



Planning Committee Date	6 th March 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/04037/FUL
Site	Babbage House, Castle Park, Cambridge
Ward / Parish	Castle
Proposal	Refurbishment and retrofit of existing building with new fourth storey, rooftop plant and rear extension, new cycle parking and landscaping adjacent to the building together with new cycle hub in existing basement car park under Castle Court
Applicant	BPS2 Varsity 3 Limited
Presenting Officer	Katie Christodoulides
Reason Reported to Committee	Third party representations
Member Site Visit Date	4 th March 2024
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Design, Layout, Scale3. Heritage Assets4. Residential Amenity5. Trees and Landscaping6. Highway Safety and Parking
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks full planning consent for the refurbishment and retrofit of the existing office building with a new fourth storey for office use, rooftop plant and rear extension, new cycle parking and landscaping adjacent to the building together with new cycle hub in the existing basement car park under Castle Court. The existing floor space of the building is 1757m², and the proposed extension would increase the floor space by 1479m² to a total of 3236m².
- 1.2 The site lies within the Castle and Victoria Conservation Area and is in the setting of Allways House a Building of Local Interest (BLI). The site lies within the Air Quality Management Area and Flood Zone 1 (low risk). A London Plane tree which is subject to a Tree Preservation Order (TPO 16/2007) lies to the east of Babbage House. The eastern boundary of the site adjoins a Scheduled Ancient Monument (Castle Mound & Civil War Earthworks).
- 1.3 Babbage House comprises an existing office facility (use class E) which is currently vacant and forms part of Castle Park, a larger 1980's estate comprising various operational office buildings and Castle Hill, a Council managed car park. The proposal is set in the context of a wider future Masterplan for the campus.
- 1.4 The proposal would result in the extensive refurbishment and extension of an existing building and brownfield site, which would provide much needed commercial accommodation for single or multiple occupants in Cambridge. The proposal is appropriately designed and would result in a high-quality designed office development that would add to the overall quality of the area, is visually attractive and in keeping with the character and appearance of the Conservation area.
- 1.5 The proposal is considered to cause less than substantial harm to the designated heritage assets which in this instance are the Castle and Victoria Conservation Area, Building of Local Interest (BLI) Allways House and Nos.265-255 Victoria Road which are identified as buildings important to the character of the Conservation Area. This less than substantial harm is outweighed by the public benefits listed above.
- 1.6 The proposal would offer a highly sustainable development which would seek a BREEAM 'Excellent' rating, achieve an all electric approach with PV panels and air source heat pumps, result in a back to frame retrofit, proposed green roofs and achieve a 51% improvement in water efficiency equivalent to 4 Wat01 credits.
- 1.7 The proposal would secure 36 cycle parking spaces adjacent to Babbage House and 100 cycle parking spaces within a new cycle hub in the existing basement car park in Castle Court and one EV charging point. The

proposal would not result in any highway safety concerns and would be acceptable to neighbour amenity.

- 1.8 The proposal would retain the existing mature and substantial trees on site and enhance the hard and soft landscaping, while providing 29.88% Biodiversity Net Gain on site through provision of green roofs.
- 1.9 It is considered that the public benefits of the scheme would outweigh the harm that the proposal would have
- 1.10 Officers recommend that the Planning Committee approve the application subject to conditions outlined in the report.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	X London Plane
Conservation Area	X	Local Nature Reserve	
Listed Building		Flood Zone 1 (low risk)	X
Building of Local Interest	Adj -Allways House	Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument	Adj –Castle Mound & Civil War Earthworks	Controlled Parking Zone	X
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 Babbage House is sited on the eastern corner of the junction of Castle Street, Huntington Road and Victoria Road. The immediate area is a mix of residential, office, retail and food and drink uses. Babbage House is a three storey L-shaped 1980's building, built as one of the nine buildings which make up Castle Park.
- 2.2 To the north of the site lies a terrace of two storey Victorian properties. To the rear (east) is a vehicle access to the parking for Babbage House and cycle store with the Castle Hill public car park beyond. The main entrance to Babbage House is to the rear. To the south east is Allways House, a two storey 19th century building which sits between Babbage House and Titan House and is a Building of Local Interest (BLI).

- 2.3 A mature London Plane tree which is subject to a Tree Preservation Order (TPO 16/2007) lies to the east of Babbage House and a cherry tree lies to the rear of No.265 Victoria Road but outside of the application site.
- 2.4 The site lies within the Castle and Victoria Conservation Area and setting of Allways House, a Building of Local Interest (BLI). The eastern boundary of the site adjoins a Scheduled Ancient Monument (Castle Mound & Civil War Earthworks).
- 2.5 The site has been identified as an Opportunity Area in the Greater Cambridge Local Plan First Proposals under Policy S/OA: Opportunity Areas in Cambridge site CH Shire Hall and Castle Park.

3.0 The Proposal

- 3.1 The application seeks the refurbishment and retrofit of the existing building with new fourth storey, rooftop plant and rear extension, new cycle parking and landscaping adjacent to the building together with new cycle hub in existing basement car park under Castle Court.
- 3.2 In addition to the above, the proposal includes provision of cycle parking on part of one floor of the existing basement car park under Castle Court to the east of Babbage House.
- 3.3 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
22/1240/TTPO	Various tree works to London Plane, Robina, Yew and Ash.	Pending Consideration
20/04969/FUL	Three storey front and rear extensions, Approved alterations to the office building, replacement cycle store, new plant compound and installation of EV charging points.	

