance testing and monitoring, shall be submitted to and approved in writing by the local planning authority.

The post construction completion, commissioning and testing report shall demonstrate compliance with the Noise Assessment / Insulation Scheme (as approved / required by condition 14) and shall include airborne and structural acoustic / sound insulation and attenuation performance

standard certification / reports for scheme elements, the consideration and checking of the standard and quality control of workmanship and detailing of the sound insulation scheme and any other noise control measures as approved. Full noise insulation scheme sound performance testing and monitoring including noise limiting control / limiter device level setting to the satisfaction of the LPA will be required.

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

- 17 No development above ground level shall commence until a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours and to discharge at an appropriate outlet height / level has been submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

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

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

The principal areas of concern that should be addressed are:

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

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

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

- 19 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).

- 20 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).

- 21 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 09.30 hours -15.30 hours and 09.30 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: for the safe and effective operation of the highway (Cambridge Local Plan 2018, Policy 81)

- 22 No operational plant, machinery or equipment shall be installed until a noise insulation/mitigation scheme 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.

The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed the rating level limits specified within the Clarke Saunders Acoustics "noise impact assessment" report dated 9th April 2021 (AS11989.210224.NIA.2).

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

- 23 Prior to any superstructure works commencing on site for the application hereby approved, a noise impact assessment of the use on neighbouring premises (to include existing residential premises in the area and the proposed habitable rooms of the development itself) and a noise insulation scheme or other noise control measures as appropriate, in order to minimise the level of noise emanating from the application site and associated internal spaces having regard to but not exhaustively the following shall be submitted in writing for approval by the Local Planning Authority :

- o Nature / type of uses and events to be held;

- o Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;
- o Noise egress, airborne, structural and flanking sound via building structural elements;
- o Building fabric, glazing, openings and ventilation systems acoustic performance;
- o Adequate alternative ventilation should be provided to ensure external doors and windows remain closed.
- o Premises entrances / exits and any associated external spaces and patron noise;

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the application site uses hereby permitted are commenced and shall be retained thereafter.

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

- 24 The dust mitigation and monitoring methodology as specified within the Construction Planning Associates "construction management strategy" document dated June 2021 (C626 Cambridge JSC CMS v3.doc, issue 3) shall be fully implemented.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2018 policy 36).

- 25 All doors (except for egress/ingress) and windows serving the application site shall remain closed during events and during the playing of music / amplified voice.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)

- 26 No music, either amplified or acoustic, or amplified voice shall be permitted within the garden room.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)

- 27 All musical and sound generation equipment used within the application site shall be connected to and played and channelled through the in-house limited amplification / fixed sound system. The use of any external third party independent amplification / sound systems is strictly prohibited.

The use of unamplified / acoustic musical equipment and independent amplification / sound systems that are not connected to and fully played and channelled through / controlled by the in-house limited amplification /

fixed sound system is prohibited or not permitted within the application site.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)

- 28 Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

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

- 29 Prior to occupation a "lighting design strategy for biodiversity" features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

No additional lighting of the Sycamore canopies of adjacent churchyard.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To minimise disturbance, harm or potential impact upon protected species in accordance with Policy 70 of the Cambridge Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981.

- 30 No development above ground level shall commence until a scheme for the provision of integrated bird and bat boxes into the new building has been submitted to and approved in writing by the Local Planning

Authority. The scheme shall include details of box numbers, specification and their location. The development shall not be occupied until the boxes have been provided installed in accordance with the approved scheme.

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.

31 Notwithstanding the approved plans, the flat roof of the cycle store hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) 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.
- b) With suitable access for maintenance.

The green biodiverse roof(s) shall be implemented in full prior to the use of the development hereby approved and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: green-roofs.co.uk

32 Prior to commencement of the erection of the new Synagogue, details of a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; to maximise the biodiversity potential through a mix of native and non-native planting, providing year round nectar and cover for invertebrates.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

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

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation

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

- 33 Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

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 57 and 61)

- 34 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, policies 57 and 61)

- 35 No hardstanding shall be constructed until full details of the type and source of pavers have been submitted to the Local Planning Authority as samples and approved in writing. Hardstanding 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)

- 36 All proposed hard paved areas shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway. (Cambridge Local Plan 2018, policy 81)

- 37 Within 6 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. 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).

- 38 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).

- 39 Prior to occupation, one slow EV Charge Point shall be provided on site and fully installed and operational. The charging point shall be retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

Informatives

- 1 A brief for the recommended programme of archaeological works is available from this office upon request.
Historic Environment Team, SAC1301
Place and Economy
Sackville House, Sackville Way
Cambourne, Cambridge, CB23 6HL
01223 728564
ArchaeologyDC@cambridgeshire.gov .

Partial discharge of the archaeological condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI

- 2 All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).
- 3 Before the existing property is demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.
- 4 The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
- 5 To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:
 - o 6: Requirements for Specific Lighting Schemes
 - o 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
 - o 8: Further technical guidance related to noise pollution

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