



Planning Committee Date	27th March 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/03519/FUL
Site	Tyndale House, 36 Selwyn Gardens, Cambridge
Ward / Parish	Newnham
Proposal	Demolition of existing building and erection of a replacement library, meeting rooms and short term accommodation with associated landscaping and car parking (sui generis)
Applicant	Tyndale House c/o Agent
Presenting Officer	Katie Christodoulides
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Design, Layout, Scale3. Heritage Assets4. Residential Amenity5. Trees and Landscaping6. Highway Safety
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks the demolition of the existing building and erection of a replacement library, meeting rooms and short term accommodation with associated landscaping and car parking (sui generis).
- 1.2 The site lies within the West Cambridge Conservation Area and Grange Road Character Area. Opposite the site lies three Buildings of Local Interest (BLI) Nos.1,2 and 3 Selwyn Gardens. All buildings in Selwyn Gardens are defined as Positive Unlisted Buildings. To the north east of the site, along Grange Road lies Newnham College which is a Grade II* listed building. Within the site lies various mature trees within the grounds.
- 1.3 Tyndale House is a study centre which provides library facilities and 12 medium to long term accommodation units for students and hosts regular conferences and briefings. The proposal includes a replacement library with study carrels, a chapel/meeting room, a break out area and administrative space alongside short term accommodation for visiting academics comprising 10 bedrooms with a shared kitchen and dining area.
- 1.4 The proposal is appropriately designed and would result in a high quality development that would add to the overall quality of the area, is visually attractive and in keeping with the historical architectural features of Tyndale House
- 1.5 The proposal is considered to cause less than substantial harm to the designated heritage assets which in this instance is the West Cambridge Conservation Area and the Buildings of Local Interest. 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, be water and thermally efficient and be a low carbon development which would not use fossil fuels.
- 1.7 It would secure 4 new car parking spaces accessed from Selwyn Gardens, 32 cycle parking spaces 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 result in the loss of trees within the site, however suitable replacement planting secured by condition would preserve the contribution the site makes to the amenity of the area. The proposal would also provide a Biodiversity Net Gain on site.
- 1.9 It is considered that the public benefits of the scheme would outweigh the harm that the proposal would have on the trees that are to be removed.

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	
Conservation Area	X	Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	
Building of Local Interest	Opposite Site	Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	X
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

2.1 Tyndale House is a charity which has operated as an internal research institute in Selwyn Gardens for seventy-eight years. Tyndale House has a global reputation for research and excellence and houses one of the most significant library collections for biblical studies in the work. The existing library building was built in 1956 and is inadequate for current needs. It currently provides 12 short term accommodation units for visiting academics.

2.2 The existing site contains three buildings, the original building 36 Selwyn Gardens which is two storey, red brick in an arts and craft style. Linked to this sits the library building which is two storeys built of light brick with a shallow pitched roof, it has wooden bays which protrude forward of the building line and was built in 1956. To the rear of the library building, projecting into the garden, it's the hexagon which is two storeys and build of dark brick and hung tiles and contains meeting rooms.

2.3 The site lies within the West Cambridge Conservation Area and Grange Road Character Area. Opposite the site lies three Buildings of Local Interest (BLI) Nos.1,2 and 3 Selwyn Gardens. All buildings in Selwyn Gardens are defined as Positive Unlisted Buildings. To the north east of the site, along Grange Road lies Newnham College which is a Grade II*. Within the site lies various mature trees within the grounds.

