



<b>Planning Committee Date</b>	6 March 2024
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	23/04895/S73
<b>Site</b>	Cherry Hinton Library, High Street, Cherry Hinton, Cambridge
<b>Ward / Parish</b>	Cherry Hinton
<b>Proposal</b>	S73 to vary conditions 2 (Approved plans) and 17 (Hard and Soft landscaping) of planning permission 19/1713/FUL (Front and rear extension and improvement works to the existing ground floor library, including demolition of previous front and rear extensions and associated external works) Omission of solar shading Brise Soleil and Change from resin bond gravel surfacing to paving slabs for surfacing.
<b>Applicant</b>	Community Service, Cambridge City Council
<b>Presenting Officer</b>	Melissa Reynolds
<b>Reason Reported to Committee</b>	Called-in by Councillor R. Dryden Land within ownership of the Council
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	1. Sustainability - overheating 2. Quality public realm
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks to vary planning conditions attached to planning permission ref. 19/1713/FUL relating to approved plans (condition 2) and hard and soft landscaping (condition 17). The parent permission granted 'Front and rear extension and improvement works to the existing ground floor library, including demolition of previous front and rear extensions and associated external works'. The site is Cherry Hinton Library on High Street, Cherry Hinton.
- 1.2 The revisions sought are:
- Change of hard surfacing at the front and side of the library from resin bound gravel to paving slabs.
  - Removal of brise soleil on the north, south, and west elevations.
- 1.3 Officers recommend that the Planning Committee approve the application with planning conditions.

## 2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre	X	Article 4 Direction	

\*X indicates relevance

- 2.1 The Cherry Hinton Library is situated on the eastern side of the High Street on the prominent junction of High Street and Colville Road.
- 2.2 The site falls within the Cherry Hinton High Street District Centre. Adjacent to the south is 84 High Street, Cherry Hinton, which is a Grade II listed building. To the south of the site is a small residential Grade II listed building with timber weatherboarding and a thatched roof.
- 2.3 The library is part of the Cherry Hinton District Centre and serves as an important community facility. Local shops sit to the north and west of the site, and the Cherry Hinton Village Leisure Centre to the east. On the opposite corner of High Street and Colville Road a residential development is underway. The corner building will be four-storeys high.
- 2.4 The surrounding streets are predominantly 2-3 storey residential brick dwellings.

2.5 The library itself occupies the ground floor of a three-storey building. An under-croft and communal stairwell to the south of the site leads to existing five residential maisonette flats that take up the first and second floors. The library shares the ground floor with residential facilities including the under-croft entrance area, garages, storage provision & associated access.

2.6 Works have commenced on proposals approved under planning ref. 19/1713/FUL.

### **3.0 The Proposal**

3.1 S73 to vary conditions 2 (Approved plans) and 17 (Hard and Soft landscaping) of planning permission 19/1713/FUL (Front and rear extension and improvement works to the existing ground floor library, including demolition of previous front and rear extensions and associated external works) Omission of solar shading Brise Soleil and Change from resin bond gravel surfacing to paving slabs for surfacing.

3.2 The revisions sought are:

- Change of hard surfacing at the front and side of the library from resin bound gravel to paving slabs.
- Removal of brise soleil on the north, south, and west elevations.

3.3 The applicant has provided additional information to address representations and further consultations have been carried out as appropriate. Details provided include a BRUKL Output assessment to support the removal of the brise soleil.

### **4.0 Relevant Site History**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
19/1713/FUL	Front and rear extension and improvement works to the existing ground floor library, including demolition of previous front and rear extensions and associated external works.	Permitted
22/01626/FUL	Installation of railings and gate to enclose communal undercroft and installation of gate to side alley	Permitted
19/1713/CONDA	Submission of details required by conditions 3 (Surface water drainage), 5 (Traffic Management Plan), 8 (Airborne dust) and 9 (Piling) of planning permission 19/1713/FUL	Discharge Condition in Full
23/01484/ADV	Installation of 1 No. non illuminated fascia sign	Permitted

