



Planning Committee Date	6 December 2023
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/02696/FUL
Site	Fossdene, Whinside, The Gables, The Knott, Mount Pleasant, Cambridge
Ward / Parish	Castle
Proposal	Demolition of 3 residential properties (known as Fossdene, Whinside and The Gables) and the erection of five residential buildings for postgraduate students as well as two storey and single storey extensions to The Knott for postgraduate accommodation and the provision of cycle and bin stores, landscaping and car parking including new boundary treatments.
Applicant	Tim Waters (St Johns College)
Presenting Officer	Tom Chenery
Reason Reported to Committee	Third party representations Application raises special planning policy or other considerations
Member Site Visit Date	4 th December 2023
Key Issues	1.Impact upon the Conservation Area 2.Impact upon Trees 3.Accessability
Recommendation	APPROVE subject to conditions / S106

1.0 Executive Summary

- 1.1 The application seeks to demolish three existing villas fronting Mount Pleasant, Cambridge, known as Fossdene, Whinside and The Gables and seeks to erect 5 new residential buildings within the site to be used as student accommodation. The proposal also seeks to erect two storey and single storey extensions to a property facing Lady Margarets Road known as The Knott.
- 1.2 The application site is located within the West Cambridge Conservation Area and on the border of the Castle and Victoria Road Conservation Area. The existing buildings to be demolished, as well as The Knott, are noted as positive unlisted buildings within the Conservation Area. The site is located in Flood Zone 1 and is not in an area at risk of surface water flooding.
- 1.3 There is a substantial number of mature trees and vegetation within the site, with a number of trees benefitting from Tree Preservation Orders and others benefitting from statutory protection by virtue of being located within a Conservation Area.
- 1.4 The proposal would provide 138 accessible student accommodation rooms across the 6 buildings and the scheme would provide a number of public benefits including: the release of 60 student rooms at other properties throughout the city back to the private housing market; biodiversity net gain; a highly sustainable form of accommodation and economic benefits due to the construction related activities and employment opportunities required to manage the site when complete.
- 1.5 The proposal is appropriately designed and would result in a high quality of development that would add to the overall quality of the area and is visually attractive.
- 1.6 The proposal is considered to cause less than substantial harm to the designated heritage assets which in this instance is the West Cambridge Conservation Area and the Castle and Victoria Road Conservation Area. This less than substantial harm is outweighed by the public benefits listed above.
- 1.7 The proposal would result in acceptable amenity impacts for neighbouring occupiers and future occupiers and would not result in any highways safety concerns.
- 1.8 The proposal would result in the loss protected trees within the site and an objection has been received by the Council's Tree Officer regarding the proposed impact the development would have on these trees.
- 1.9 It is considered that the public benefits as indicated above would outweigh the harm the proposal would have on Trees that are to be removed.

- 1.10 Officers recommend that the Planning Committee approve the application subject to a S106.

2.0 Site Description and Context

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

*X indicates relevance

- 2.1 The site comprises 4 residential buildings and their associated garden space which are currently used as accommodation for students of Lucy Cavendish College. The site is situated between Lady Margaret Road with Lucy Cavendish College to the south, St Edmunds College to the north west and Storey's House and Edward House to the north east. Each building would have associated garden space as well as cycle and car parking
- 2.2 There are several listed buildings surrounding the site including End House South and End House North, to the west of the site which is Grade II Listed; to the north of the site are several Grade II Listed Buildings known as Storeys Almshouses (No.7-17 Mount Pleasant) and to the south east of the site is Westminster College Bounds which are Grade II Listed.
- 2.3 The aforementioned Lucy Cavendish College, St Edmunds College, Storeys House and Edward House are all institutional in appearance and are mainly student accommodation buildings.
- 2.4 The application site is located outside of the City Centre boundary but within the West Cambridge Conservation Area. There are several TPO's on site.
- 2.5 The site benefits from a significant number of mature trees on the site, many are sporadically located through the site and also bound the northern, southern and north western boundaries. The boundary treatment along Mount Pleasant consists of a 1.8m high timber fence.
- 2.6 The site is located in Flood Zone 1 (lowest fluvial flood risk) and at low risk of surface water flood risk.

2.7 Vehicular access is achieved from Lady Margarets Road and Lucy Cavendish Road to the south and south east, as well as from Mount Pleasant to the North east.

3.0 The Proposal

3.1 The proposed development would consist of the demolition of 3 student residential buildings known as Fossdene, Whinside and The Gables and seeks to erect 5 new residential buildings ranging between 2.5 and 3 storeys in height to be used as student accommodation. Fossdene would be replaced by AC01, Whinside replaced by AC02 and the Gables replaced by AC04. Blocks AC03 and AC 05 would be located in the rear garden space of Whinside/AC02 and The Gables/AC04. The proposal also seeks to erect a pair of 2/2.5 storey side extensions and a 1/1.5 storey side extension to the side of the existing building on site known as The Knott.

3.2 It is proposed that two of the new residential buildings will be located within the rear garden space of the existing properties known as Whinside and The Gables and they will be on a similar footprint but would be larger in scale and massing.

3.3 The existing buildings are used as student accommodation by Lucy Cavendish College. The proposed use would continue to be student accommodation but would be a postgraduate hub/campus for students of St Johns College.

3.4 Additional information has been provided throughout the lifetime of the application to overcome concerns raised through consultations. Necessary consultations have been undertaken throughout.

4.0 Relevant Site History

Property	Reference	Description	Outcome
The Knott	C/66/0445	Conversion of house into five flats	Approved
The Knott	C/66/0124	Conversion into four flats.	Approved
Whinside	C/87/0634	ALTERATIONS and ERECTION OF TWO STOREY SIDE EXTENSION TO EXISTING BUILDING HOUSE and CHANGE OF USE TO A TUTORIAL COLLEGE.	Refused
Whinside	C/88/0697	CONVERSION and EXTENSION OF HOUSE	Approved

		TO FORM 15 NO. FLATS. AMENDED BY LETTER AND PLAN DATED 13/09/88	
Whinside	C/90/0143	CHANGE OF USE FROM BUILDING HOUSE TO MULTIPLE STUDENT OCCUPATION (16 NO. GRADUATES)	Approved
Fossdene	C/82/0090	Change of use from single residential unit to multiple occupation.	Approved
Fossdene	C/94/0274	CHANGE OF USE OF GARAGE AND DERELICT CONSERVATORY TO 1 BEDROOM FLAT.	Approved

- 4.1 The applicants have engaged with the Local Council through a Planning Performance Agreement (PPA), to which the applicant and Council had a number of pre application meetings and discussions regarding the proposal.
- 4.2 Historical planning permission for the change of use of the properties to student accommodation has occurred for several the properties over a prolonged period of time. There is no other relevant history for this planning application.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018 (highlights are not in the report but are in the list)

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 30: Energy-efficiency improvements in existing buildings
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 43: University development
Policy 46: Development of student housing
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 52: Protecting garden land and subdivision of building plots
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 63: Works to a heritage asset to address climate change
Policy 65: Visual pollution
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Landscape in New Developments SPD – Adopted March 2010

5.5 **Other Guidance**

Castle and Victoria Road Conservation area
West Cambridge Conservation area

6.0 **Consultations**

County Highways Development Management – No Objection

6.1 Planning Conditions Recommended

County Transport Team

6.2 No Response

Sustainable Drainage Officer

6.3 No Response

Lead Local Flood Authority – No Objection

6.4 Planning Conditions Recommended

Environment Agency

6.5 No Response

Anglian Water – No Objection

6.6 Planning Conditions Recommended

Urban Design and Conservation Team – No Objection

6.7 Subject to Recommended Conditions

Access Officer – No Objection

6.8 No Objection to the proposal

Conservation Officer – Object

6.9 The proposal fails to preserve the character and appearance of the West Cambridge conservation area.

6.10 In terms of the NPPF the proposal will lead to a moderate less than substantial harm to the significance of the heritage asset.

Historic England – No Objection

6.11 No Objection to the application on heritage grounds.

County Archaeology – No Objection

Planning Conditions Recommended

6.12 **Sustainability Officer – No Objection**

Planning Conditions Recommended

Landscape Officer – No Objection

6.13 No Objection, however, further Information required – Further information has been received and sent to the Landscape Officer

Ecology Officer – No Objection

6.14 No Objection Subject to Biodiversity Net Gain Condition

Tree Officer - Objection

6.15 The proposal requires the loss of 2 category A trees, 15 category B trees and one category B group. The planting will result in conflicts between trees and buildings and useable outside space.

6.16 Development density creates long-term conflicts with trees and leaves limited space for robust tree protection. Construction activity is expected to effect the long-term health retention of trees shown to be retained.

6.17 The application therefore is not supported arboriculturally.

Environmental Health – No Objection

6.18 Subject to recommended conditions

Police Architectural Liaison Officer – No Objection

6.19 Conditions Recommended

6.20 **S106 Officer – No Objection**

6.21 **The Gardens Trust – No Comment**

6.22 **Design Review Panel Meeting of 27th April 2023**

6.23 The panel accept the case for demolition of the three Villas and agreed the logic of retaining the best parts of The Knott and extending this. The panel

accepted that options for retention of all the buildings had been investigated. The Panel welcomed the proposal to build full certified Passivhaus standards and the initiative to try to reuse the existing building fabric. Garden spaces could become more particular to the buildings and offer stronger relationships between the outside.