5.0 Policy

- 5.1 **National**
National Planning Policy Framework 2023
- National Planning Practice Guidance
- National Design Guide 2021
- Environment Act 2021

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

Policy 5: Sustainable transport and infrastructure

Policy 6: Hierarchy of centres and retail capacity

Policy 14: Areas of Major Change and Opportunity Areas

Policy 19: West Cambridge Area of Major Change

Policy 27: Site specific development opportunities

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 30: Energy-efficiency improvements in existing dwellings

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 37: Cambridge Airport Public Safety Zone and Air Safeguarding

Policy 40: Development and expansion of business space

Policy 41: Protection of business space

Policy 42: Connecting new developments to digital infrastructure

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 60: Tall buildings and the skyline in Cambridge

Policy 61: Conservation and enhancement of historic environment

Policy 62: Local heritage assets

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

Policy 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
Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
Open Space SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 Other Guidance

Castle and Victoria Road Conservation Area Appraisal 2012

6.0 Consultations

6.1 County Highways Development Management –No Objection

6.2 Recommends conditions in regard to falls and levels of water, a traffic management plan and a weight limit on construction vehicles.

6.3 County Highways Transport Assessment Team- No Objection

6.4 No objection subject to travel plan condition.

6.5 County Archaeology Officer- No Objection

6.6 Due to the archaeological potential of the site, a further programme of investigation and recording is required and a condition is recommended.

6.7 Lead Local Flood Authority –No Objection
Second comments

6.8 The surface water from the proposed development can be managed through the use of a redirected surface water drainage system within the site. This has greater or equivalent capacity to the existing system and with the proposed development having the same impermeable footprint as the previous building

First comments

6.9 Objection based on not including any calculations modelling the surface water drainage system in rainfall events.

6.10 **Anglian Water –No Objection**

6.11 Submitted drainage Strategy Report is acceptable.

6.12 **Conservation Officer – Objection**

Second comments

6.13 The response regarding scale does not address the comments on the overall height of the new building and does not overcome concerns regarding the half bay on Victoria Road. The bricks could be agreed via condition.

First comments

6.14 Some aspects of the proposed building are an improvement such as the stronger vertical elements to the window composition to enhance their domestic appearance, relationship with Allways House. Concerns regarding height and the use of grey and white brick work. The proposal will not preserve or enhance the character or appearance of the Conservation Area.

6.15 **Senior Sustainability Officer –No Objection**

Second comments

6.16 The proposed amendments do not materially alter the sustainable design and construction aspects of the proposals.

First comments

6.17 The general approach to sustainability and meeting policy 28 of the Local Plan is welcomed. Recommends conditions to secure water efficiency specification set out in the Water Saving Strategy.

6.18 **Landscape Officer –No Objection**

Second Comments:

6.19 Previous comments have been addressed and recommends conditions in regard to hard and soft landscaping, biodiverse roofs and planting and screening to boundary with No.265 Victoria Road.

First comments:

- 6.20 Clarity sought on how the new bin store will be accessed, confirm the delivery/servicing activity and suitability of the arrangements. Clarity sought on proposals to the boundary with the neighbour.
- 6.21 **Ecology Officer –No Objection**
- 6.22 Content with survey and established BNG baseline. The retrofit green roofs provide significant BNG uplift for the site. Recommends conditions in regard to green roofs and bird boxes.
- 6.23 **Tree Officer –No Objection**
- 6.24 The application is supported by an Arboricultural Impact Assessment which is approved. Additional information is required to secure tree protection and construction techniques which will be required by condition.
- 6.25 **Cadent Gas -No Objection**
- 6.26 Informative note required.
- 6.27 **Environmental Health –No Objection**
- 6.28 Recommends conditions and informatives.
- 6.29 **Designing Out Crime Officer –No Objection**
- 6.30 Lighting should be by column lighting, the whole site covered by CCTV, a monitored alarm system installed, access control details considered, access to floor plates, commercial doors meeting standards, internal doors have access-control locking systems, windows certificated to standards, curtain wall systems secured, gates to the cycle hub, cycle parking be lit, bin stores be fitted with self-closers and a management plan for landscaping.
- 6.31 **Urban Design – No Objection**

Second comments:

- 6.32 The proposal addresses concerns previous raised in regard to servicing and refuse, potential pedestrian and cyclist conflicts. Requests a condition to require maintenance stands integrated into the off-gauge compound and basement.

First comments:

- 6.33 Additional information and amendments to the cycle parking and servicing are required. Request to provide additional off-gauge cycle parking at

grade, explanation as to how cyclists and pedestrians will be managed on the ramp and information in terms of the servicing and refuse strategy.

6.34 S106 Officer –No Objection

6.35 Does not propose in this instance to seek specific infrastructure financial contributions under the Planning Obligation Strategy SPD 2010.

6.36 Cam Cycle – Objection

6.37 Concerns regarding the access arrangements for the cycle hub and the width of the shared cycle and pedestrian route.

6.38 Disability Panel Meeting of 2nd August 2023

6.39 A hybrid accessible shower room and changing places toilet should be instigated.

6.40 A copy of the review letter is attached in full at appendix 2.

6.41 Design Review Panel Meeting of 25th May 2023

6.42 Supports the proposals and the strategy to retain a good part of the structural frame. Comments limited to detail. Massing is reasonable and there could a better corner relationship with Chestnut House opposite the site. Welcomes how the proposals reduce scale and mass towards the neighbours to the north.

6.43 A copy of the review letter is attached in full at appendix 1.

7.0 Third Party Representations

7.1 4 representations have been received objecting to the proposal.