19/1713/CONDB	Submission of details required by condition 25 (arboricultural method statement and tree protection plan) of planning permission 19/1713/FUL	Discharge Condition in Full
19/1713/CONDC	Submission of details required by condition 26 (Site Meeting) of planning permission	Discharge Condition in Full
19/1713/NMA1	Non material amendment of planning permission 19/1713/FUL (Front and rear extension and improvement works to the existing ground floor library, including demolition of previous front and rear extensions and associated external works) Omission of solar shading, Brise Soleil and Change from 'Proposed resin bond gravel surfacing' to 'Proposed paving slabs for surfacing' on landscape.	Withdrawn
19/1713/CONDD	Submission of details required by conditions 10 (Noise Impact Assessment) and 11 (Noise Management Plan) of planning permission 19/1713/FUL	Split Decision
19/1713/CONDE	Submission of details required by conditions 12 (Extraction, Abatement and Filtration Scheme) and 16 (External Light) of planning permission 19/1713/FUL	Refuse to Discharge Condition
19/1713/CONDF	Submission of details required by conditions 10 (Noise Impact Assessment), 12 (Odours) and 16 (Lighting Impact Assessment) of planning permission 19/1713/FUL.	Pending

4.1 In 2020 the proposed extension to the library was approved, subject to planning conditions. Subsequent submissions to discharge the necessary planning conditions have been considered and on the most part, approved. There are several outstanding conditions that will require further submissions.

4.2 An application for non-material amendments was submitted in 2023. This was withdrawn following officer's advice that the changes, now the subject of this application, were material.

## 5.0 Policy

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

## **5.2 Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development  
Policy 28: Sustainable design and construction, and water use  
Policy 29: Renewable and low carbon energy generation  
Policy 31: Integrated water management and the water cycle  
Policy 32: Flood risk  
Policy 34: Light pollution control  
Policy 35: Human health and quality of life  
Policy 36: Air quality, odour and dust  
Policy 55: Responding to context  
Policy 56: Creating successful places  
Policy 57: Designing new buildings  
Policy 58: Altering and extending existing buildings  
Policy 59: Designing landscape and the public realm  
Policy 61: Conservation and enhancement of historic environment  
Policy 71: Trees  
Policy 72: Development and change of use in district, local and neighbourhood centres  
Policy 73: Community, sports and leisure facilities  
Policy 80: Supporting sustainable access to development  
Policy 81: Mitigating the transport impact of development  
Policy 82: Parking management  
Infrastructure Levy

## **5.3 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
Landscape in New Developments SPD – Adopted March 2010  
Trees and Development Sites SPD – Adopted January 2009

## **6.0 Consultations**

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

6.2 The conditions sought by the Highway Authority and required by the Planning Authority under application 19/1713/FUL be re-imposed.

### **6.3 Access Officer – Object / No Objection**

6.4 No response.

### **6.5 Conservation Officer – No Objection**

6.6 The proposal would not give rise to any harm to any heritage assets.

## **6.7 Senior Sustainability Officer – Concern**

- 6.8 It is not clear from the information submitted the reasons for the removal of the approved solar shading.
- 6.9 Concerns about the potential for overheating if the external solar shading is removed due to the extent of glazing on the west and south facing elevations.
- 6.10 Removal of solar shading could result in the need for mechanical cooling.
- 6.11 Clarification was requested in terms of whether the proposed amendments have been informed by thermal modelling and overheating analysis of the building and what other measures are being incorporated to mitigate the risk of overheating.
- 6.12 Additional information was provided and consulted on via email with the Sustainability officers, more detail is in the report below, in conclusion:
- 6.13 “The most effective use of the cooling hierarchy should be promoted, asking that passive design measures such as external shading are prioritised over energy intensive, mechanical solutions. It is disappointing that the applicant has removed a passive cooling measure in favour of more energy intensive air conditioning. But having said that, the thermal modelling demonstrates compliance with TM52 and the BRUKL the additional Report shows that the proposed building is compliant with Building Regulations Part L. So although disappointed, we would have to offer support for the development as it appears to achieve policy compliance.”

## **6.14 Landscape Officer – No Objection**

- 6.15 “Use of resin bonded gravel is preferable for aesthetic reasons, however, no objection to proposed material change subject to it not being a grey concrete utility slab. Something like Marshalls Saxon paving in buff might be a better option due to the colour and slightly rough texture which would give it more slip resistance. It comes in four sizes but standard 450x450 or 600x600, would be acceptable. These types of slabs have been and will continue to be available forever and so if any replacement needs to occur in the future, replacement stock will very likely be available. The Access Officer’s views should be sought.”

## **6.16 Environmental Health –No Objection**

- 6.17 Recommended conditions remain unchanged from the earlier Environmental Health memo dated 23rd September 2020.

