



<b>Planning Committee Date</b>	11 <sup>th</sup> January 2023
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	22/03076/FUL
<b>Site</b>	Edeva Court, Cambridge, CB1 8AF
<b>Ward / Parish</b>	Queen Ediths
<b>Proposal</b>	Construction of a single storey extension at roof level comprising 3 no. self-contained residential flats (Use Class C3), including provision of car parking, cycle parking and associated works.
<b>Applicant</b>	Avon Ground Rent
<b>Presenting Officer</b>	Charlotte Spencer
<b>Reason Reported to Committee</b>	Third party representations
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	<ol style="list-style-type: none"><li>1. Principle of development</li><li>2. Character and appearance of the area</li><li>3. Highway Safety</li><li>4. Parking Provision</li><li>5. Residential Amenity</li><li>6. Fire Safety</li></ol>
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks planning permission for the construction of a single storey extension at roof level comprising 3 no. self-contained residential flats (Use Class C3), including provision of car parking, cycle parking and associated works.
- 1.2 The proposal respects the character and appearance of the street scene, surrounding area.
- 1.3 The proposal does not adversely impact the residential amenity of neighbouring properties and provides adequate living conditions for future occupiers.
- 1.4 The proposal would not have a detrimental impact on highway safety.
- 1.5 Officers recommend that the Planning Committee APPROVE the proposal.

## 2.0 Site Description and Context

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

- 2.1 The application relates to a site located to the east of Wulfstan Way. To the front of the site lies the Queen Edith Public House and to the rear lies Edeva Court, which is a three storey block of 12 self contained flats. To the north of the site lies Dunstan Court which is a retirement housing complex and a small block of shops with flats above. To the south lies the rear gardens of Nos.61-71 (odds) Queen Ediths Way. To the west lies the playing fields of Queen Edith Community Primary School which is a Protected Open Space.

## 3.0 The Proposal

- 3.1 The application is seeking planning permission for the construction of a single storey extension at roof level comprising 3 no. self-contained

residential flats (Use Class C3), including provision of car parking, cycle parking and associated works.

- 3.2 The additional floor would have a width of 16.8 metres, set in from the existing flank walls by 3.1 metres and span for a maximum depth of 15.6 metres. The extension will add an additional height of 2.8 metres resulting in an overall height of 12.4 metres. The new floor would clad in grey zinc.
- 3.3 One new car parking space would be provided within the existing parking area and the gates would be reduced to a width of 3.75 metres to allow this. A new bike store would be provided adjacent to the waste store and a Sheffield stand for visitors along the southern boundary.
- 3.4 The application has been amended to address representations and issues that were highlighted in the Development Control Forum. The width of the gates have been increased in size and there have been alterations to the bike store. One of the flats has been reconfigured to reduce the number of bedrooms, and the amount of green roof has been increased in size. Further consultations have been carried out as appropriate.

#### 4.0 Relevant Site History

Reference	Description	Outcome
12/1616/FUL	Demolition of existing public house building and replacement with new public house including ancillary one bedroom manager's apartment (Use Class A4) and single two bedroom residential apartment (Use Class C3) above, and a separate block of 12 two-bedroom residential apartments (Use Class C3), with associated access, car parking and landscaping.	PERM 18.09.2013
14/1558/FUL	Installation of electric gates at entrance to apartment's car park & updated hard & soft landscaping proposals to the residential developments	PERM 04.12.2014

- 4.1 Edeva Court was built following planning permission 12/1616/FUL and the existing gates were later approved under 14/1558/FUL.
- 4.2 Pre-application advice was sought by the applicant to create an additional floor. Officers considered that the application was acceptable in principle and would provide an acceptable standard of living for future occupiers. However, there was concern with the visual impact, impact on residential amenity by reason of loss of privacy and parking layout.