3.0 The Proposal

- 3.1 The application seeks the demolition of existing building and erection of a replacement library, meeting rooms and short term accommodation with associated landscaping and car parking (sui generis).
- 3.2 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
23/0222/TTCA	Cherry Tree to be felled. The tree shows signs of significant deterioration from an old wound which will lead to the total death of the tree. Signs of woodworm/insect activity in the dead wood. The tree is next to a path and bike shed for the college. So the tree needs to be removed for safety reasons.	No Objection
19/0755/FUL	Construction of a new entrance and garden room as an extension of existing academic accommodation.	Disposed of

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
 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 27: Site specific development opportunities
 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 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 63: Works to a heritage asset to address climate change
Policy 65: Visual pollution
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 74: Education facilities
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

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
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

5.4 Other Guidance

West Cambridge Conservation Area Appraisal, May 2011

6.0 Consultations

6.1 County Highways Development Management –No Objection

6.2 Recommends conditions in regard to a traffic management plan, traffic regulation order to be amended, pedestrian visibility splays, falls and levels of the parking bays and parking bays to be constructed using a bound material.

6.3 Sustainable Drainage Officer –No Objection

- 6.4 Requests a condition in regard to surface water drainage details for the scheme to be submitted for approval.
- 6.5 **Anglian Water –No Objection**
- 6.6 Requests informatives in regard to connecting to the public sewer. The submitted documents Outline Drainage Strategy are acceptable.
- 6.7 **Access Officer –No Objection**
- 6.8 There needs to be a fully accessible bedroom. Details about doors, receptions, counters, hearing loops, aisle width between book stacks, décor, accessible toilet design and the location of changing rooms are needed.
- 6.9 **Conservation Officer –No Objection**

January 2024:

- 6.10 The revisions have taken on board the previous comments and have introduced a glazed balcony to the top floor of the glazed section. The issue of solar gain has been answered in the amendment letter. The proposal will preserve and enhance the character of the Conservation Area.

December 2023:

- 6.11 The previous comments have been taken on board. The top balcony remains and it would be less intrusive if it were glazed. This can be covered by condition. The request for the rear of Tyndale House to be shown in detail on plans to show the potential impact of the new glazed library have not been provided. If there are changes needed to the rear of the glazed element to reduce overheating and solar gain this will need to be presented to assess the impact.

August 2023:

- 6.12 Issues to be resolved, ridge line of new building to be subservient to Tyndale House. Two balconies break up the simplicity of the glazed rear part of the library and the design is large and needs to be uncluttered. The chimney to the front of the building needs to be larger or moved to the end to reflect Tyndale House. Tyndale House should be shown in detail when assessing the rear elevation impact of the proposals.

Contaminated Scientific Officer – No Objection

- 6.13 Given the history of the previous use on site, there is a low risk of contamination.
- 6.14 **County Archaeology –No Objection**

6.15 Requests a condition in regard to a programme of investigation and recording of archaeological work.

6.16 **Senior Sustainability Officer –No Objection**

December 2023:

6.17 Regarding water efficiency a BREEAM Wat01 water efficiency calculation has been submitted demonstrating achievement of all 5 Wat01 credits. Mitigating overheating utilises a number of passive design measures including thermal mass combined with natural ventilation including the ability for night purge and solar glazing. Air source heat pumps welcomed.

October 2023:

6.18 Further information required in terms of water efficiency, overheating and details of air source heat pumps.

6.19 **Landscape Officer –No Objection**

October 2023:

6.20 Requires clarification on specification for surfacing and boundary treatments to the frontage areas and clarification needed to the retention and removal of certain trees.

December 2023:

6.21 Clarification needed on the specification for surfacing to the front, the Tree Officer's comments sought on the loss of the existing trees and a condition is sought by a hard and soft landscaping condition.

6.22 **Ecology Officer – No Objection**

March 2024

6.23 No comments received.

January 2024:

6.24 The building footprints remain unchanged and the majority of the mature gardens are retained and enhanced, therefore given a BNG Assessment has not been undertaken or required, requests a condition for BNG on small sites.

6.25 Requests a condition in regard to an ecologically sensitive lighting scheme and bird and bat provision. Consideration should be given to the risk of bird strike.

6.26 **Tree Officer –No Objection**

6.27 The loss of the trees, especially T4 and T18 will have a negative impact on amenity. Sustainable replacement planting will be essential to preserving the contribution the site makes to amenity and canopy cover and conditions are recommended.