## **7.0 Third Party Representations**

7.1 No representations have been received.

## **8.0 Member Representations**

8.1 Cllr Mark Ashton has made a representation neither objecting nor supporting the application on the following grounds:

- Queries why the brise soleil is now not necessary.
- Concerns about accessibility problems arising from paving slabs in public places due to the need for smooth, even surfaces that are trip hazard free.
- Costs should not be a consideration.

8.2 Cllr Russ McPherson made a representation objecting to the application on the following grounds:

- Paving slabs will reflect very well the quality and feel of the new build.
- The paving slabs will very soon become weed traps and spoil the look.

8.3 Cllr Robert Dryden has made a representation objecting to the application on the following grounds:

- The proposals will not be in keeping with the Council's environmental and climate policies.
- He requested this be brought to the planning committee for a discussion and a vote.

8.4 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.

## **9.0 Assessment**

### **Principle of Development**

9.1 Planning Practice Guidance states that new issues may arise after planning permission has been granted, which require modification of the approved proposals. [Paragraph: 001 Reference ID: 17a-001-20140306].

9.2 The applicant has sought to amend the conditions attached to the planning permission by seeking to make a minor material amendment. Paragraph 13 of Planning Practice Guidance advises that there is no statutory limit on the degree of change permissible to conditions under S73, but the change must only relate to conditions and not to the operative part of the permission [Paragraph: 013 Reference ID: 17a-013-20140306] Case law has established the test which governs section 73 cases is to be found in *R v Coventry City Council, ex p. Arrowcroft Group plc* [2001] PLCR 7, in which Sullivan J held that, under that section, a local planning authority: "is able to impose different conditions upon a new planning permission, but only if they are conditions which the council could lawfully have imposed

on the original planning permission in the sense that they do not amount to a fundamental alteration of the proposal put forward in the original application." (para. 33).

- 9.3 Where an application under section 73 is granted, the effect is the issue of new planning permission, sitting alongside the original permission, which remains intact and unamended [Paragraph: 015 Reference ID: 17a-015-20140306].
- 9.4 The principle of development has been established through the extant planning permission for the proposals for which amendments are sought. The development is acceptable in principle and is in accordance with policies 58, 72 and 73 of the Cambridge Local Plan 2018.

### **Hard Landscaping**

- 9.5 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.
- 9.6 The proposals seek to revise the hard paving material, shown on the original landscaping plan approved (HPL-LS01 Rev. P2) from resin bonded gravel to paving slabs. The area affected is on the southwestern corner of the site, adjacent to the junction of High Street with Colville Road. This area includes cycle parking, ramp and steps to the main entrance, and an area to the frontage with High Street where bench seating is to be sited.
- 9.7 Concern has been expressed by three Members of the Council that this revision is not acceptable as it will reduce the quality of the development, result in maintenance issues from weeds growing in between the slabs and create trip hazards and access issues for users of the public library.
- 9.8 The Council's Landscape Officers views have been sought. No objection to the revised material has been raised, although resin bonded gravel is preferred for aesthetic reasons. A planning condition seeking the approval of the proposed paving slabs is recommended to ensure that the finished appearance is visually acceptable, enables easy accessibility by all, and is suitably durable and easily maintainable.
- 9.9 While the use of paving slabs is likely to result in a poorer public realm aesthetically and potentially reduce accessibility on balance, it is considered that the proposals are not sufficiently harmful to justify a refusal on planning grounds.
- 9.10 Overall, the proposed development will be of a sufficiently 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.



- 9.11 The planning condition (no. 17) has been revised to include a requirement for a sample of the proposed paving slab to be submitted for written approval prior to installation to ensure that the materials used are of an acceptable quality and appearance.

### **Heritage Assets**

- 9.12 The application is within the setting of two nearby heritage assets. Adjacent to the south is 84 High Street, Cherry Hinton which is a Grade II listed building. To the south of the site is a small residential Grade II listed building with timber weatherboarding and a thatched roof.
- 9.13 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.
- 9.14 Para. 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.
- 9.15 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 9.16 The Conservation Officer is satisfied that the proposals are not harmful. It is noted that the original application considered the proposals to be an enhancement to their setting.
- 9.17 It is considered that the revised proposal, by virtue of its scale, massing and design, would not harm the character and appearance of or the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 60 and 61.