## **5.0 Policy**

### **5.1 National**

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

### **5.2 Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 45: Affordable housing and dwelling mix

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 70: Protection of priority species and habitats

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

### **5.3 Neighbourhood Plan**

N/A

### **5.4 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
Health Impact Assessment SPD – Adopted March 2011  
Trees and Development Sites SPD – Adopted January 2009

## **6.0 Consultations**

### **6.1 County Highways Development Management – No objection**

6.2 Comment Date 28.11.2022:

The amended documents do not change the Highways Authority's comments.

6.3 Comment Date 15.08.2022:

The proposal is for three additional units but only one additional parking space. The surrounding roads provide uncontrolled parking and so the development may impose additional parking demands upon the on-street parking on surrounding streets. However, this is unlikely to result in any significant adverse impact upon highway safety.

### **6.4 Sustainable Drainage Officer – No objection**

6.5 Comment Date 24.11.2022

Original drainage comments are still valid

6.6 Comment Date 16.08.2022

The development is acceptable subject to condition requesting a scheme for the disposals of surface water and foul water.

### **6.7 Environmental Health – No Objection**

6.8 Comments 09.11.2022

The submitted CEMP recommends restrictive working hours to protect amenity/ quality of life of the neighbouring properties. It includes noise monitoring and set locations near sensitive receptors and a complaint procedure. It provides mitigation methods to be employed to control dust/mud. A compliance condition is recommended to ensure these mitigations are fully implemented.

6.9 Comments 11.08.2022

The original application contained a noise assessment which concluded that a noise insulation scheme would be required at the residential flats to ensure adequate glazing and alternative ventilation to open windows were installed to protect occupiers from commercial noise from the public house. A noise insulation condition is recommended again.

6.10 Recommend plant noise condition and informatives as the design and access statement refers to Air Source Heat Pumps.

6.11 Where there is communal parking, there is a requirement for at least one slow EV charging point per two dwellings. Therefore, this development requires 6. This can be secured by condition.

**6.12 Fire Authority – No objection**

6.13 Adequate provision be made for fire hydrants by way of Section 106 or planning condition.

**6.14 Development Control Forum of 25<sup>th</sup> October 2022**

6.15 During the Development Control Forum, issues were raised regarding fire safety and these have been noted by the applicants. Applicants confirmed that a Construction Environmental Management Plan would be submitted to overcome concerns raised in regards to construction works. The possibility of providing a lift was discussed. The petitioners put forward a revised design which the applicant stated they would consider. The applicant also stated they would look at amending the width of the gate.

6.16 A copy of the review letter is attached in full at appendix A.

**7.0 Third Party Representations**

7.1 Two individual representations and a letter from GSC Solicitors on behalf of Edeva Court Residents have been received following the submission of the amendments.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Density and overdevelopment
- Lack of affordable housing
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Construction impacts
- Car parking and parking stress
- External amenity space
- Free hold/lease hold issues

7.3 Fifteen individual representations and a letter from GSC Solicitors on behalf of Edeva Court Residents have been received following the submission of the original application.

7.4 Those in objection have raised the following issues:

- Character, appearance and scale
- Density and overdevelopment
- Lack of affordable housing
- Residential amenity impact (privacy, noise and disturbance)
- Construction impacts

- Car parking and parking stress
- External amenity space
- Free hold/lease hold issues
- Fire risks
- Lack of a lift
- Services
- Timeframe for comments
- Lack of consultation from the applicant

## **8.0 Assessment**

### **8.1 Principle of Development**

8.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

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

### **8.4 Housing Provision**

8.5 Policy 45 of the Cambridge Local Plan requires residential development of 15 units or more to provide a minimum of 40% of affordable housing. Objections have been received regarding the lack of affordable houses, however, although following development, the proposal would result in 15 flats within Edeva Court, the proposal is only seeking permission for 3 and it would not be reasonable to retrospectively apply this policy to the existing units. As such, Policy 45 is not relevant for this application.

### **8.6 Design, Layout, Scale and Landscaping**

8.7 Policies 55, 56, 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.

8.8 Edeva Court is a modern, brick, flat roofed building that has a simple design that gives the appearance of both horizontal and vertical symmetry. Due to the large set back from the road it currently does not visually dominate the two storey buildings of the pub and shops and it is currently lower than the adjacent two and a half storey Dunstan Court.