7.2 Those in objection have raised the following issues:

Neighbour Amenity:

- Loss of sunlight reaching the terrace of houses in Victoria Road.
- Loss of privacy to neighbouring gardens and buildings.

Design:

- Harmful to Castle Area and Victoria Road Conservation Area.
- Building will be too high.
- Height difference between this and nearby buildings will seem incongruous.
- Difference in height between Allways House would be an eyesore.
- Difference in height between the neighbour at Victoria Road.

- External fabric not in keeping with the surrounding buildings.
- Concerns the building will stand empty due to people working from home.
- Horizontal windows, an imposing angular form, harsh materiality and lack of consideration to the proportion and detailing creates a façade which appears offensive to the street scene and not akin to the character of the Conservation Area.
- The building would be imposing and create a disharmonious presence to the streetscape.
- Proposal is less considerate to its visual impact than buildings already labelled as detracting from the area.
- The corner of the building should be stepped back from the property boundary.
- Pedestrians and cyclists need a line of sight round the corner which would be blocked by the building edge.

Landscaping:

- Drought-tolerant plants are recommended to the front of the building.

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

8.0 Assessment

8.1 Principle of Development

- 8.2 Paragraph 85 of the National Planning Policy Framework states that decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity.
- 8.3 Policy 2 of the Local Plan states that the strategy will be to support Cambridge's economy, offering a wide range of employment opportunities, with a particular emphasis on growth of the Cambridge Cluster of knowledge-based industries and institutions. Employment development will be focused on the urban area, Areas of Major Change, Opportunity Areas and the city centre.
- 8.4 Policy 40 of the Local Plan states that development of new offices, research and development and research facilities are encouraged to come forward within the city centre.
- 8.5 The emerging Local Plan proposes Castle Park as an 'Opportunity Area' recognising the scope for development expansion in this location as a contributor to the overall mix of uses as well as providing enhancements to the public realm of Cambridge.
- 8.6 The proposal seeks significant refurbishment and extension of the existing office facility at Babbage House, and would result in a net increase of

floorspace of approximately 1,650 m² of gross external area, totalling 3,236m² of floorspace for office use.

- 8.7 The principle of the development is acceptable given the site's existing use and its highly accessible and sustainable location. The proposal would be in accordance with Policies 2 and 40 of the Local Plan and the NPPF.

8.8 **Design, Layout, Scale and Landscaping**

- 8.9 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.
- 8.10 Babbage House is a three storey, L-shaped building, which was built in the early 1980's and is sited on Castle Park which has nine buildings of a similar appearance, apart from Always House which comprises a two storey 19th century building.
- 8.11 Babbage House is situated on a prominent corner sitting on a major junction at the confluence of Castle Street, Huntingdon Road and Victoria Road. It is visible from the approaches of all these roads. The building steps slightly back from back of pavement.
- 8.12 The existing building detracts from the Conservation Area. It has an overly horizontal and uniform appearance. The proposed design would allow for an active ground floor, with larger windows and a more vertical emphasis, with an articulated higher element at the corner. The subtle angle on the corner allows for a different treatment to Victoria Road and Castle Street.
- 8.13 A lighter and more delicate form of the top of the building with a lighter colour saw tooth brick work allows a vertical expression and contrasts with the lower level brickwork to be read as the top.
- 8.14 There are a mix of building heights in the area ranging from two storey dwellings to three, four and five storey commercial buildings. The proposed height which ranges from 4 storeys to 2 storey's is considered appropriate given the site's positioning at the junction with three roads and its visual prominence.
- 8.15 The Urban Design Officer comments that the proposed form and detailed elevational design mediates the scale and massing of the proposal in relation to the adjacent buildings at Always House to the east and the Victoria Road terraces. The elevational details including the proportion of fenestration with the light shelf details, subtle brickwork details and the set back on the top floor visually break up the overall mass by creating a horizontal rhythm that reflects and enhances the characteristic of each street whilst providing vertical emphasis to mark the junction between Huntingdon Road and Victoria Road.

- 8.16 The Urban Design Officer in their comments had raised concerns regarding servicing and the refuse strategy for the site, the amount of off-gauge cycle parking spaces and potential pedestrian and cyclist conflicts within the cycle hub. Following submission of amended details, the Urban Design Officer has raised no objections to the proposal.
- 8.17 Policy 60 of the Local Plan states that any structure that breaks the existing skyline and/or is significantly taller than the surrounding built form will be considered against the criteria of location, setting and context, impact on the historic environment, scale, massing and architectural quality, amenity and microclimate and public realm. The assessment which considers various existing and proposed views demonstrates that the proposal would not be significantly taller to result in harm to the location, historic environment and area.
- 8.18 Landscaping
- 8.19 As part of the proposal, the scheme seeks to enhance the soft and hard landscaping of the site. The existing trees, including the TPO listed London plane tree are to be retained.
- 8.20 The Landscape Officer in their original comments stated that the proposed protrusion of the building at the front of the site adjacent to Victoria Road and Castle Street, compared to the existing set back of the building would result in reducing the sightlines of a small pinch point. In addition, the Officer commented that a planting bed to the front of the building adjacent to the pavement should remain and queried the bin store and refuse strategy. Following the agent's response to the Landscape Officer comments addressing the queries, the Landscape Officer raises no objections to the proposals subject to conditions.
- 8.21 Extending the building at the corner, marks the key junction at the arrival into Cambridge and is considered appropriate. A planting bed is proposed to the front of the building. Details of this shall be required as part of a soft and hard landscaping condition. The proposed development would be sited within the applicant's ownership boundary. It is acknowledged that a neighbour has raised concern regarding sight lines of the pavement however this has not been raised as a concern by County Highways.
- 8.22 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.
- 8.23 **Trees**