### **Carbon Reduction and Sustainable Design**

- 9.18 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 can respond to climate change.

- 9.19 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 policy requires developments of non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 9.20 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 9.21 The application has been subject to formal consultation with the Council's Sustainability Officer who raised concerns about the lack of information to support the removal of the brise soleil. In response, the applicant submitted an assessment against Building Regulations UK Part L (BRUKL Output). In addition, the architect noted that:

"The updated BRUKL/Part L calculation indicates the building still passes the criteria. With regards to overheating analysis the original one still stands as the spaces are air conditioned therefore there is no difference in internal temperature once brise soleil removed."

Additionally, the project's Principal Mechanical Engineer advised:

"The building has been thermally assessed using dynamic simulation model in line with industry standard Technical Memorandum 52 - The limits of thermal comfort: avoiding overheating. The outcome from the assessment was that the building is in full compliance with TM52 and report with results was issued. As the cooling system within the main library space was the end users' requirements the brise soleil system was no longer required and it has been decided to remove it to aid financial difficulties and keep the cost of the construction within the set target."

- 9.22 The Sustainability Officer's views on the additional information have been sought. It is noted that the Sustainability Statement states that:

'External louvers and adjustable internal blinds will be used to control solar gain, particularly on the south elevation. Shading to west elevation that faces the High Street is particularly challenging since during summer evenings it will receive a light at low angle. Priority has been taken to retain the visual openness of the library space and to provide flexible shading in a form of internal blinds'.

- 9.23 It has been recognised that the overheating risk from the south and west elevations and the inclusion of Brise Soliel is suitable mitigation, reducing the need for mechanical cooling.
- 9.24 The applicant has confirmed that the building has been thermally assessed as per TM52 standards and offers reassurance that the building is in full compliance. The building has now been designed to include air conditioning and therefore the inclusion of brise soleil is no longer required for cooling purposes and seen as a cost saving.
- 9.25 The Sustainability Officers would always promote the effective use of the cooling hierarchy, asking that passive design measures such as external shading are prioritised over energy intensive, mechanical solutions. It is disappointing that the applicant has removed a passive cooling measure in favour of more energy intensive air conditioning. However, the thermal modelling demonstrates compliance with TM52 and the BRUKL Report shows that the proposed building is compliant with Building Regulations Part L and therefore Policy Compliant.
- 9.26 The applicants have suitably addressed the issue of sustainability in relation to cooling 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.

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

- 9.27 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 9.28 Para. 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.
- 9.29 Access to the site would be unaltered other than the materials for the hard paved cycle parking area, ramp, and steps to the entrance.
- 9.30 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 the conditions it had previously recommended relating to a requirement for a traffic management plan and restriction on all deliveries of materials or any removal of waste to the hours of 09.30hrs-15.30hrs seven days a week.
- 9.31 Subject to conditions as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

## **Planning Balance**

- 9.32 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 9.33 There will be harm to the reduction in the quality of the public realm, as considered above this harm is not considered substantial enough to recommend the application for refusal.
- 9.34 The reliance on air conditioning to cool the building is also considered to be policy compliant as this meets the relevant parts of Building Control regulations.
- 9.35 Having considered the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

## **10.0 Recommendation**

### **10.1 Approve** subject to:

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

## **11.0 Planning Conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of permission 19/1713/FUL.  
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.  
Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.
3. The development shall be carried out in accordance with details permitted under application ref. 19/1713/CONDA) relating to condition 3 (Surface Water Drainage).  
Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32).

4. The development hereby permitted shall not be occupied until foul water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.  
Reason: To ensure appropriate foul water drainage. (Cambridge Local Plan 2018 policies 31 and 32)
5. The development shall be carried out in accordance with details permitted under application ref. 19/1713/CONDA) relating to condition 5 (Construction Traffic Management Plan).  
Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policies 31 and 32).
6. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.  
Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).
7. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0930 hours and 1530 hours on Monday to Friday, 0930 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.  
Reason: To protect the amenity of the adjoining properties and in the interests of highway safety. (Cambridge Local Plan 2018 policies 35 and 81)
8. The development shall be implemented in accordance with the approved scheme under planning reference 19/1713/CONDA (Airbourne Dust).  
Reason: To protect the amenity of nearby properties Cambridge Local Plan 2018 policy 36.
9. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted 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 details. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.  
Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)
10. Prior to the installation of plant and equipment, a noise impact assessment of plant and equipment (including all mechanical and

electrical services, Air Source heat Pumps (ASHPs), combustion appliances / flues, ventilation systems / louvres and any plant rooms) and a noise insulation scheme as required, in order to minimise the level of noise emanating from the said plant and equipment operating cumulatively shall be submitted to and approved in writing by the Local Planning Authority (LPA). The scheme as approved shall be fully implemented before the use hereby permitted is commenced and maintained and retained thereafter.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 36)

11. The development shall be implemented in accordance with the approved scheme under planning reference 19/1713/CONDD (Noise Management Plant).