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

7.0 Third Party Representations

7.1 4 representations have been received.

7.2 Those in objection have raised the following issues:

- Houses have historic significance and importance, significant local architecture.
- Harm to setting of listed buildings in vicinity of site.
- Environmental impacts of demolition and construction of new, larger buildings and loss of mature trees.
- Harm to the significance of the conservation area, as a result of the demolition of building which positively contribute.
- Loss of trees will cause harm to conversation areas by altering their character and setting.
- Conflict with the Council's statutory duty to pay special attention to the desirability of the preservation of the character and appearance of the conservation area, and great weight should be given to the protection of these buildings.
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, designated heritage assets will be harmed by these proposals.
- Does not deliver a high degree of public benefits and does not outweigh the need to preserve heritage assets.
- Unsustainable development
- Poor boundary treatment
- Proposal is poorly designed.

7.3 Those in support have raised cited the following reasons:

- The proposed development will provide St John's with a large, sustainable campus. The variety of gables, chimneys, brickwork, windows and doors gives an overall lively impression.
- Meets the needs of the College to expand, concentrate and upgrade its post-graduate accommodation.
- The development will not detract from the character of the West Cambridge conservation area. It does not impact adversely on the 1840s Storey's almshouses in the adjacent Castle conservation area.
- The existing trio of properties to be demolished are not of exceptional quality, suffer from unfortunate additions and are awkwardly orientated both towards each other and Mount Pleasant.

- The retention and refurbishment of The Knott on Lady Margaret Road will continue to recall the Victorian legacy.
- Mount Pleasant pavement should be widened to account for increase in usage.
- The existing trees along the Mount Pleasant boundary have not been well managed, thinning these would provide more light to the area.
- Concerns regarding student eligibility for parking permits

8.0 Member Representations

Not applicable

9.0 Local Interest Groups and Organisations / Petition

9.1 Cambridge Past, Present and Future has made a representation (objecting to) the application on the following grounds:

- Proposal will not preserve and enhance the Conservation Area
- Two buildings on site should be retained, not one.
- Whinside has the capacity to contribute to the proposed development.
- Subsidence is not evident and not a reason for demolition
- Providing better insulation is not a convincing argument
- More thought should be given to different types of postgraduate accommodation, not just single scholars.
- Should open up drive to properties on Mount Pleasant

9.2 The Victorian Society has made a representation (objecting to) the application on the following grounds:

- Considerable harm to the Knott and harm to the significance of the West Cambridge Conservation Area by the loss of historic buildings and intensified development of the site.
- More consideration should be given to a less ambitious set of thermal improvements
- The proposal does not comply with the NPPF regarding heritage.

9.3 Camcycle has made a representation (objecting to) the application on the following grounds:

- Existing Footpaths should be widened to provide a separate cycle facility that meets LTN1.20 standards
- Should provide a safe cycle route to and from Murray Edwards College.
- Do not promote the use of two tier stands
- Accessible cycle stores should be provided
- All bike parking for residents should be secure

9.4 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.

10.0 Assessment

10.1 Principle of Development

10.2 The proposal seeks to create a new postgraduate campus which would comprise 138 accessible student rooms across 6 different properties following the demolition of 3 existing properties on the site, erection of 5 new hostels and the extension of one existing building. The properties are currently used as student accommodation.

10.3 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. It also states that in order to maintain housing provision, planning permission to change housing land or land in housing use to other uses will only be supported in exceptional circumstances. The policy clarifies that other uses includes student accommodation.

10.4 Policy 43 of the Cambridge Local Plan (2018) states that the development or redevelopment of University of Cambridge and Anglian Ruskin University will be supported where it meets certain criteria. These include making effective use of the land; helping to improve circulation for people movements and offering public realm improvements. The proposed development does not seek to include any facilities for faculty, research or administrative sites and as such Policy 43 is not engaged.

10.5 The development of student housing is supported through Policy 46 of the Local Plan. This states that new student accommodation will be permitted if it meets an identified need of an existing educational facility. Applications regarding this type of development must also comply with several criteria as set out in this policy. Each criteria will be assessed in turn below.

a. there being a proven need for student accommodation to serve the institution;

10.6 The application is supported with a planning statement which provides some detail on the needs of the college and the requirement for postgraduate student accommodation. The college currently has 489 postgraduate students which are currently housed in different parts of the city, some isolated, but largely in traditionally designed housing stock in the form of HMO's/hostels rather than specific university accommodation. Some of these types of accommodation are not in close proximity to St Johns College.

- 10.7 The College has indicated that a postgraduate campus would allow for postgraduate students to be in close proximity to St Johns College which is where the main facilities are located. The proposal would also allow for the accommodation to be in a cluster which would allow students to be part of the college community. The planning statement indicates that other clusters of postgraduate accommodation are more popular than individual accommodation. The aim of the College is to have numerous postgraduate clusters as indicated within the 2017 College Masterplan.
- 10.8 Given that a proportion of the postgraduate accommodation at present for St Johns College is sporadically located throughout the city, it is considered that the proposal would provide a betterment of the existing facilities and would be in close proximity to the facilities that students would require. As such it is considered that there is a proven need for student accommodation and the proposal would comply with this criteria.
- b. the development not resulting in the loss of existing market housing and affordable housing*
- 10.9 The existing properties on site at present are currently used as student accommodation by Lucy Cavendish College and not market housing. The supporting information as submitted indicates that the College can commit 60 rooms (approximately 18-22 buildings) which are currently used as student accommodation to be released back to the private rental market. The proposal would therefore result in a surplus of market housing and would comply with this criteria.
- c. it being in an appropriate location for the institution served;*
- 10.10 The proposal would be located in close proximity to St Johns College and would be an approximate 5 minute walk to campus. It is considered that the proposal is in an appropriate location for the institution served and would comply with this criteria.
- d. the location being well served by sustainable transport modes;*
- 10.11 The application site is in close proximity to St Johns College and the facilities that are required by students. These can either be accessed by walking or cycling. In addition to this, the site is in close proximity to the city centre of which there is a wide range of facilities and services, all of which can be accessed by walking, cycling or by bus. As there are a number of sustainable transport modes available, the proposal is considered to be well served by sustainable transport modes and would comply with this criteria.
- e. having appropriate management arrangements in place to discourage students from keeping cars in Cambridge;*
- 10.12 Within the submitted planning statement, it provides some details regarding the discouragement of parking for students. There are already a

number of designated parking areas for students within the existing site and the proposal would provide 11 total car parking spaces for students which includes 2 marked out disabled bays, 5 spaces suitable for disabled use and 4 standard spaces. The college operates a parking permit scheme which restricts students' availability of parking vehicles. The College have indicated that as a number of postgraduate students require their vehicles for placement such as medical students a limited number of parking spaces is required. As the number of parking spaces would not increase from the existing parking arrangements and the site benefits from a number of sustainable modes of transport, it is considered that parking would be discouraged and managed and would comply with this criteria.

f. rooms and facilities being of an appropriate size for living and studying;

- 10.13 There are no space standards for rooms to be provided for student accommodation. The rooms sizes provided for students are considered to be of a generous and appropriate size and design. All rooms will have an en-suite and there will be a good-sized kitchen on each floor for shared use. The proposed development also provides 2 new wheelchair accessible rooms on the ground floors of Blocks AC01 and AC02 and 5 other rooms within these blocks that are able to be adapted to suit requirements of other students with accessibility needs. In addition to this, all rooms and communal areas in the new buildings are accessible with full lifts in Blocks AC01, AC02 and AC03 with platform lifts in buildings AC04 and AC05. In light of the above, the proposal is considered to comply with this criteria.

g. minimising any potential for antisocial behaviour and, if appropriate, being warden-controlled.

- 10.14 The site is in close proximity to the new Porters Lodge on Northampton St some 200m away. The submitted planning statement states that due to the proximity, this would allow for frequent and necessary patrols of the site.
- 10.15 Having assessed the criteria set out in Policy 46 of the Local Plan which relates specifically to student accommodation, the proposal is in accordance with this policy and the principle of the development is acceptable.
- 10.16 **Design, Layout, Scale and Landscaping**
- 10.17 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.