- 8.24 Policy 59 and 71 of the Local Plan 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. Paragraph 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.25 The application is accompanied by an Arboricultural Impact Assessment (Ligna, October 2023).
- 8.26 The proposal will entail pruning works to the London Plane tree to the east, rear of the existing building to facilitate the proposal and pruning to the crown of the cherry tree to the north east, side to facilitate the erection of scaffolding.
- 8.27 The Tree Officer has commented that they raise no objection to the proposals subject to conditions in regard to a phased tree protection methodology, an onsite meeting to discuss the approved arboricultural method statement and tree protection implemented throughout the development.
- 8.28 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.
- 8.29 **Heritage Assets**
- 8.30 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.31 Paragraph 205 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.
- 8.32 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 8.33 The application site falls with the Castle and Victoria Conservation Area and lies within the setting of the Allways House which is identified as a Building of Local Interest (BLI), and the residential dwellings forming

Nos.265-255 Victoria Road which are identified as buildings important to the character of the Conservation Area (Conservation Area Appraisal, 2012).

- 8.34 The Castle and Victoria Road Conservation Area Appraisal, 2012 identifies Babbage House as detracting from the character and appearance of the Conservation Area and is visible from several views which detract.
- 8.35 The Conservation Officer has commented that some aspects of the proposed building are an improvement to the existing, such as the stronger vertical elements to the window composition to enhance their domestic appearance and the relationship with Allways House.
- 8.36 The Conservation Officer has raised concerns regarding the proposed overall height of the building, lack of a half bay on Victoria Road and the use of grey and white brick work and considers that the proposal will not preserve or enhance the character or appearance of the Conservation Area.
- 8.37 Officers acknowledge the Conservation Officer's concerns regarding the height of the proposal, however, officers have concluded that the addition of the fourth floor is appropriate and would result in limited harm to the character of the Conservation Area and adjacent heritage assets. The half bay on Victoria Road is considered to mediate the scale and massing of the proposal on the adjacent Victoria Road terraces. Urban Design Officers have raised no concern regarding these elements. The Design Review Panel commented that the proposed massing was reasonable and they support the proposals.
- 8.38 Officers acknowledge the Conservation Officers request for a half bay fronting onto Victoria Road to assist in the transition of scale with the adjacent Victoria Road dwellings, however the proposal forms a positive and active street frontage and on balance is considered visually acceptable.
- 8.39 The proposed use of grey and white brickwork is considered to respond to the diversity of materials, tones and textures of buildings in the immediate area. The Urban Design Officer supports the design approach and comments that the elevational details and brickwork details visually break up the overall mass and provides a vertical emphasis to mark the junction between Huntingdon Road and Victoria Road. The materials will be conditioned to be agreed.
- 8.40 In line with Paragraph 205 of the NPPF, any harm to the designated heritage asset, which in this case is the Castle and Victoria Conservation Area, Allways House which is identified as a Building of Local Interest (BLI), and the residential dwellings forming Nos.265-255 Victoria Road

which are identified as buildings important to the character of the Conservation Area, should require clear and convincing justification.

- 8.41 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, where appropriate, securing its optimum viable use.
- 8.42 The submitted Planning Statement provides details as to the justification for the proposal as it would provide for extensive refurbishment and extension to revitalize the building and provide a high-quality officer environment both internally and externally. Commercial accommodation is in high demand in Cambridge and this will provide a significant upgrade for prospective tenants.
- 8.43 The main public benefits of the scheme are the extensive refurbishment and extension of an existing office building, which would provide much needed officer commercial accommodation, for single or multiple occupants. The proposal is appropriately designed and would result in a high-quality designed office development that would add to the overall quality of the area, is visually attractive and in keeping with the character and appearance of the Conservation area.
- 8.44 The proposal will result in a more energy efficient and sustainable building which would seek a BREEAM 'Excellent' rating, achieve an electric approach with PV panels and air source heat pumps. The provision of a back to frame retrofit with the waffle slab retained and left exposed, will result in an embodied carbon saving.
- 8.45 It is considered that the proposal, by virtue of its scale, massing and design, would result in limited harm to the character and appearance of the Conservation Area. It is considered that the public benefits identified above outweigh the less than substantial harm which has been identified.
- 8.46 **Archaeology**
- 8.47 The site lies in an area of very high archaeological potential. The development lies to the north of the scheduled remains of Cambridge Castle and the development lies within the core of the Roman settlement of Cambridge.
- 8.48 The application has been subject to formal consultation with the Cambridgeshire County Council Archaeology Officer who comments that due to the high archaeological potential of the site, a further programme of investigation and recording is required and a condition shall be added to require a written scheme of investigation.

8.49 The proposal would accord with Policy 62 of the Cambridge Local Plan 2018.

8.50 Carbon Reduction and Sustainable Design

8.51 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.

8.52 Policy 28 of the Local Plan states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.

8.53 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.

8.54 The application is supported by an Energy Strategy (Hoare Lea, September 2023), Sustainability Strategy (Hoare Lea, September 2023), Sustainability Checklist (Hoare Lea, September 2023), BREEAM New Construction V6 Pre-Assessment Report, (Hoare Lea September 2023) and Water Saving Strategy (Hoare Lea, May 2023).