8.9 The extension would be clad in zinc which is considered would successfully contrast with the existing brick whilst creating a visually lighter component. The design of the extension would follow that of the existing

front elevation. It would be set in from the side walls and coupled with the zinc material it is considered that the proposal would not result in a top heavy appearance and the horizontal and vertical symmetry which is a characteristic of the existing building would be retained.

- 8.10 Edeva Court is set significantly back from Wulfstan Way and whilst there are views of the building beyond the row of shops and the Queen Edith Pub, the building is not the most dominant within the existing street scene. The proposed third floor would raise the maximum height of the roof by 2.8 metres and would bring the maximum height of Edeva Court to slightly above that of the nearby Dunstan Court. It is considered that the step in and use of visually lighter materials in conjunction with the limited additional height, the proposal would not result in an overly tall structure that would dominate the existing street scene.
- 8.11 Overall, it is considered that the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018).

#### **8.12 Biodiversity**

- 8.13 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 8.14 The proposal would be built a top of an existing building and the plans demonstrate a green roof. As such, it is considered that it would not result in a loss of ecology. As such, the proposal is compliant with Policies 57, 69 and 70 of the Cambridge Local Plan (2018).

#### **8.15 Water Management and Flood Risk**

- 8.16 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.17 The site is in Flood Zone 1 and is therefore considered at Low risk of flooding. The Council's Sustainable Drainage Engineer has advised that a Scheme for Surface Water and Foul Water be submitted which can be dealt with by way of condition. However, as the footprint of the building would not be increase and the overall small scale nature of the site in conjunction with the building regulations requirements it is considered unreasonable to add this condition.



8.18 Policy 31 part f states that any flat roof is a green or brown roof. The plans demonstrate that there would be a green roof where solar panels are not located. This is acceptable and a condition can be added to ensure that this is installed.

### **8.19 Highway Safety and Transport Impacts**

8.20 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.

8.21 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

8.22 The application is supported by a Transport Technical Note has been submitted. The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority. Whilst the Highways Authority note that it may result in additional demand for on street parking, this would unlikely result in an unacceptable risk for Highway Safety and as such have not raised a formal objection nor requested any conditions.

8.23 The width of the access gates would be reduced. However, following amendments, the gates now allow sufficient space for emergency vehicles and refuse vehicles to enter the site. As the gates do not lead directly onto the public highway the reduction in width would not result in a detrimental impact on highway safety.

8.24 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

### **8.25 Cycle and Car Parking Provision**

8.26 Cycle Parking

8.27 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision.

- 8.28 A new lockable bike store would be installed adjacent to the existing car park. The store would allow for 6 cycles to be stored in semi-vertical stands which complies with the requirements within appendix L. Whilst no elevations of the store have been submitted, it is considered that this can be dealt with by way of condition.
- 8.29 Car parking
- 8.30 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. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls.
- 8.31 The proposal creates one additional parking space for the three 2-bed flats. The standards for this size of dwellings is a maximum standard and so the proposal does comply with appendix L. Concerns have been raised regarding the low parking provision and whilst it is noted that it could lead to on-street parking demand, the Highways Authority have confirmed that this would not impact upon highway safety. Edeva Court lies within the Wulfstan Way neighbourhood centre and is in close proximity to shops including small convenience stores, pharmacy, takeaways and a public house and it is in close proximity to a doctors surgery. There are bus routes along Wulfstan Way and Queen Ediths Way and the site is within cycling distance to the city centre. Subsequently, it is considered that the provision of only one parking space in this location is acceptable.
- 8.32 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 8.33 The Environmental Health Officer has requested that 6 EV charging points be installed. However, all but one of the parking spaces are existing and so it would be considered unreasonable to request this level of provision retrospectively. However, it would be reasonable to add a condition ensuring that the new parking space allows for EV charging with an informative recommending that the applicant considers upgrading the other spaces with passive provision as a minimum.
- 8.34 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.