Site Context and Surroundings

- 10.18 The application site is located within the West Cambridge Conservation Area and on the border of the Castle and Victoria Road Conservation Area. The site at present comprises 4 detached Edwardian villa style buildings which are 2.5 storeys in height and are set within mature landscaped gardens with main frontages and vehicle access out onto Mount Pleasant. The site topography falls across the site from north to south with several banks running down to sloping lawns. There are a large number of mature trees throughout. The buildings at present have a defined building lineage that mimics that of the topography of the site, running north west to south east.
- 10.19 The existing established character of the site consists of large villa style buildings with extensive linear gardens, each building being separated with informal boundary treatment of a significant amount of trees and hedging. The West Cambridge Conservation Area Appraisal identifies a site such as this as being part of the character of the Conservation Area. It states that sites such as this with private gardens, open green spaces and woodlands has helped the area retain a less built up semi-rural character which contrasts with the city centre.
- 10.20 The current buildings are in a poor state of repair with evident external and internal cracking. The rear garden spaces are unmanaged which result in a woodland style area with no evident boundary treatments between buildings or useable lawned areas. The heritage statement submitted indicates there are some negative features of the existing buildings including plainer facades facing the road and the site's lack of visibility from the public realm.
- 10.21 To the north of the site is Storeys House and Edward House, which are two storey flat roof buildings used as student accommodation.
- 10.22 To the east of the site on Lady Margaret Rd are residential buildings which are two storeys in height including Westminster College Bounds which is Grade II Listed. To the southeast is Westminster and Cheshunt College which is Grade II Listed.
- 10.23 To the south of the site is Lucy Cavendish College which comprises of a number of different institutional style buildings as well as several villa style buildings including Marshall House which is a Grade II Listed building. The site gained planning permission (reference 20/03342/FUL) for the demolition of 1 building and the erection of a four-storey building to provide student accommodation, café and social learning space.
- 10.24 To the west and northwest of the site is St Edmunds College which comprises of several terraced three-storey student accommodation blocks.
- 10.25 The proposal seeks to demolish three of the existing villas on site known as Fossdene which is the most north-westerly on the site as well as

Whinside and The Gables, which are centrally located within the site. The proposal also seeks to demolish the existing cart lodge at the most south easterly property known as The Knott.

- 10.26 It is noted that comments have been raised from statutory consultees and interested parties regarding the impact the loss the existing villa properties would have on the site and wider character and appearance of the area. These comments are noted and are discussed in detail within Paragraphs 10.87 – 10.117 of this report relating to impact upon the Designated Heritage Assets.
- 10.27 Following the demolition of the 3 existing buildings, the proposal seeks to erect 5 new residential buildings within the site as well as a two storey extension with a single storey link to the building known as the Knott. The 5 new properties will be referenced in this report as AC01, AC02, AC03, AC04 and AC05.
- 10.28 Three of the new properties will be located on a similar footprint to the existing villas to be demolished, with AC01 replacing Fossdene to the north west of the site. AC02 and AC04, replacing Whinside and The Gables, which are located more centrally in the site. The two other new properties AC03 and AC05 are to be located within the rear garden space of existing properties Whinside and The Gables (to be AC02 and AC03). AC04 and AC05 will be further south within the site. The three buildings to be demolished are all noted as positive unlisted buildings within the Conservation Area.

Fossdene/AC01

- 10.29 As indicated above, Fossdene is situated to the north west of the site and is to be demolished with AC01 being erected on a similar footprint. The property is two and a half storeys in height and is L shaped with an apex gable frontage facing Mount Pleasant. It is also located on the corner of Mount Pleasant. This current property also benefits from a single storey outrigger extending east towards Whinside.
- 10.30 The new property known as AC01 will be located on a similar footprint to the existing building and will also be L shaped, however, the new property does extend significantly into the rear garden space of the site towards the south. The property would be broadly similar in appearance to the existing building being two and a half storeys in height with a villa style appearance. It would benefit from apex gable roof forms, dormer windows and chimneys, all architectural features that are noted from the existing building and other buildings within the locale.
- 10.31 The property would also benefit from a landscaped area on the south-eastern elevation and associated bike storage on the northern elevation.

- 10.32 The materials of the proposal would also be akin to the existing building as well as wider character and would be red brick. The building would appear modern and would use inset windows which allows for solar shading and for the building to comply with Passivhaus design standards.

Whinside/AC02

- 10.33 Whinside, is located more centrally within the site and is to be demolished with building AC02 to be located on a similar footprint.
- 10.34 The building, similar to Fossdene, is a villa style building with notable architectural features including bay windows, gable frontages, roof detailing and chimneys. The building is the smallest of those to be demolished. Whinside has an access from Mount Pleasant, however, the main architectural features associated with a principal elevation are located on the eastern/side elevation which faces The Gables to the North. This results in views of the building from public viewpoints being of a side elevation with limited detailing.
- 10.35 The proposed AC02 would be located further to the east into the existing parking bays with its orientation being altered in comparison to Whinside so that it would have a principal elevation which fronts Mount Pleasant. AC02 would benefit from large gable frontages which are three storeys in height but would echo design features of the existing building as well as the others within the site. The bike storage area would be attached to the northern elevation. The property would also benefit from a landscaped area to the rear which includes some seating area, banked lawns as well as a connection to AC03 located to the south/rear.
- 10.36 The overall design of the proposal is more square with inset windows similar to the other proposed buildings. This results in the building looking modern and is required for the property to comply with Passivhaus standards.

The Gables/AC04

- 10.37 The Gables is also located centrally in the site, but is located more south easterly to Fossdene and Whinside. The Gables benefits from 5 high pitched gables as well as a single storey outrigger. The property is a villa style building and is similar to those of Fossdene and Whinside being 2.5 storeys in height, and typical architectural features of villas style buildings. The proposed building would have a greater footprint and massing than the existing building.
- 10.38 The Gables also benefits from main architectural features associated with a principal elevation which area located on the western/side elevation with bay windows on rear and side elevations. The results in the property

appearing faces the south of the site and the adjacent building of Whinside, although access is gained from Mount Pleasant to the northeast, similarly to Whinside.

- 10.39 Building AC04 would be orientated so that its principal elevation would face on to Mount Pleasant and would be 2.5 storeys in height have a singular gable frontage with dormer windows. The bike storage area would be attached on the southern elevation with a landscaped area which connects to a landscaped/sitting out area for building AC03 to the south.
- 10.40 Similarly to the other proposed buildings, the overall design will appear more modern in order to comply with Passivhaus and sustainability standards.

Buildings AC03 and AC05

- 10.41 The proposal seeks to erect two new buildings in the rear garden space of the existing properties (Whinside and the Gables) and to the south of new buildings AC02 and AC04. Buildings AC03 and AC05 would be 2.5 storeys in height with architectural features similar to the original buildings on site as well as the other new buildings AC01, AC02, AC04 and The Knott.
- 10.42 Property AC03 would benefit from an apex gable on the northern and southern elevations with a frontage on to Lady Margaret Road to the South of the site. The proposal would have dormer windows within the roof slope and attached cycle storage on the north west elevation. AC03 would be of a similar scale to building AC02.
- 10.43 Property AC05 would be similar in scale to building AC04 and would be smaller in scale than the other new buildings but would still benefit from architectural features that are noted on the existing buildings to be demolished and the other new buildings although does not have any gables. The cycle storage area would be located on the south-eastern elevation and would be attached.

Character of New Buildings

- 10.44 As indicated within the principal of development section of this report, the college has identified a need to provide a cluster of postgraduate student accommodation. The College have indicated that the site would require a minimum number of students (circa 135 students) in order to ensure that the development meets the needs of the students and the College. The College have explored different options of being able to provide the amount of accommodation required including extensions to existing buildings and varying numbers of new buildings on the site. The submitted details indicate that in order to ensure that the number of students can be

achieved, that either larger buildings on the same footprint as the existing buildings are required or additional buildings in the rear garden of the site.

- 10.45 To preserve the character of the site and impact on the Conservation Area the proposal has opted for the erection of buildings similar in scale and appearance to the existing in the rear gardens of Whinside/AC02 and The Gables/AC04.
- 10.46 The introduction of buildings AC03 and AC05 within the historical rear garden space of the existing buildings would alter the existing historical character of the site. As indicated above, the Character of the Conservation Area is semi-rural plots which contrast with the city centre.
- 10.47 The applicants landscape assessment indicates that each building historically, would be a villa, with rear garden space loose mature trees and hedgerows forming informal boundary treatments. Each building currently has a discrete small entrance on to Mount Pleasant. There are also accesses and entranceways to the rear of the site from the Lucy Cavendish Access Road (Lady Margaret Way) but this is as a result of the use of student accommodation rather than a historical use/access.
- 10.48 Due to the number of trees on the site, some protected through Tree Protection Orders (TPO) and some due to the site being in a Conservation Area, this itself limits the location of the buildings without the loss of a significant number of trees and therefore impacting significantly on the character of the site and wider Conservation Area. This has been discussed at length and in detail with the applicants through the Pre-Application Process. The Design and Access statement, provides an overview of the location the potential location of buildings and how they would impact the sites overall character.
- 10.49 At present, the rear garden space of Whinside consists of a large area of hardstanding that is used as informal parking for students and others associated with the student accommodation on the site. There is also some residential paraphernalia associated with the use of student accommodation on the site. Due to the open space and hardstanding within this portion of the site as a result from the parking arrangements, the historical landscape and its context has been already altered and is more urban when compared against other parts of the site.
- 10.50 The rear garden space of the Gables/AC04 at present does not benefit from any hardstanding or residential paraphernalia and is semi-rural in character. The garden space does benefit from a wider area of open space in comparison to that at Fosdene and the and there is a lesser number of trees and hedging in the rear garden. This results in the rear garden space of The Gables to be a more desirable location to erect an additional building within the site.