6.28 **Environmental Health –No Objection**

February 2024

6.29 The amended plans show the Air Source Heat Pumps in a shielded location away from residential receptors between the library and Tyndale House and this location is acceptable. Recommends conditions in regard to construction hours, construction collections and deliveries, noise and piling, dust, lighting and EV charging.

January 2024:

6.30 A full noise impact assessment is required prior to determination as the proposed Air Source Heat Pumps are to be located close to the boundary with No.37 Selwyn Gardens.

December 2023:

6.31 Requests details on the location and a noise impact assessment of air source heat pumps.

August 2023:

6.32 Requests details on the location and noise impact assessment of air source heat pumps.

7.0 Third Party Representations

7.1 12 representations have been received. 1 objection, 10 support and 1 neutral.

7.2 Those in objection have raised the following issues:

- Extreme disruption during demolition and development should be considered.
- Noise of work being constant and intrusive.

- Dust poses severe risks to health.
- Care taken during demolition and the impact on air quality and pollution mitigated.
- Site traffic and impact on privacy.
- Traffic should be sited to the rear of the site.
- Parking on the road would make accessing driveways difficult.
- Impact of parking and electric charging points for vehicular access.
- Extended drop curb and on street parking assumed.

7.3 Those in support have cited the following reasons:

- The amendment removing the first floor balcony is an improvement and avoids invasion of privacy.
- Support for the new library building.
- Excellent space to carry out research and a world class library.
- The new library will look better and is more sensitive to the architectural choices of the surrounding buildings.
- Best biblical study libraries in the world.
- Improved accommodation will benefit overseas academics.
- The community need and deserve the proposed state of the art facility.
- The proposal will allow more reliable IT infrastructure.
- In order to attract world class scholars the facilities at Tyndale House need to be improved and provide increased capacity for books and people.
- The development would allow fully accessible facilities and a fully accessible bedroom enabling disabled visitors to participate in life at Tyndale.
- The new building addresses the arts and crafts fit with the rest of the road.
- Applicants have demonstrated a commitment to minimise disruptions and communicate throughout.
- Scene on Selwyn Gardens will be improved.

7.4 Those who are neutral have cited the following reasons:

- Shame the large yew tree in the middle of the plot is to be felled.
- The yew tree lessens the impact of the proposed development on residential amenity and provides screening.
- A replacement tree should be planted as a mature specimen.
- Move the communal washing lines away from the boundary or keep in the current position.
- Concern regarding the noise of the air source heat pumps and their location.
- No details have been provided of the large south west glazed wall.
- No details showing door panels.
- If granted consider a condition that states no site traffic should use the residential lane to the rear of Tyndale House and no weekend working.
- There should be adequate parking for staff on the site accessed via Selwyn Gardens.
- Concern that there parking is inadequate.

- A glass safety balcony on the top floor would be better visually.
- The balcony should be for maintenance and cleaning only not a social space.

7.5 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 Policy 1 of the Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development. Paragraph 2.14 states that 'For Cambridge, sustainable means supporting and enhancing an efficient, compact city form that is attractive, highly accessible and meets its needs now and in future'.

8.3 Paragraph 5.2 of Section Five of the Local Plan states that 'The Council aims to strengthen and diversify Cambridge's economy and enable a range of job opportunities across the city. Cambridge's excellence in the fields of research, higher education and high technology uses will be promoted'.

8.4 The proposal seeks the demolition of the existing library building and the erection of a replacement library, meeting rooms and provision of 10 short term accommodation rooms with associated landscaping and car parking (sui generis). The context of the proposal is set out in a 'letter to the planners' at appendix 1 to this report.