8.55 The proposal will aim to achieve BREEAM Excellent with an all-electric approach, utilising PV panels and air source heat pumps. The inclusion of passive design measures includes solar shading in the form of a light shelf on the windows alongside the depth of reveals and exploring the role of night time purging clerestory windows to aid with passive cooling.

8.56 The proposal will provide green roofs combined with photovoltaic panels and will include back to frame retrofit with the waffle slab retained and left exposed, which will result in an embodied carbon saving.

8.57 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 BREEAM design stage certification, BREEAM post construction certification and water efficiency.

8.58 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.60 Water Resources

- 8.62 Paragraph 20 of the NPPF sets out that that strategic policies should, amongst other things, set out a strategy for and make sufficient provision of infrastructure for water supply, for the conservation and enhancement of the natural environment, and climate change mitigation and adaptation.
- 8.63 Paragraph 159 of the NPPF sets out that plans should take a proactive approach to climate change mitigation and adaptation, accounting for long-term implications to, amongst other things, water supply and biodiversity.
- 8.64 Paragraph 180 of the NPPF sets out that policies and decisions should contribute to and enhance the natural and local environment and that “development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.”
- 8.65 The Planning Practice Guidance (PPG) also contains a section on water supply, wastewater, and water quality. This highlights that the Water Environment Regulations 2017 set out requirements to, amongst other things, protect, enhance and restore water bodies to ‘good’ status (NPPG, 34-001-20161116).
- 8.66 The PPG goes on to describe how water supply should be considered through the planning application process, setting out that water supply should normally be addressed through strategic policies, but that there are exceptions that may require water supply to be considered through the planning application process, including whether a plan requires enhanced water efficiency in new developments (NPPG, 34-016- 20140306). Cambridge LP 2018 policies 28 and 31 provide for the water efficiency related exception allowing for water supply to be considered.
- 8.69 In considering this site, members must bear in mind that the proposal involves the re-use and extension of an existing building which brings with it various physical constraints and limitations to the application of policy 28. In terms of water efficiency, the submitted BREEAM Wat01 Water Efficiency Calculator shows that the site will achieve a 51% improvement, which is equivalent to 4 Wat01 credits.
- 8.70 When comparing the new proposal against the existing building and water use, the total volume saved is over 700 litres/day or a 2,200 litre per day saving when adjusted for BCO guide occupancy levels.
- 8.71 Specifically in relation to grey water and rainwater harvesting options, the applicants have explored these as opportunities within their Water Saving Strategy and associated plans and they set out the following:

‘To reduce the water demand of the building, rainwater and grey water recycling were explored. However, the space available for the required

plant equipment for these systems is insufficient on the current layout. This is due to retained existing structure/foundations, shallow below ground drainage, and root protection zones. Tanks would be required to be outside the footprint due to the existing foundations, and this space is occupied by root protection zones. Any areas that have the least impact on root protection zones would not be able to fully maximise the rainfall on the roof

'Greywater recycling plant would be a large ground floor space take, and due to the reuse of the existing structure would not be able to be accommodated in the ground floor plant allocations that we have'

'We have also explored the use of some plant on the roof. The existing structure has been assessed to have limited plant carrying capacity, which is mostly used by the incorporation of green roof as per planning policy. The remaining load bearing capacity is utilised for photovoltaic panels to support the building regulations, and sustainability targets'

8.71 The Council's Sustainability Officer commented that proposal is supported and delivers a significant reduction in water use compared to the existing building. However, it is acknowledged that the proposal does not quite achieve all 5 Wat01 credits required by Policy 28 of the Local Plan which requires a 55% reduction in water use.

8.72 The Sustainability Officer commented that the proposal demonstrates a good level of water demand reduction given the space constraints and achieving all 5 Wat01 credits would be difficult for this site. The applicants have suitably addressed the issue of water efficiency, demonstrating that some aspects of water reuse not being technically viable. The proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.73 Biodiversity

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

8.75 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a Biodiversity Gain Assessment (Applied Ecology Ltd, July 2023) which sets out that the proposal would result in a net gain of 29.88% through the provision of green roofs.

8.76 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 require the specification and species mix of the green roofs and the number, specification and location of proposed nest boxes.

8.77 In consultation with the Council's Ecology Officer, subject to appropriate conditions, 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).

8.78 Water Management and Flood Risk

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

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

8.81 The applicants have submitted a Drainage Strategy (Ramboll, June 2023) and Drainage Strategy Report (Ramboll, September 2023).

8.82 The Local Lead Flood Authority have commented that they have no objection in principle to the proposed development, subject to conditions in regard to submission of a detailed design of the surface water drainage and details of surface runoff.

8.83 The surface water is to be managed through the use of a redirected surface water drainage system within the site. The applicant has demonstrated that the redirected surface water drainage system has greater or equivalent capacity to the existing system and the proposed development having the same impermeable footprint as the previous building.

8.84 Anglian Water have commented that the proposed method of surface water disposal is acceptable.

8.85 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.