- 10.51 The applicant's heritage statement identifies that there would be a negative impact on the Conservation Area due to the addition of buildings in the rear garden which would result in the loss of the garden character that is part of the established character of the Conservation Area as noted within the Conservation Area Appraisal.
- 10.52 As recognised by the Conservation Officer, several sites within the local which are similar to this have gradually been lost to other university uses. This is evident at other adjacent sites such as Lucy Cavendish College to the south, which originally benefitted from a more semi rural space within the central and southern portion of the site and St Edmunds College to the north west of the which also had a more semi rural appearance on its central, southern and western portion of the site.
- 10.53 Both of these sites above have benefited from new college accommodation under planning references 18/0892/S73 and 09/0154/FUL (St Edmunds College) and 20/03342/FUL (Lucy Cavendish College).
- 10.54 In addition to this, the overall pattern of development within the immediate locale is mixed with historical properties located to the North of Madingley Road (south of the site) set back significantly from the highway and properties benefitting from long drives as well as properties being set back significantly from Mount Pleasant and the Lucy Cavendish Access Road (Lady Margaret Way). As a result, there is no discernible pattern of development where there are evident greenways.
- 10.55 Although new buildings AC03 and AC05 are located in the rear garden spaces of the site, the buildings would be located in areas of which there is a degree of development and where they would not result in a significant loss of trees. This enables the development to retain much of the existing character and pattern of development with established rear garden spaces at Fosdene/AC01 and The Knott. The development of Lucy Cavendish College to the south is in close proximity and could be read as part of this development.
- 10.56 The site at present is unmanaged with a significant number of trees and vegetation. It is acknowledged that some trees would be lost due to the development, however, the proposal would be more formally landscaped which would be more akin to properties and developments within the locale. It is therefore considered that while the proposal would alter the character with the loss of historical gardens at Whinside/AC02 and The Gables/AC04, the addition of buildings AC03 and AC05 would retain the overall semi-rural character of the site and the pattern of development would be similar to that within the wider character and appearance of the area.

- 10.57 The applicant has provided some key views along Mount Pleasant indicating how the proposal would appear from these. The Urban Design Officer has commented on the scheme and indicated that due to the retention of the mature vegetation, views towards the buildings at the rear (AC03 and AC05) would be limited.

The Knott

- 10.58 The proposed development seeks to extend the south-eastern most building known as The Knott. The Knott benefits from a formal frontage on to Lady Margaret Road to the southeast with a 6ft high brick wall fronting the highway with an 'in and out' access. The property is the most visible of the existing properties on the site and is in the best condition as well as being the largest. The building is 2.5/3 storeys in height with red facing brick, a gable frontage as well as pitched dormer windows. The building was previously extended in the early 20th century and benefits from more modern features such as UPVC double glazed windows. To the rear of the building is a landscaped garden area.
- 10.59 As part of the proposal, the development seeks to demolish the existing single storey dual pitched outrigger on the north-eastern elevation and erect a 1.5 storey side and rear extension as well as a 2.5 storey rear/side extension which would create a north eastern wing.
- 10.60 The extension would benefit from existing prominent architectural features on The Knott as well as appearing similar in appearance to the proposed new buildings on the site (AC01-AC05). The topography of the site, as indicated, elevates from south east to north west, this results in the extension being on elevated ground in comparison to the host building. Although the levels on site elevate, the proposed extension would be similar in height to the existing Knott building, this allows for the proposal to appear as a subservient addition. In addition to this, the 1.5 storey link extension allows for the 2.5 storey extension to be more modern in appearance without detracting from the historical features and context of the host building. This aspect of the proposal is considered to relate acceptably to the host building and immediate site, and wider character and appearance of the area.

Materials and detailing

- 10.61 The application is supported with information regarding the proposed materials for each proposed unit. The Urban Design Officer has commented on the scheme and highlighted that the villas material palette helps define the character and quality of the site. As indicated, all properties would feature red/orange brick, with instances of varying detailed brickwork in order to provide character and detail to each building.
- 10.62 Windows would be triple glazed and inset with concealed triple glazed aluminium clad windows behind reconstituted stone window surrounds.

The materials are considered to be of high quality and would reflect that already existing on the site and as such would relate acceptable to the immediate site and wider character and appearance of the Conservation Area.

- 10.63 The Urban Design Officer has recommended several conditions regarding the submission of additional details of materials. In order to ensure the materials are high quality and would be acceptable, these conditions are considered necessary.

Landscaping, Boundary Treatment and Accesses

- 10.64 As part of the aim to provide a postgraduate hub/cluster, the proposal seeks to formally landscape the rear garden spaces throughout the site with a formal garden area to the rear of The Knott, smaller shared landscaped gardens and shared outdoor areas between buildings AC04 and AC05 as well as AC02 and AC03. There would also be a garden area similar to the existing Fossdene behind building AC01.
- 10.65 The existing vehicular access along Lucy Cavendish Road would be shifted further north, with new pedestrian access to be provided on this road as well.
- 10.66 The Urban Design Officer has indicated that a key characteristic of the site is the existing brick wall boundaries along Lady Margaret Road which resolve a threshold between the private and public realms. This boundary treatment as well as vehicular access would remain as existing on the south of the site along Lady Margaret Road. There would also be a new pedestrian access.
- 10.67 The vehicular access to the site would be altered on Mount Pleasant, with vehicular accesses to each building being removed and the introduction of an in and out access for vehicles. This access would remain on Mount Pleasant, but the entrance would be further south and exit further north. The existing designated vehicular accesses for each existing building would be altered to become pedestrian access. At present, the existing boundary treatment along Mount Pleasant consists of a 6ft/2m high close boarded fence which abuts the highway and front a significant belt of trees set back from the road. This current boundary treatment provides a harsh boundary treatment that isolates the site from the highway and public realm.
- 10.68 Along Mount Pleasant, the proposal would seek to provide a 2m close boarded fence along the southern portion of this boundary and then introduce a new 1.5m metal railing with oak posts which demarcate the pedestrian entrances. The majority of the mature trees and vegetation would be retained, however, some of this will be more formally landscaped to provide more cohesion between the site and the public realm.

- 10.69 Tree lines/belts would be retained/enhanced along the north eastern boundary along Mount Pleasant as well as the north western boundary with Benet House. The treeline/belt along the south western boundary along Lucy Cavendish Road would also be retained with a new 1.8m high chain link fence with hedgehog opening and oak posts at access points. The trees located on the southern boundary along Lady Margaret Road will also be retained with the existing brick wall to be retained.
- 10.70 New permeable hardstanding for vehicles will seek to be installed along the front of the Knott and extending up towards to the north of the site. Although there are pedestrian through-routes along the front of building parallel to Mount Pleasant, the proposal would introduce a new formal pathway which would also run parallel along Mount Pleasant. This hardstanding would also include formal parking bays for students with parking permits. This new access road would be set back from the highway and be partially obscured by the proposed new boundary treatment and existing mature vegetation which also forms the boundary treatment. The materials would be a mixture of Granite Sett and Resin Bound Gravel as to appear more informal and that which would be expected outside an independent building.
- 10.71 There are a number of informal pedestrian routes throughout the site at present and are not bound by any hardstanding. New footpaths would also be created throughout the site so occupants and visitors can move through the site. There would also be informal seating areas.
- 10.72 The proposal would retain tree lines/belts which run through the site that historically demarcate the boundary of the individual properties.

Design, Layout, Scale and Landscaping Conclusion

- 10.73 The existing buildings on site are in a poor state of repair and the site as a whole appears unmanaged. The proposed new properties (AC01, AC02, AC04) would be larger in scale than those they are seeking to replace whilst still trying to emulate the scale and design of the existing villas.
- 10.74 The new properties attempt to utilise many of the existing architectural features and detailing that are prevalent on the existing buildings as well as the wider site including the use of gables, patterned bricks and dormer windows. Although the scale of these buildings would be greater and would be more modern in appearance, this is in order to achieve higher sustainability standards.
- 10.75 Overall, the three replacement properties reflect the existing character of the site and the wider character and appearance of the area and relate acceptably.

- 10.76 The introduction of properties within the rear garden spaces of Whinside/AC02 and The Gables/AC04 do have a negative impact upon the historical and established character of the site. However, the properties would be located in an area of hardstanding and would continue the pattern of development which is prevalent within the locale. It is therefore considered that the addition of buildings within the rear of the site is acceptable. The Urban Design Officer has concluded that this aspect of the proposal would be acceptable in Urban Design terms. The extension and alterations to The Knott are also considered to be acceptable and would not detract from the building existing character.
- 10.77 The proposed amendments to landscaping throughout the site would provide a more formal and managed approach which would help retain the historical character of the site as well as its semi urban character.
- 10.78 Overall, for the reasons highlighted above, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.