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

12. Prior to installation details of a scheme for the purpose of extraction, abatement and filtration of odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/abatement/filtration scheme details shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 36)

13. Any new brickwork shall match that existing unless otherwise agreed in writing by the local planning authority. The proposed fenestration, glazing treatment and alignment of louvres shall be carried out in accordance with the approved elevations unless alternative materials and their disposition are otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development. (Cambridge Local Plan 2018 policies 55 and 58).

14. The green roofs, unless otherwise agreed in writing by the Local Planning Authority, shall be designed and installed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition.

Reason: To ensure that the development integrates the principles of sustainable design and construction and contributes to water management and adaptation to climate change (Cambridge Local Plan 2018 policies 28 and 31)

15. The use of the extensions shall not commence until secure parking for three bicycles for staff use in connection with the development hereby permitted have been confirmed and installed. All visitor cycle parking shall be provided in accordance with the approved plans before use of the development commences.

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

16. No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme as required has been submitted to and approved in writing by the local planning authority. The scheme/ assessment shall include the following:
- (i) the method of lighting (including details of the type of lights, orientation/angle of the luminaries, the headgear cowling, the spacing and height of lighting columns)
  - (ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels (vertical and horizontal isolux contours) at light sensitive receptors

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

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

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

17. All hard and soft landscaping shall be carried out in accordance with drawing no. HPL-LS01 P2 (Section 73 issue 15.12.2023) prior to the use of the extensions. Samples of the proposed paving slabs shall be provided to the Local Planning Authority for written approval prior to installation. Any alternative materials or planting detail to those indicated on the approved plans shall otherwise be agreed in writing with the local planning authority and carried out accordingly.

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

18. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

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

19. The development hereby approved shall not operate outside the hours of 08:00 to 22:00 Monday to Thursday, 08:00 to 23:00 Fridays and Saturdays and 09:00 to 20:00 on Sundays.

Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 36)

20. Collections from and deliveries to the development hereby approved shall not be made outside the hours of 07.00-21.00 Monday-Saturday and 09.00-17.00 on Sundays and Bank/Public Holidays.  
Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)
21. The external cafe terrace amenity area serving the development hereby approved shall not be used outside the hours of 08:30 - 20:00 Monday to Sunday including Bank Holidays.  
Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)
22. In the event that amplification is used within the Library for music and / or voice, all musical and sound generation equipment used within the development hereby approved shall be connected to and played and channelled through an in-house limited amplification / fixed sound system, incorporating a noise limiting control / device set at a volume level agreed through the Noise Management Plan pursuant to condition. The use of any external third party independent amplification / sound systems is strictly prohibited.  
Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)
23. Amplified / unamplified music and amplified voice is prohibited in the external amenity area at all times.  
Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)
24. With the exception of requirements for access and egress through main front doors of the approved development, all external doors and windows serving the approved development shall remain closed during the playing of amplified / unamplified music and amplified voice and when percussion instruments are played including drumming. The main front doors shall not be kept open unnecessarily.  
Reason: To protect the amenity of adjoining and adjacent residential premises (Cambridge Local Plan 2018 Policy 35)
25. Prior to any works being carried out adjacent to retained trees root protection areas 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.  
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.

26. The following documents / plans have been considered under planning ref. 19/1713/CONDC (Site Meeting) and are the Approved Details relevant to this condition:

- BSi 5837 Arboricultural Method Statement - Inspection, CLIENT: Cambridge City Council, CONTACT: Michael Porter - DCH Construction  
SITE: Cherry Hinton Library, Cambridge, REF: 2019  
-1899- 1536AMSCJ3006., DATE OF REPORT: 26 May 2023

The details submitted are considered acceptable and in conformity with the reasons and policy requirements of condition 26 of planning application 19/1713/FUL and are to be accorded with.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

27. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

28. 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.

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### 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