8.86 Highway Safety and Transport Impacts

8.87 Policy 80 of the Local Plan supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

- 8.88 Paragraph 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.89 The application is supported by a Transport Assessment (Ramboll, September 2023) and Draft Travel Plan (Ramboll, September 2023).
- 8.90 The highway access to the site is to remain as existing and would be accessed from Castle Street.
- 8.91 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal subject to conditions in regard to falls and levels and no water draining onto the highway, a traffic management plan and limit on construction vehicles weight during certain hours.
- 8.92 The application has been subject to formal consultation with Cambridgeshire County Council's Transport Assessment Team who raise no objection subject to a condition requiring a travel plan.
- 8.93 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.
- 8.94 Cycle and Car Parking Provision**
- 8.95 Cycle Parking
- 8.96 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for 2 spaces for every 5 members of staff or 1 space per 30 m² of gross floor area (whichever is greater) is required with some visitor parking on merit.
- 8.97 Based on the above, the estimated full time staff capacity of 254 people would require 102 staff cycle parking spaces or for a floor area of 3,183m², 106 staff cycle parking spaces.
- 8.98 Three areas of cycle parking are proposed to be sited in the vicinity of Babbage House. These would comprise of 6 No. cycle parking spaces adjacent to the new entrance of the building on Castle Street, 8 No. cycle parking spaces are proposed to the rear entrance of the building and the existing 16. No spaces will be reinstated in a new landscaped area. 6 No. adapted cycle parking spaces are proposed to the rear of Abacus House in a secure and covered cycle storage space.

- 8.99 100 No. cycle parking spaces are proposed to be sited within a new cycle hub in the existing basement car park in Castle Court. A part of a future masterplan for Castle Park (which does not form part of this planning application), the centralised cycle hub is to provide safe and secure cycle parking and facilities for all buildings of Castle Park. Conversion of the existing basement level car park will allow for cycle parking for Babbage House staff.
- 8.100 Cyclists would enter and leave the cycle hub via the existing ramp access. As part of the wider masterplan for Castle Park, the cycle hub is to be upgraded with lighting and ventilation replaced, repainting of flooring and new signs and graphs with priority to cyclists and pedestrians. The cycle parking is secure with fob controlled entry and CCTV.
- 8.101 100 No. lockers will be provided within the cycle hub with dedicated changing facilities and 10 no. lockers on the ground floor of Babbage House. 3 showers, 1 being accessible are proposed to be provided in Babbage House for use by all staff.
- 8.102 Cam Cycle in their comments have raised concern regarding access to the cycle hub and it being sited approximately 200 metres away from the entrance to Babbage House. In addition, they raise concern regarding the 1.5 metre wide shared cycle and pedestrian route and this being unsuitable for pedestrians and cyclists.
- 8.103 The walking distance between the entrance of Babbage House and the nearest entry stairwell to access the basement of Castle Court is approximately 100 metres. This is the same distance to the general private staff car parking located in the basement of Castle Court.
- 8.104 In addition, the applicant has stated that the walking distance is within the maximum walking distance of 500 metres to centralised cycle parking specified in BREEAM New Construction 2018 (Tra 02) requirements. It is considered acceptable based on precedents of other centralised cycle hubs, the proposal includes provision of at-grade cycle parking adjacent to Babbage House and with existing at grade cycle parking within Castle Park being retained. Given the above, it is considered that the proposed cycle parking is acceptable.
- 8.105 Concern is raised regarding the cycle and pedestrian ramp. The existing ramp to access the basement level car park is 6.1 metres wide. The proposal will split this into a 4.6 metre wide two way shared space for cyclists and drivers and a 1.5 metre wide pedestrian walkway. To access the cycle hub, users will cycle down the ramp within the 4.6 metre wide shared space. Users will exit the facility using the stairwells. The 1.5 metre wide walkway will provide the option for people to walk their cycle or cycle slowly up the ramp. The width is appropriate for people to walk

with their cycle as per the Sustrans traffic-free routes and greenways design guide (November 2019).

8.106 The Urban Design Officer in their comments require additional off-gauge cycle parking spaces to be provided. 6 off-gauge cycle parking space are proposed to the rear of Babbage House. This is considered sufficient.

8.107 Car parking

8.108 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, 1 space per 100m² gross floor area plus disabled car parking is required. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls.

8.109 The proposal will seek to remove the existing 7 car parking spaces which are sited adjacent to Babbage House and provide 1 car parking space which will be an accessible space with an EV charging point.

8.110 Given the site's highly sustainable location and being sited on one of the main public transport routes into the city centre, the site's promotion as a car free development is considered acceptable.

8.111 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging points of at least 1 per 1,000m² of floor space for fast charging points or 1 per 2 parking spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future.

8.112 The proposal will provide one EV charging point adjacent to the site which would comply with the requirements of the SPD.

8.113 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

8.114 Amenity

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

8.116 Neighbouring Properties

8.117 A number of objections have been received from representations in which concerns have been raised in regard to loss of sunlight to the dwellings

along Victoria Road and loss of privacy to neighbouring gardens and buildings from the proposal.

8.118 Impact on No. 265 Victoria Road

8.119 To the north east of the site lies the neighbouring property at No.265 Victoria Road.

Overlooking

8.120 The rear gardens of Victoria Road are overlooked currently by existing windows on the end elevation at second floor level of Babbage House, which face directly towards the neighbouring dwelling at No.265 Victoria Road. The proposed north east elevation would have windows within the side, north east elevation however these would be in the angled part of the extension, sited away from the neighbouring property and would have screening features which sit at an angle to the window to prevent any overlooking. As a result, the proposal would eliminate the current overlooking and provide an enhancement to the amenity.

Daylight and Sunlight

8.121 A Daylight, Sunlight and Overshadowing Report (gia, October 2023) has been submitted as part of the application. The Report concludes that there would be no significant harm to this neighbour. Given the position of No.265 Victoria Road in regard to the existing building and the orientation of both buildings, the proposal would not result in a change beyond the BRE guidelines.