Heritage Assets

- 10.79 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.80 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification (Para 200).
- 10.81 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 10.82 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.
- 10.83 The designated heritage asset in this instance is the West Cambridge Conservation Area. There are several listed buildings within the locale, but the proposal is not considered to impact their setting. The site also borders the Castle and Victoria Conservation Area. Fosdene, Whinside, The

Gables and The Knott are all identified as positive unlisted buildings in the West Cambridge Conservation Area Appraisal. The appraisal sets out that positive unlisted buildings within the Conservation Area are commonly good examples of unaltered buildings where their style, detailing and building materials provides the streetscape with interest.

10.84 As indicated within the Design, Layout, Scale and Landscaping section of this report, it is noted that the character of the site consists of large villa style buildings with historic rear gardens that are separated by informal mature vegetation as boundary treatments. The character of the site is noted within the Conservation Area Appraisal.

10.85 Aside from The Knott which fronts Lady Margaret Road, the buildings currently known as Fossdene, Whinside and The Gables are partially visible from public views along Mount Pleasant. This is in part due to the 6ft high close boarded timber fence that fronts the highway as well as the mature vegetation located along the north eastern boundary.

Demolition of existing buildings (Fossdene, Whinside, The Gables)

10.86 The proposal seeks to demolish the existing buildings (Fossdene, Whinside, The Gables) and erect 5 new buildings in their place which would be used as student accommodation. A number of concerns have been raised by local groups, objectors and the Conservation Officer regarding the demolition of the existing villas.

10.87 In line with Paragraph 200 of the NPPF, any harm to the designated heritage asset, which in this case is the West Cambridge Conservation Area and the buildings themselves as non-designated assets, must be clearly and convincingly justified.

10.88 The submitted Design and Access (DAS) statement provides details as to the justification of the demolition of the existing buildings. This statement indicates several reasons as to why the buildings in their current form are not suitable.

10.89 Firstly, there are structural deficiencies with the existing properties. Details have been provided regarding cracks within the existing structure of buildings including internal and external cracking. The details indicate that the reason for the deficiencies are due to the ground conditions, which are impacted by the high volume of trees on the site, as well as the original foundations of the buildings. A site visit confirmed that there are visible cracks and damage to buildings.

10.90 The submitted information provides further details of the remediations required in order to ensure the buildings are structurally sound. The

documents indicate that the best option to ensure the retention of the existing buildings is through underpinning the existing buildings. Due to the construction requirements of underpinning, there are concerns raised regarding the impact on the root protection areas of the existing trees and archaeology on the site. The submitted information indicates that temporary propping will be required in order to ensure the buildings are stable during the construction of this phase. A plan has been submitted which indicates the extent that trees would need to be removed and cut back in order to facilitate this development. The loss of these trees would likely cause harm to the character of the site. The DAS also indicated that only limited amounts of the existing fabric would be able to be retained should the buildings be made structurally sound.

- 10.91 The DAS also indicates that the current buildings, due to their historical construction are at a low standard of energy efficiency. The statement indicates that for the buildings to be of an acceptable energy efficiency for the properties to be habitable, significant external and internal alterations are required. These alterations would likely result in the loss of some of the historical features of the buildings. Further to this, the submitted documentation indicates that the internal alterations required in order for the proposal to be more energy efficient would also result in the habitable rooms becoming smaller and layouts needing to be altered.
- 10.92 The construction required to make the buildings more energy efficient would also result in the loss of trees surrounding the buildings.
- 10.93 Another point of justification raised is that due to the layout of the existing buildings as well as the number of trees on site which are in close proximity to the buildings, the internal accommodation is of a poor standard. The current rooms are heavily shaded and most of the rooms within all of the properties are below standard daylight levels required for living accommodation. In addition to this, the current rooms are also below the space standards required for student accommodation. The DAS also indicates that the buildings are not accessible for those with accessibility needs.
- 10.94 In order to overcome the issues surrounding living accommodation, the submitted information indicates that the extension of the existing buildings has been considered. This includes extensions to all buildings at two storey level. This option has not been considered further by the College as it would result in a significant loss of trees, restricted options regarding construction as to retain the existing fabric of the buildings as well as continued issues with poor standards of internal living accommodation.
- 10.95 The submitted information concludes by indicating that the only viable option to provide the College with the student accommodation it requires is to demolish the existing buildings and erect new buildings in their place.

- 10.96 The Conservation Officer has been consulted on the scheme and has concluded that in light of the structural issues as well as energy efficiency issues with the existing buildings which in turn would impact on the fabric of buildings and trees on the site, that the existing buildings are incompatible with the College's need on the site and that the only option would be for the redevelopment of the site.
- 10.97 Historic England have also been consulted on the proposal and has concluded that the case for demolition of the buildings has been adequately made in relation to their structural condition and their ability to achieve Passivhaus standards and as such have no objection to their demolition.
- 10.98 Following the consultee comments as well as the assessment of the submitted information it is acknowledged that significant works would be required in order to make the existing building structurally sound as well as ensuring that they are energy efficient and provide an acceptable standard of accommodation. It is also acknowledged that these significant works would result in the loss of the fabric of the existing buildings as well as resulting in the loss of a large number of trees. Overall, the principle of the demolition of Fossdene, Whinside and The Gables is considered to be acceptable.

Erection of new buildings

- 10.99 It has been established that the principle of the demolition of three of the existing villas and the erection of new buildings is acceptable. The Conservation Officer and Historic England have stated that replacement buildings should be appropriate, contextually and make a positive contribution to the Conservation Area.
- 10.100 The design of each new building has been assessed earlier in the report and as such it is necessary to assess whether the proposed new buildings would impact on the designated Heritage Assets.
- 10.101 They also conclude that due to the constraints of building to Passivhaus standards, there are constraints regarding the architectural detailing and that it is difficult to provide a similar level of architectural detailing than the existing buildings.
- 10.102 The proposed buildings (AC01-AC05) although are more 'square' than the original buildings, have taken materiality and inspiration from those they seek to replace, including gables, pitched roofs, plain tiled roofs as well as red and special bricks. The Conservation Officer has raised concern that the buildings do not fully reflect the domestic character of the existing buildings. They have also raised a concern regarding the introduction of two new buildings in the rear garden of Whinside/AC02 and The

Gables/AC04 as these buildings and the central court removes the sense of individual linear gardens and changes the character to a campus development.

- 10.103 As indicated within the report, it is considered that the erection of buildings within the rear garden space would not cause harm to the established pattern of development, however, it is acknowledged that this may cause harm to the Conservation Area. Both the Conservation Officer and Historic England have concluded that the development as a whole, would result in a moderate level of less than substantial harm to the special interest of the Conservation Area.
- 10.104 In line with Paragraph 202 of the NPPF, it is necessary weigh the harm against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 10.105 The site is currently used as student accommodation and the existing buildings on site are in student residential use. Given the historic use and character of the site, it is considered that residential development in this location would be the optimum viable use.
- 10.106 The main factors in the proposal resulting in a moderate level of less than substantial harm have been identified as the loss of the existing buildings and the erection of new buildings that do not reflect the existing buildings in scale or location.
- 10.107 The main public benefits of the scheme are considered to be:
- The release of 60 student rooms at other properties throughout the city back to the private housing market;
 - A highly sustainable form of accommodation
 - Biodiversity net gain;
 - Economic benefits due to the construction related activities and employment opportunities required to manage the site when complete.
- 10.108 The proposal would result in a more energy efficient and sustainable form of development within the city. The sustainability assessment of the proposal is considered in further detail within the Sustainability Section (Section 10.138) of this report.
- 10.109 The Sustainability Officer has been consulted on the scheme and has indicated that the proposal would aim to achieve Passivhaus Low Energy Building Standard; Fossil Free Development; Use Renewable and Low Carbon Energy Generation and achieving 4 BREEAM Credits for Water Efficiency.

- 10.110 The submitted DAS has indicated that the existing buildings provide a significantly higher amount of Carbon Emission per bedspace, in comparison to that of the new buildings. In light of the comments from the Sustainability Officer as well as the sustainability credentials of the proposal, the development is considered to provide a more sustainable form of development that would provide moderate public benefits through low energy use and the use of renewable energy generations.
- 10.111 In addition to this, the development would allow the release of 60 student rooms to the Private Housing Market. This would be secured via a Section 106 agreement. The submitted information indicates that the College can release The Whitehouse on Madingley Road, which comprises 26 Rooms (9x 2 Bed Flats, 4x 1 Bed Flats, a bed sit and 1 X 3 Bed Flat) as well as 36 rooms within the Thompson Lane area (Richmond Terrace or Park Parade). Due to the nature of the rooms to be released, the College at present, cannot confirm which properties, irrespective of this, the S106 agreement can sure than a minimum of 60 rooms/bedspaces which equates to approximately 18-22 individual properties.
- 10.112 Through the release of properties back on to the Private Rental Market, this allows more properties back into circulation and further properties to be used by the general public looking to rent a property within Cambridge. These properties are within the city and are served by good sustainable transport links including buses and cycling to the city centre. This public benefit is given substantial weight.
- 10.113 The proposal would also provide Biodiversity Net Gain on the site as well as economic benefits in the form of construction related activities and employment opportunities as a result of the management of the buildings. The economic benefits would be limited to the construction phase.
- 10.114 The proposal would also provide high quality student accommodation which would be a mixture of accessible and fully accessible.
- 10.115 The proposal is considered to result in a moderate level of less than substantial harm to the designated heritage asset and several public benefits have been put forward. It is considered that the public benefits identified above outweigh the less than substantial harm that has been identified.