### **8.35 Amenity**

8.36 Policy 35, 36, 50, 52 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

### **8.37 Neighbouring Properties**

8.38 Due to the separation distance from the dwellings along Queen Ediths Way in conjunction with the proposed set in from the side elevation it is considered that the additional floor would have an acceptable level of impact on the residential amenities of these dwellings in terms of loss of light, loss of outlook or sense of dominance.

8.39 There are 4 side windows on Dunstan Court facing Edeva Court at first and second floor level. However, due to the set in from the existing building it is considered that the additional floor would not result in any further impact on these windows.

8.40 In terms of privacy, it is considered that some of the proposed balconies could result in overlooking to the private garden areas of the residential dwellings along Queen Ediths Way. In addition, due to the positioning of the rear balconies, it is considered they could result in overlooking to the existing balconies to the floors below. However, with suitable screening then it is considered that this could be overcome and it is considered that this can be dealt with by way of condition. Three side windows would be installed facing Queen Ediths Way. A condition can be added to ensure that these windows are obscurely glazed with limited opening. Whilst two of these windows would act as secondary windows, it is noted that the middle window would be the only window serving the single bedroom of Flat 15. Whilst this is not ideal, as it is considered that the room would mainly be used for sleeping, it would be unreasonable to refuse the application for this reason alone.

8.41 There have been many concerns raised with the impact on construction works on the existing flats in terms of noise and disturbance and this is noted. The applicant has submitted a Construction Environmental Management Plan which has been reviewed by the Council's Environmental Health Officer who has raised no objections to the proposed mitigation and has recommended a compliance condition which is reasonable. Whilst Officers understand the concerns of the existing residents as construction works are temporary it is difficult to refuse any application for this reason alone.

### **8.42 Future Occupants**

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

8.44 The gross internal floor space measurements for units in this application are shown in the table below:

<b>Unit</b>	<b>Number of bedrooms</b>	<b>Number of bed spaces (persons)</b>	<b>Number of storeys</b>	<b>Policy Size requirement (m<sup>2</sup>)</b>	<b>Proposed size of unit</b>	<b>Difference in size</b>
13	2	4	1	70	86.2	+16.2
14	1	2	1	50	50.6	+0.6
15	2	3	1	61	63.2	+2.2

8.45 The proposal complies with the Government's Technical Housing Standards – Nationally Described Space Standards (2015).

8.46 Garden Size(s)

8.47 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.

8.48 Balconies would be provided for each of the proposed units with the single bed unit having a 5 square metre balcony, the 2-bed, 3-person having access to a 7.52 square metre balcony and the 2-bed, 4-person unit having two balconies totally 12.2 square metres. Concerns have been raised regarding the provision of amenity space and it is noted that paragraph 6.35 of the Local Plan states that dwellings within more than one bedroom would need to take space for children to play into account. Officers acknowledge that the proposed balconies would not provide safe and useable play space. However, all of the existing units within Edeva Court are two bed units and those on the first and second floors only benefit from balconies. In addition, it is noted that the Nightingale Recreation Ground is within walking distance of Edeva Court. As such, whilst it is not ideal, on balance it is considered that the proposed amenity space is acceptable in this instance.

8.49 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met. Concerns have been raised regarding the lack of a lift. While this is a policy requirement, the proposal is an extension to an existing building and the proposed units would not be housed completely within a new building envelope. Therefore, it is not practicable to require part M4(2) compliance in this instance. In addition, although Building Control have not responded to a consultee request the applicant has confirmed that following discussions with them they have confirmed that they do not require a lift.

8.50 Summary

8.51 Subsequently, it is considered that subject to the imposition of conditions, 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, 36, 50, 51, 52, and 58.