8.122 Overshadowing of the garden area of No.265 Victoria Road was also assessed, and this met the required guidelines.

Overbearing Impact

8.123 The proposed design of the north eastern elevation of the extension which would be adjacent to the neighbouring property at No. 265 Victoria Road would be stepped back at the proposed first and third floor levels. The elevation would be set at an angle away from the boundary. The proposed elevational design will change at each level with light coloured materials used to brighten and give a lighter feel. Each of the setbacks would be planted so that the greenery will grow over and above the parapets. This would be visible from ground level as an integral part of the elevation.

8.124 A timber trellis is proposed to soften the boundary and provide a greater sense of privacy for the nearby residential property at No. 265 Victoria Road. A condition shall be added to require the details of the proposed trellis.

8.125 The proposed new plant enclosure on the roof would be stepped back to

prevent any harm to neighbour amenity.

8.126 The proposal is considered acceptable in terms of impact to the neighbour at No. 265 Victoria Road.

8.127 Impact to Nos.263-255 Victoria Road

Daylight and Sunlight

8.128 As detailed in the Daylight Sunlight Study, the neighbour at No.263 Victoria Road will experience a small transgression against the guidelines to one window which lies within a rear projection of this neighbouring dwelling which faces towards the site. As this window serves a toilet, which is classed as a non-habitable room, and is not considered to result in harm to their amenity.

8.129 The Shelly Gardens terrace on Castle Street and Mount Pleasant junction were considered as part of the Daylight Sunlight Study and five windows were considered to breach the guidelines. However, this is as a result of these properties having a terrace with deck access in front with a significant eaves overhang, low light. The proposal would not have any impact to these neighbours.

8.130 Given the distance of the proposals from the neighbouring properties at Nos.263-255 Victoria Road, the proposal is not considered to result in significant harm to the amenity of these neighbours in terms of overlooking and overbearing impact.

8.131 Given the significant distance of the proposal from the neighbouring properties at Nos.1-81 Chestnut House to the west, Mount Pleasant Halls to the south and Shelly Garden to the south east, the proposal is not considered to result in significant harm to the amenity of these neighbouring properties through loss of light, loss of privacy or be visually overbearing.

Noise – Roof terrace

8.132 A small roof terrace is proposed on the south side of the building, adjacent to Castle Street. Given the distance of this terrace from neighbouring properties and a recommended condition requiring the terrace to be used by employees only during the hours of 07:00 to 19:00, the proposal would not result in any harm in terms of noise and disturbance.

Noise – External Plant

8.133 The applicants have submitted an Acoustics Noise Control Strategy (Hoare Lea, 2023) in which façade insulation and a 3 metre acoustic plant screen are proposed to mitigate noise from the plant. The Environmental Health Officer has commented that they raise no objections to the proposal in regard to noise subject to a condition

requiring the plant, equipment and mitigation being fully implemented as per the Noise Control Strategy and maintained thereafter.

8.134 Construction and Environmental Impacts

8.135 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

8.136 The Council's Environmental Health team have assessed the application and raised no objections subject to conditions in regard to construction and demolition hours, collections and delivery times, noise and vibration and piling, dust, unexpected contamination, hours of use of the roof terrace, acoustic assessment compliance, lighting and electric vehicle charge points.

8.137 The proposal adequately respects the amenity of its neighbours and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.

8.138 Bins

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

8.140 The proposed bin store is to be sited to the northern boundary of the site and the proposal would be serviced in line with the existing Castle Park servicing procedures.

8.141 The Urban Design Officer in their comments raised concern regarding conflict between users of the disabled parking space and access to the bin store. It is considered that there is sufficient space for bins to be pulled through adjacent to the parking space.

8.142 The proposal is acceptable and is compliant with the RECAP guidance and is in accordance with Local Plan policy 57.

8.143 Planning Balance

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

8.145 The principle of the refurbishment and retrofit of the existing building with a fourth storey, rooftop plant and rear extension, new cycle parking and landscaping is acceptable and complies with Local Plan policies.

8.146 Summary of harm

8.147 The proposed development would result in a larger and higher building in the Conservation Area and adjacent to heritage assets. The proposal is considered to result in limited harm to the Conservation Area and heritage assets.

8.148 Summary of benefits

8.149 The proposed development would result in the refurbishment and extension of Babbage House, which would provide high quality offices and provision of class E employment space in a highly accessible location.

8.150 The proposed retention and refurbishment of the existing building would allow a significant embodied carbon saving, the proposal would achieve a BREEAM 'Excellent' rating in sustainability performance and reduce water consumption by 51% per person over the existing building.

8.151 The proposal would secure 36 No. cycle parking spaces adjacent to Babbage House and 100 No. cycle parking spaces within a new cycle hub in the existing basement car park in Castle Court and one EV charging point adjacent to Babbage House. The proposal would result in the substantial refurbishment and extension of an existing building and brownfield site which is within a confined site, and the proposed level of cycle parking would result in a significant improvement to the site. The proposal would not result in any highway safety concerns and would be acceptable to neighbour amenity.

8.152 The proposal would retain the existing mature and substantial trees on site and enhance the hard and soft landscaping, while providing Biodiversity Net Gain on site.

8.153 When considering the application within the planning balance, the harm caused by the increase in height is outweighed by the public benefits which in this instance is the refurbishment and extension of a high-quality designed building, in a highly sustainable location, with new landscaping and cycle provision and a low carbon development.

8.154 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.

9.0 Recommendation

9.1 **Approve** subject to:

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

10.0 Planning Conditions

Time Limit

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).

Approved Plans

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.