Impact on adjacent Listed Buildings

- 10.116 There are several listed buildings surrounding the site including: Storeys Alms-houses (No.7-17 Mount Pleasant); End House South and End House North, to the west of the site; and to the south east of the site is Westminster College Bounds. All these properties Grade II Listed.

- 10.117 The boundary treatment along Mount Pleasant (which consists of 2m high fencing and mature trees) currently restricts views into the site and of the existing buildings. The proposal would partially open up the boundary treatment along the front of this site and therefore the buildings would be more visible than the existing arrangement. To the north of the site are several Grade II Listed Buildings known as Storeys Alms-houses (No.7-17 Mount Pleasant). These properties are located approximately 30m from the site and face west towards St Edmunds College. To the front of these existing buildings are a number of large trees which act as a tree belt to the front. When looking towards the site and to the south from Mount Pleasant (which is noted as a Key View), these trees act as a screen towards these Grade II Listed properties and are as such not highly visible. In addition to this, the proposed new buildings, although more modern, seek to retain the character of the existing buildings and attempt to respect the historical nature of the site. In light of these reasons, the proposal is not considered to impact the setting of the Grade II Listed Buildings known as Storeys Alms-houses (No.7-17 Mount Pleasant)
- 10.118 End House North and End House South (Grade II Listed) is located some 30m to the west of the site. The boundary treatment between these two properties consists of a significant number of mature trees which are some 20-30m in height. These trees at present currently restrict views from End House North and End House South to the site. The majority of these trees would remain and as such the proposal would not impact upon the setting of this Grade II Listed Building.
- 10.119 Westminster College Bounds is located some 17m to the south west of the site. This Grade II Listed Building directly faces the Knott. The property known as The Knott, is not being demolished, although is being altered through a part two storey part single storey extension. The two storey extension turns the corner from Lady Margaret Road and faces Mount Pleasant. Due to the scale, design, location and orientation of the proposed alterations to The Knott, they would not significantly alter existing views of Westminster College Bounds or from the Grade II Listed Building toward the site. The proposed alterations are considered to be in keeping with the existing scale and character of the site. As a result, the proposal is not considered to impact upon the setting of this Listed Building.

Conclusion

- 10.120 Overall, the proposal would result in less than substantial harm to the designated heritage assets. The principle of the demolition of the existing buildings on site has been assessed and is considered to be acceptable in principle with clear and convincing justification provided. In addition to this, the less than substantial harm is outweighed by the public benefits of the proposal and the site would continue in its optimum viable use. The proposal is not considered to impact the setting of any adjacent listed buildings. Historic England have not raised any objection to the proposal.

10.121 The proposal is therefore considered to comply Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework (specifically Paragraphs 199, 200 and 202) as well Policy 61 of the Cambridge Local Plan (2018).

Trees

10.122 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.

10.123 The application site currently benefits from many mature trees on the site. Several trees on the site benefit from Tree Protection Orders however, as the application site is located in a Conservation Area, trees on the site are afforded a blanket protection. The sites trees are considered to be significant and make a positive contribution to Mount Pleasant and the West Cambridge Conservation Area. As indicated, the semi rural character of the site is identified within the West Cambridge Conservation Area Appraisal.

10.124 The application is accompanied by an Arboricultural Impact Assessment as well as a Tree Strategy.

10.125 As indicated, the proposal would demolish 3 of the existing villa buildings and erect 5 new buildings on the site. This would result in the removal of approximately 36 individual/groups of trees. The removal would include the loss of 2 category A Trees, 15 Category B Trees, 13 Category C Trees and 6 Category U Trees.

10.126 The submitted Plan 817_01(DP)007 provides details on why trees require removal. The reasons include: Unsuitable for retention; relationship with other trees; health and safety; proximity to groundworks; proximity to proposed buildings and excavations; to thin out competing trees and within the footprint of the proposal.

10.127 The Council's Tree Officer has commented on the scheme and provided comment on the reasons for removal. They have not raised concern/comment regarding the loss of category U trees which are considered unsuitable for retention, nor has any concern been regarding trees needing to be cut back or removed due to relationships with other trees including grown characteristics and competing trees.

10.128 There are also a number of other factors as highlighted earlier in this report regarding the loss of trees within the site. These include, damage to existing structures, conflicts with the existing buildings, construction works required for the retention/retrofitting of the existing buildings and those in close proximity to the new proposed buildings. It has been assessed within

the report that several trees would require to be removed due to the underpinning of the existing structures and the retrofitting of the buildings to make them energy efficient. This in itself would result in a loss of trees which would be harmful to the character and appearance of the Conservation Area.

10.129 In addition to this, due to the number of trees on site, it is not possible to extend the existing buildings as these too would result in many trees to be removed, further impacting the character of the site.

10.130 The principle of the new building is established in terms of heritage impacts, and as highlighted within this report, the new buildings have been located where there is currently a more open space and would result in less impacts to trees on the site. Due to the number of trees on the site, the removal of some trees is inevitable.

10.131 The development proposes extensive replacement planting to compensate for the loss of the additional trees. The Tree Officer has raised concern with this tree planting, indicating that there is concern regarding the replacement trees being unable to mature due to the extent of new building on site.

10.132 In addition to this, concern has been raised regarding the construction impacts the proposal would have on the root protection area of the trees therefore causing harm. There is also concern raised regarding the relationship of proposed services and foul and surface water drainage would be, and that this would have a harmful impact upon the trees on the site. There is also concern that the level changes on the site and that this would also cause damage to the trees.

10.133 The Tree Officer has also noted that overall, although the proposed replacement planting is extensive, it is not considered to be sustainable and will result in conflicts between trees, buildings and useable outside space. The proposal will also cause long term conflicts with trees. They have indicated that the application is not supported arboriculturally.

10.134 Given the site constraints, a degree of tree loss is to be expected, however, the proposed replacement is still likely to cause a loss of trees on the site, which would cause harm to the character of the site as well as the wider character and appearance of the Conservation Area. The proposal is not considered to comply with Policies 59 and 71 in this regard.

10.135 **Carbon Reduction and Sustainable Design**

10.136 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.

- 10.137 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 10.138 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.
- 10.139 The application is supported by a sustainability statement.
- 10.140 The sustainability statement indicates that there are a number of drivers behind the requirement for the proposal to achieve high levels of sustainability. This includes the Colleges Environmental Policy that seeks for the college to reduce energy consumption, manage water use and efficiency as well as preserve and promote biodiversity.
- 10.141 The proposal attempts to achieve highly sustainable buildings through a number of means including, the biodiversity to be built into the design of the site, targeting 4 BREEAM Credits regarding water consumption; Sustainable Drainage Systems; Waste Management; Zero Carbon Strategies; the re-use of materials on site and the buildings to Passivhaus Standard.
- 10.142 The proposal would result in a postgraduate campus which would provide 138 student rooms across 6 buildings. At present, postgraduates are located in hostel style student accommodation across a number of different properties across the city. The proposal would result in a development that is close in proximity to St Johns College and would reduce the need for travel for postgraduate students across the city, whether that be by car, bus, cycling and walking. The site would also benefit from communal and amenity areas which students can use. This itself would reduce the travel of students and would be more sustainable.
- 10.143 The proposal also seeks to design biodiversity into the scheme. The proposal would provide green roofs on building stores, large areas of shrubs and planting, new sustainable drainage features, minimised hard paving as well as an enhancement to the existing mature vegetation/trees on site. The site would largely retain the semi-rural nature of the site and would be more sustainable than the existing buildings in terms of

biodiversity as the site would be managed rather than unmanaged as it currently exists.

- 10.144 In line with Policy 28, the proposal is required to ensure the development meets the highest standards of water management and efficiency which for non-residential development is 5 WAT01 BREEAM credits although the policy does state that should it be provided that it is not technically viable, a scheme can provide less than the 5 credits.
- 10.145 The existing buildings do not use any water efficiency methods. The sustainability statement indicates that the site is targeting 4 BREEAM water credits. This will be achieved using water efficient sanitaryware and application as well as rainwater harvesting. The proposal would also install flow restrictors and pressure reducing valves as well as leak detection systems. It is acknowledged that this is below the policy guidance of 5 credits.
- 10.146 The sustainability statement and water consumption note indicates that 5 credits is not technically viable due to the proposals design and construction as there is limited roof water capture area and that the water fitting requirements to achieve 5 credits were deemed too low to be technically robust for this building type. It is not feasible for the proposal to be any design other than that being put forward as it would cause harm to the character and appearance of the area. The sustainability officer has not objected to the reasoning set out and it is therefore considered that although the proposal will not get 5 WAT01 BREEAM credits, the proposal is providing the highest level of water efficiency that is achievable. This can also be secured by conditions as recommended by the Council's Sustainability Officer.
- 10.147 The application is also seeking to use Zero Carbon Strategies including the elimination of fossil fuels and the use of Air Source Heat Pumps (ASHP's) as a heat source. The ASHP's would be fully electric and would not be reliant on fossil fuels. The proposal would also be of Passivhaus design. This would result in the buildings being a low energy and the highest standards of energy efficiency.
- 10.148 Finally, the proposal would also seek to reuse 25% of the existing building materials and that some/most of the demolition material is to be diverted from landfill.
- 10.149 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.
- 10.150 Overall, the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is compliant with Local Plan

policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.151 Biodiversity

10.152 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.