**8.52 Fire Safety**

8.53 Concerns have been raised in regards to the increased risk of fire and reduced fire safety by neighbouring properties. As the building following development would not exceed 18 metres in height or 7 storeys there is not a requirement for a fire statement to be submitted as part of the planning process. The Fire Authority have been consulted and they have not raised any objections subject to a condition being added for the provision of fire hydrants which is considered reasonable.

**8.54 Third Party Representations**

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

<b>Third Party Comment</b>	<b>Officer Response</b>
Character, appearance and scale	Considered in paragraphs 8.6-8.11
Affordable housing	Considered in paragraph 8.5
Residential Amenity	Considered in paragraphs 8.37-8.40
Construction Impacts	Considered in paragraph 8.41
Parking	Considered in paragraphs 8.29-8.34
Amenity Space	Considered in paragraph 8.48
Fire risk	Considered in paragraph 8.53
Lift	Considered in paragraph 8.49
Building control	Concerns have been raised regarding the building works. A planning permission does not override the requirement for Building Regulations to be obtained which help ensure works are safe, structurally sound, water and fire protected.
Freehold/Lease hold issues	This is a civil matter between different owners in which the local planning authority has not role.
Lack of Consultation from Applicant	Whilst it is highly recommended that applicants consult with local residents prior to a planning application this is not a requirement.

Timeframe for Comments	The application was received on 6 <sup>th</sup> July 2022, due to delays in validation the neighbours were consulted on 25 <sup>th</sup> July 2022 who were given 3 weeks to respond. A site notice was also displayed on the 4 <sup>th</sup> August which expired on 25 <sup>th</sup> August 2022. The Local Planning Authority met the national requirements for consultation. Following the receipt of amendments a full re-consultation was sent out on 8 <sup>th</sup> November 2022 which expired on 29 <sup>th</sup> November.
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## 8.56 Planning Balance

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

8.58 Summary of harm

8.59 The proposal would change the appearance of the existing building and would have temporary impacts on the existing residents of Edeva Court. However, these have been considered to be limited levels of harm.

8.60 Summary of benefits

8.61 The proposal would result in a net gain of 3 dwellings which would contribute to the housing market. These are smaller dwellings which would be considered more affordable than other larger properties within the area.

8.62 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

## 8.63 Recommendation

8.64 **Approve** subject to:

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

## 9.0 Planning Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

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

3. The construction methodology, proposed mitigation and monitoring as specified within the Union4 Planning "Draft Construction and Environmental Management Plan" dated November 2022 (Rev 01) shall be fully implemented.

Reason: Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35 and 36).

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

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

5. 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).

6. Prior to the commencement of development, a noise insulation / attenuation scheme as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced internally at the residential units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

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

7. No permanent connection to the electricity distribution network shall be undertaken until a residential dedicated electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate:

- (i) Dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW to serve the proposed parking space.

The approved scheme shall be fully installed before the development is occupied and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

8. No development above ground level shall commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use.

9. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
  - ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
  - iii) Identification of the existing habitats and their condition on-site and within receptor site(s);



- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

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

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

10. Notwithstanding the approved plans, the flat roof of the extension 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.
  - c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the extension 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](http://green-roofs.co.uk)

11. The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be 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. The cycle store and green roof as appropriate shall be

provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

12. The development shall not be occupied until a scheme for the screening of the balconies has been submitted to, and approved in writing by the Local Planning Authority. The balconies shall be constructed in full accordance with the approved details and shall be retained as such.

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

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

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

14. No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and

b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

15. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local

planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

### Informatives

1. To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014+A1:2019) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background sound level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

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

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

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

Whilst our requirements are for the rating level not to exceed the background sound level at the application site boundary, if the plant is roof mounted and nearby noise sensitive receivers are in closer proximity than the site boundary and / or the site boundary is afforded shielding from the application building parapet, the nearest noise sensitive receiver would be the required assessment location.

It is important to note that a full BS4142:2014+A1:2019 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, frequency spectrums, directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full acoustic calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

2. The applicant is advised to allow for additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining residential car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.
3. Fire Service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling-house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory feature(s) should be provided.