Materials

3. No development shall take place above ground level, other than demolition, until details of the materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the impact of the materials on the Urban Heat Island Effect has been considered. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: To ensure that the appearance of the external surfaces is appropriate and to ensure that the impact on the Urban Heat Island Effect is mitigated. (Cambridge Local Plan 2018 policies 28, 55, 56 and 58)

Sample Panel Brickwork

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).

Hard and Soft Landscaping

5. 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 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 (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.

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

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

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

Archaeology- Written Scheme of Work

6. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
 - a) The statement of significance and research objectives;
 - b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c) The timetable for the field investigation as part of the development programme;
 - d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).

Surface Water Drainage

7. No laying of services, creation of hard surfaces or erection of a building 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 Drainage Strategy Report for Planning, Ramboll, Ref: 1620014910, Rev: 0.1, Dated: 20th September 2023 and shall also include:

- a) 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);
- b) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);

- c) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- d) Full details of the maintenance/adoption of the surface water drainage system;
- e) Permissions to connect to a receiving watercourse or sewer;
- f) 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. (Cambridge Local Plan 2018 policies 31 and 32).

Surface Water Run Off

8. 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. (Cambridge Local Plan 2018 policies 31 and 32).

Pedestrian Access- Falls and Levels

9. The proposed pedestrian access onto Castle Street and the adjacent cycle parking 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. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

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

Traffic Management Plan

10. 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).

Vehicle Weight Hours

11. 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

Reason: In the interests of highway safety Cambridge Local Plan 2018 policy 81).

Cycle Parking –External to the building

12. The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles external to the building for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include location and type of maintenance stand, the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

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

Cycle Parking- Basement Provision

13. The basement cycle parking hub and secure fob access as shown on drawing 2110_07_150 Rev P1; shall be fully installed and operational before final occupation of the commercial unit and shall be retained thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2018 policy 82).

Travel Plan

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

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

Biodiverse Roofs

15. 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 superstructure works 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).

Green Roofs

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

- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.
- b) With suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

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

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

Nest Boxes

17. No development above ground level shall commence until a scheme for the provision of nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

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

Design State BREEAM Assessment

18. Within 6 months of commencement of development, a Design Stage BREEAM assessment will have been submitted to the BRE. Evidence that the assessment has been submitted to the BRE will be submitted to, and approved in writing by, the Local Planning Authority. This assessment will meet the minimum BREEAM credit level and requirements to achieve a BREEAM 'excellent' rating, with at least 4 credits for Wat 01 (water consumption). If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Post Construction Stage BREEAM Assessment

19. Within 6 months following first occupation or in accordance with an alternative timetable otherwise agreed in writing by the LPA, a Post-Construction Stage BREEAM assessment shall be submitted to and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of Sustainability for building design, the equivalent level of measure shall be applicable to the proposed development

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Water Efficiency Specification

20. The development hereby approved shall not be used or occupied until the water efficiency specification to achieve 4 Wat01 credits as set out in the Water Saving Strategy, Hoare Lea, 23 May 2023 has been implemented in full. Any changes to the proposed specification shall be submitted to and approved in writing by the local planning authority and will only be approved if the amended specification continues to achieve at least 4 Wat01 credits. The development shall be carried out in accordance with the agreed details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD).

Compliance measures implemented

21. The development hereby approved shall be carried out in line with the sustainability targets and commitments set out in the Sustainability Strategy (Hoare Lea, Revision 04 21 September 2023 and Energy Strategy (Hoare Lea, Revision 02 21 September 2023. The measures proposed to achieve these targets shall be fully installed prior to the occupation of the proposed development. Any amendments to the agreed Sustainability Statement shall be submitted to and agreed in writing by the local planning authority prior to their implementation.

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).

Working Hours

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).

Collection or Delivery Hours

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).

Piling

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

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

Dust

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).

Unexpected Contamination

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

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

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

Roof Terrace Hours

27. The 3rd floor roof terrace shall be used solely by employees of the application site during standard office activities and shall not be used outside of 07:00hrs – 19:00hrs Monday to Sundays.

Reason: To protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018, policies 55, 57 and 58).

Boundary Details

28. The development hereby approved shall not be occupied until details of the planting and screening of a timber trellis on the north eastern boundary have been submitted to and approved in writing by the Local Planning Authority. The trellis shall be implemented in accordance with the approved plans prior to first occupation of the building.

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

Noise Compliance

29. The plant, associated equipment and mitigation requirements as stated within the Hoare Lea "Acoustics – Noise Control Strategy" report dated 21 September 2023 (revision 1 – Ref: *REP-1014613-5A-AD-20230907-Noise control strategy-Rev01.docx*) shall be fully implemented, maintained and not altered.

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

Lighting Scheme

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

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

EV Vehicle Charging Point Details

31. Prior to occupation of the site, information to demonstrate that a single slow electric vehicle charge point with a minimum power rating of 7kW will be installed on site in accordance with BS EN 61851 or as superseded shall be submitted to and approved in writing by the Local Planning Authority. The active electric vehicle charge point 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 the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

Informatives

1. To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours /

fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:

- 6: Requirements for Specific Lighting Schemes
- 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
- 8: Further technical guidance related to noise pollution

Please contact the following officers for further guidance in connection with their relevant field:

- Contaminated Land - contact: David Abiorwerth, Scientific Officer - 01223 457732
 - Air Quality - contact: Elizabeth Bruce, Scientific Officer - 01223 457886
2. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
 3. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.
 4. 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.

5. 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.

A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for **CHET service charges**

6. In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

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