10.153 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out that the proposal will achieve a net get of +44.37% for area habitats and +76.49% for linear habitats.

10.154 The supporting information also indicates than an appropriate licence will need to be obtained from Nature England due to the presence of bats on site. There is also the presence of other species on site, including birds and hedgehogs. The Ecological Assessment provides recommendations regarding the mitigation against these species.

10.155 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.

10.156 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).

10.157 Water Management and Flood Risk

10.158 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.

10.159 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. There are no areas of surface water flood risk on the site.

10.160 The applicants have submitted a Flood Risk Assessment.

- 10.161 The Local Lead Flood Authority has advised that the scheme is acceptable subject to the imposition of several conditions.
- 10.162 Anglian Water has advised that they have no objection to the scheme and have recommended several planning conditions.
- 10.163 The planning conditions as requested by the statutory consultees are considered to adequately ensure that the proposal does not result in any flood risk impacts.
- 10.164 Overall, 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.
- 10.165 **Highway Safety and Transport Impacts**
- 10.166 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.
- 10.167 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.
- 10.168 The application is supported by a Transport Statement and Travel Plan Statement.
- 10.169 Vehicular access to the site would be from Mount Pleasant to the northeast of the site as well as from Lucy Cavendish Road to the southwest of the site. There will also be a vehicular access on Lady Margaret Road to the South of the site.
- 10.170 At present, there are currently 3 separate vehicular accesses along Mount Pleasant all leading to individual informal parking areas adjacent to the existing buildings. This would be altered so that there are only two vehicle accesses resulting in an 'in and out' style of entrance and exit.
- 10.171 There is also an 'in and out' vehicular access outside The Knott on to Lady Margaret Road. This would not be altered.
- 10.172 The vehicular access along Lucy Cavendish Road will be altered to be located to a more northerly point along this road. There would still be only one vehicular access point.
- 10.173 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions.

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

10.175 **Cycle and Car Parking Provision**

10.176 Cycle Parking

10.177 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.

10.178 Appendix L states that for student accommodation, there must be 1 space per 2 bedspaces within the City Centre and 2 spaces per 3 bedspaces for the rest of the city. It also requires 1 visitor space per 5 bedspaces. The proposal would provide 162 cycle parking spaces (106 two tier stacking spaces and 16 Sheffield Stands). As the site is located on the edge of the city boundary, the proposal would need to provide 92 spaces for students and 28 visitor spaces, this would be a total of 120 cycle parking spaces. The proposal would provide 162 spaces and as such would comply with the parking standards set out.

10.179 Car parking

10.180 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. Inside the Controlled Parking Zone the maximum standard is no more than one space per building for any building size. 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.

10.181 At present, there are approximately 16 informal parking spaces located within the site, some located to the front of Fosdene, Whinside and The Gables and some located in the rear garden space of Whinside.

10.182 The proposal would amend the car parking on the site to be a more formal arrangement with parking bays which run parallel to Mount Pleasant. There would be 2 marked out disabled spaces with 5 parallel spaces that are suitable for disabled use and 4 standard spaces. This results in a total of 11 parking spaces. Appendix L states that there must be a maximum of 28 car park spaces for a development of this scale.

10.183 The proposal is located in a highly sustainable location with a number of services within both walking and cycling distance. St Johns College itself would also be in walking distance with university services.

10.184 The proposal would be car capped development as there would only be a limited number of spaces on the site and the College would control this through university parking permits and residential permits would not be given as part of the development. The site is also located within a controlled parking zone.

10.185 As the site is in a sustainable location and is located within an area which can realistically control and enforce parking, 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.

10.186 **Amenity**

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

10.188 Neighbouring Properties

10.189 The closest adjacent neighbouring property is Benet House located some 20m to the north west of the site.

10.190 As highlighted within this report, the site benefits from a large number of mature trees that are located within the site, but also bound the south western north western and north eastern boundaries. These trees and vegetation range in scale from shrubbery to 30m high trees.

10.191 Due to this mature vegetation along the north western boundary, although the development is larger in scale and would be closer in proximity to this boundary, it would act as a screen and would limit any impact to this adjacent property.

10.192 This boundary treatment would also limit the impact the proposal would have on the adjacent properties at Lucy Cavendish College to the south west as well as Edward House and Storey's House to the north east. These buildings are also located circa 18m from the proposal.

10.193 In terms of residential impacts within the site itself, the new buildings are located and designed so that communal rooms are located closest to the adjacent buildings and that there is adequate separate between buildings so that there is an acceptable level of separation therefore limiting privacy concerns.

10.194 In light of the above, due to the mature vegetation on the site which provides informal boundary treatment, the appropriately designed and located buildings, the proposal is not considered to cause harm to the

amenity or living condition of any neighbouring occupiers. The proposal would be acceptable in this regard.

Future Occupants

- 10.195 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).
- 10.196 As the proposal is for student accommodation, there is no requirement for the proposal to comply with residential space standards and as such Policy 50 and The Nationally Described Space Standards do not apply.
- 10.197 The existing buildings at present provide a poor standard of living accommodation with small rooms and a low level of daylight. The proposed development would provide a high quality of student accommodation with each room benefitting from en suites and being of an appropriate size. As new buildings have been created, these have also been positioned so that each room receives an acceptable level of daylight. The proposal is considered to be acceptable in this regard.

Accessibility

- 10.198 Policy 51 requires all housing development to be of a size configuration and internal layout to enable Building Regulations requirement M4(2). As the proposal is for student accommodation, the proposal is not required to comply with this Policy. However, Policies 56 requires that proposals meet the principles of inclusive design and in particular meet the needs of disabled people, the elderly and those with young children. Policy 57 requires new buildings to be convenient, safe and accessible for all users.
- 10.199 The occupiers of the site would be single occupants and would not provide accommodation for families or groups. Each new building (AC01-AC05) would benefit from lifts which would allow every room to be accessible. The proposal is also providing 7 new fully accessible rooms for students with disabilities.
- 10.200 The proposal would therefore allow for future occupiers and any guests that they may have irrespective of any accessibility needs to visit them at any time.
- 10.201 The only property that would not provide this is The Knott however, as this building is proposed to be extended and is not a new building, it is not considered reasonable or practical to ensure that this building is fully accessible.

10.202 Overall, the proposal is considered to be accessible for all users and would meet the needs of people with accessibility needs.

Construction and Environmental Impacts

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

10.204 The Council's Environmental Health team have assessed the application and recommended no objection to the proposal subject to the imposition of several conditions. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers.

10.205 These conditions are considered reasonable and necessary to impose.

10.206 The proposal would therefore comply with Policy 35 in this regard.

10.207 Summary

10.208 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, 56, 57 and 58.

10.209 **Third Party Representations**

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

Third Party Comment	Officer Response
Impact on Heritage Asset	See Paragraphs 10.81 – 10.123
Loss of existing buildings	See Paragraphs 10.88 – 10.100
Loss of Trees	See Paragraphs 10.125 - 10.137
Environmental Health Impacts	See Paragraphs 10.207 – 10.210
Unsustainable Development	See Paragraphs 10.139 – 10.153
Poor Boundary Treatment	See Paragraph 10.71
Footpaths should be widened to provide separate cycling facility along Mount Pleasant	This is outside of the application sites red line boundary and is not a requirement of the scheme.

10.211 **Planning Obligations (S106)**

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

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

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

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

10.215 Heads of Terms

10.216 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary below:

Obligation	Contribution / Term	Trigger
Release of Properties/Rooms to Private Rental Market	The release of at least 60 existing student rooms back to the Private Rental Market	26 Rooms at The Whitehouse, Madingley Road after completion of buildings. 34 rooms at either Richmond Terrace or Park Parade to be released in one year after completion. (2028/2029)
S106 Monitoring and Administration fee	£2,200	TBC

10.217 Release of Properties/Rooms to Private Rental Market

10.218 As part of the public benefits of the proposal, the applicant has indicated that as a result of the proposal, they will be able to release at least 60 existing student rooms to be available to the private rental market. The proposal would ensure that existing students would be moved to the postgraduate campus and as such there would be scope to provide this.

10.219 24 of the rooms would be available upon completion of the proposed scheme and the 24 rooms would consist of 15 different properties across two buildings at an address known as the Whitehouse on Madingley Road.

10.220 A further 34 rooms would then be released at a later date through the release of either 9 properties (35 rooms) on Richmond Terrace, which consists of 8 x 4 bed buildings and 1, 3 bed building. Should this not be possible, the College would release 7 properties (1 x 8 bed, 1 x 7 bed, 2 x 4 bed, 1 x 4 bed and 1 x 1 bed flat) on Park Parade.

10.221 These properties are considered to be necessary to be released back to the private rental market to allow greater choice and variation for residents in Cambridge.

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

10.223 **Other Matters**

10.224 Bins

10.225 Policy 57 requires refuse and recycling to be successfully integrated into proposals.

10.226 The proposal would provide Bin Stores that are integrated into the development, with the main bin store being located at the south west of the site along Lucy Cavendish Road. The college currently have a management system where cleaners and staff empty the bins within the accommodation and utilise private companies to empty the bins.

10.227 In light of the above, the proposal is considered to comply with Policy 57 in this regard.

10.228 **Planning Balance**

10.229 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).

Summary of harm

10.230 The proposed development would result in the loss of 3 existing buildings which are noted as being positive unlisted buildings within the West Cambridge Conservation Area. The demolition of these buildings is

considered to cause a moderate level of less than substantial harm to the West Cambridge Conservation Area.

- 10.231 In addition to this, the proposal is also considered to cause harm by virtue of the loss of trees on the site, to which the Council's Tree Officer has indicated that the proposed planting is not considered to be sustainable and that there will be conflicts with the existing trees on site due to the construction impacts.

Summary of benefits

- 10.232 The proposed development would result a development of new and extended buildings which would amount to a postgraduate cluster of student accommodation. The proposal is well designed and would relate acceptably the historic architectural features of the existing buildings as well as those within the wider character and appearance of the area.
- 10.233 The proposal would result in the release of at least 60 existing student rooms (18-22 properties) to be released back to the private rental market. This would allow for greater choice and availability for the general public which are looking for rental properties within Cambridge. Given the housing pressures within the city, this number of properties to be made available is a public benefit which is given significant weight.
- 10.234 The proposal would also offer a highly sustainable development which would seek to achieve the highest levels of low carbon developments which would not use fossil fuels in new buildings and would be of Passivhaus standard.
- 10.235 The proposed development would also provide high quality student accommodation in comparison to the existing accommodation available and being used within the site. Rooms would be en-suites with acceptable levels of daylight, something that is not provided by the current accommodation.
- 10.236 The proposal would also provide Biodiversity Net Gain on the site.
- 10.237 When considering the application within the planning balance, the harm caused by the demolition of the existing buildings and trees being removed is considered to be outweighed by the public benefits, which in this instance is the release of 60 student rooms at other properties throughout the city back to the private housing market; biodiversity net gain; a highly sustainable form of accommodation and economic benefits due to the construction related activities and employment opportunities required to manage the site when complete.

10.238 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.

11.0 Recommendation

11.1 Approve subject to:

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

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

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

12.0 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 external materials except the brickwork to be used in the construction of the development, hereby permitted, shall follow the specifications in

accordance with the details specified within the application form and approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

4. No brickwork above ground level shall be laid until a sample panel has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area.in accordance with (Cambridge Local Plan 2018 policies 55 and 57).

5. No development above ground level shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority.

Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed

- Flood Risk/Drainage Strategy Report Part 1, Smith and Wallwork Engineers, Ref: 0316-SAW-ZZ-ZZ-RP-C-0001, Dated: 28th June 2023.
- Flood Risk/Drainage Strategy Report Part 2, Smith and Wallwork Engineers, Ref: 0316-SAW-ZZ-ZZ-RP-C-0001, Dated: 28th June 2023.

- Foul and Surface Water Drainage Operation and Maintenance Document, Smith and Wallwork Engineers, Ref: 0316-SAW-ZZ-ZZ-RP-C-0002, Dated: 28th June 2023.
- Additional Details 1, Smith and Wallwork Engineers, Ref: 0316-SAW-ZZ-ZZ-COC-001, Dated: 10th August 2023.
- Surface Water Drainage Contingency Plan, Smith and Wallwork Engineers, Ref: 0316-SAW-ZZ-ZZ-CO-C-003, Dated: 29th August 2023.
- Additional Details 2, Smith and Wallwork Engineers, Ref: 0316-SAW-ZZ-ZZ-COC-004, Dated: 21st September 2023.

And shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;

- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Full details of the maintenance/adoption of the surface water drainage system;
- i) Permissions to connect to a receiving watercourse or sewer;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts. In accordance with Policies 31 and 32 of the Cambridge Local Plan (2018).

6. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts

7. No building shall be occupied until the approved carbon reduction strategy for that building, as set out in Max Fordham - Sustainability and Energy Statement Issue 2 (June 2023) has been implemented in full. Any associated renewable and / or low carbon technologies shall thereafter be retained and remain fully operational in accordance with the approved details. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting the required reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be fully implemented and thereafter maintained in accordance with the approved details prior to occupation of any building.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

8. The development hereby permitted shall be designed in accordance with the Passivhaus standard, as set out in the Mac Fordham Sustainability and Energy Statement Issue 2 dated June 2023.

Prior to occupation, within 6 months after occupation, evidence of Passivhaus certification shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of

buildings (Cambridge Local Plan Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

9. The development hereby permitted shall achieve a minimum water efficiency specification of 4 Wat01 credits using the BREEAM Wat01 water efficiency calculator.

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).

10. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been 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. Street furniture, artwork, play equipment, 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, tree pit details and an implementation programme,;

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.

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.

e) External lighting details including a lighting impact assessment and mitigation scheme as well as including Isolux contour plans

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 34, 55, 57, 59 and 69).

11. Details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground work commencing on site.

Details of the green biodiverse roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum (green roofs only),
- c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,
- d) Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- e) A management/maintenance plan approved in writing by the Local Planning Authority,

All works shall be carried out and maintained thereafter in accordance with the approved details

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).

12. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, 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, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).

13. 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).

14. No demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs -15.30hrs, seven days a week.

Reason: in the interests of highway safety

15. Two pedestrian visibility splays of 2m x 2m shall be provided each side of the vehicular access along Mount Pleasant measured from and along the highway boundary. The splays shall be within land under the control of the applicant and not within the adopted public highway. The splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway for the lifetime of the development.

Reason: In the interests of highway safety.

16. The proposed access roads and internal routes shall be constructed so that its 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

17. Prior to the first occupation of the site that the redundant vehicular crossing serving Whinside be removed, and the footway returned to having full face kerbs.

Reason: For the safe and effective operation of the highway

18. All ecological measures and/or works shall be carried out in accordance with the details contained in the submitted Ecological Impact Assessment by Delta Simons dated June 2023 (Project Ref 22-11146.01).

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

19. 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.

20. 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.

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 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.

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

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

22. 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).

23. 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).

24. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

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

25. No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

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

26. Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- I. Six slow electric vehicle charge points with a minimum power rating output of 7kW
- II. 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 five car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required
- III. The electric vehicle charge points shall be designed and installed in accordance with BS EN 61851 or as superseded.

The electric vehicle charge point scheme as approved shall be fully installed prior to the first occupation and maintained and 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 Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and with Cambridge City Council's adopted Air Quality Action Plan (2018).

27. The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development hereby approved shall not exceed the plant rating level emission limits as detailed within the Accon UK Ltd noise assessment (Version number: A4722/N/001) dated 25th June 2023.

Reason: To protect the amenity at neighbouring properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

28. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms facing the highway to negate / replace the need to open windows, in order to protect future

occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

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

The scheme shall be carried out as approved and shall be retained as such.

Reason: To protect the amenity of future occupiers from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

29. The cycle stores shall be carried out in accordance with the details provided on plan numbers:

- 818 SITE 182 P1
- 818 SITE 181 P1
- 818 SITE 120 P5
- 818 AC01 120 P1
- 818 AC01 140 P1
- 818 AC01 142 P1
- 818 AC01 143 P1
- 818 AC02 142 P1
- 818 AC02 141 P1
- 818 AC02 140 P1
- 818 AC02 120 P1
- 818 AC03 120 P2
- 818 AC03 140 P1
- 818 AC03 142 P1
- 818 AC03 141 P1

- 818 AC04 120 P3
- 818 AC04 141 P1
- 818 AC04 140 P1
- 818 AC05 120 P3
- 818 AC05 140 P1

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).

30. The bin and stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

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

Informatives

Infiltration

Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156. If for an outline application it is not feasible to access the site to carry out soakage

tests before planning approval is granted, a desktop study may be undertaken looking at the underlying geology of the area and assuming a worst-case infiltration rate for that site. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.

Green Roofs

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

Pollution

Control Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Archaeology

Partial discharge of the 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

External Lighting

Details of the assessment of external lighting shall include the following.

- (i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to both on and off site receptors)
- (ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the '*Institute of Lighting Professionals - Guidance Notices for the Reduction of Obtrusive Light – GN01/20 (or as superseded)*'.

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