8.5 In terms of the residential component, the applicant sets out that:

8.6 'We welcome scholars from across the world, with a particular focus on scholars from the poorest parts of the world and those where religious persecution prevents biblical study. To enable this we provide single occupancy residential accommodation. However, it is only suitable for short-term visits as they are very cramped and provide little shared cooking or social space. We would like a purpose-built facility which would enable scholars to stay on site for several months at a time, sharing in community life with adequate space to cook and socialise together. Again, whilst we want to improve the quality of the accommodation, we are not proposing to increase the quantity of accommodation (there are 12 existing rooms and 10 proposed rooms)'

8.7 The second floor contains replacement short term accommodation for visiting academics comprising 10 bedrooms with shared kitchen and dining area. It is ancillary to the main use of the building as a library. Provided that the nature of this residential use is suitably controlled to ensure that the accommodation is not

permanently occupied and used for purposes ancillary to the existing use via condition, officers have no concerns.

8.8 The principle of the development is considered acceptable and in accordance with policy 1 and the aims of Local Plan Chapter 5.

8.9 **Design, Layout, Scale and Landscaping**

8.10 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

Site Context and Surroundings

8.11 The application site is located within the West Cambridge Conservation Area. The site comprises Tyndale House which is located on the southern side of Selwyn Gardens. Tyndale House is a red brick building with a steep hipped red plain tile roof, large chimneys and swept eaves. The building style is a mix of Queen Ann revival with the asymmetry of the Arts and Crafts. Tyndale House is linked to a library and accommodation building which was built in 1956 and has unusual, angled bays added to the ground floor front and rear elevations in the 1970's. The existing library building is not considered to be an architecturally important building and is in need of replacing.

8.12 The area is predominantly residential with large, detached buildings mainly red brick with large plain tiled roofs in the Arts and Crafts style and set back from the road. There are several Buildings of Local Interest (BLI) in the vicinity including Nos. 1, 2 and 3 Selwyn Gardens which are situated opposite the application site.

Character of New Building

8.13 The proposed design of the replacement library building front elevation would comprise of a simple design with a projecting gable and hipped roof design. The building would be subservient in its height to Tyndale House with flat roof dormers and a substantial chimney mirroring Tyndale House. The rear elevation would comprise of a large glazed projection which is considered to be light weight in its design and sit well within the rear.

8.14 The proposal is considered to preserve the character of the site and impact on the Conservation Area.

Materials and Detailing

- 8.15 The proposed materials of the replacement building would be mainly brick with some elements of render. The proposed brick detailing is considered to be appropriate with the Arts and Craft buildings in the immediate area.
- 8.16 Conditions shall be recommended to ensure that the materials are high quality and would be acceptable.

Landscaping

- 8.17 As part of the proposal, the scheme seeks to enhance the soft and hard landscaping of the site following removal of several of the trees.
- 8.18 The Landscape Officer in their comments state that the proposal would introduce new hard paving to the front of the site to serve off-road parking spaces and that the 3 proposed street trees along the front should have a substantial size canopy to benefit and enhance the tree avenue of the street. In addition, the Landscape Officer recommends that a condition is added to require details of the gradient and surface materials of the slope and access steps proposed to the back of the proposed building.
- 8.19 Subject to conditions requiring soft and hard landscaping details, the proposals are not considered to result in harm to landscaping or visual amenity of the area.
- 8.20 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
- 8.21 **Trees**
- 8.22 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.23 The application is accompanied by a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement (Martin Dobson Associated, August 2023 and December 2023).
- 8.24 The proposed development would result in the removal of two category B (yews) and six young category C trees (whitebeam, laburnum, holm oak, ash and two birch) plus a rowan at the front of the site and three young category c trees to allow for the landscaping proposals.

- 8.25 The Council's Tree Officer has advised that the proposal will result in the loss of trees which would have a negative impact on amenity. Sustainable replacement will be essential to preserving the contribution the site makes to amenity and canopy cover and conditions are recommended in regard to a phased tree protection methodology in the form of an Arboricultural Method Statement, prior to commencement of site clearance a pre-commencement site meeting shall be held to discuss details of the approved AMS, a condition in regard to the tree protection methodology being implemented throughout the development and any retained trees which may be removed, uprooted or destroyed, a replacement shall be undertaken.
- 8.26 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.
- 8.27 **Heritage Assets**
- 8.28 The application falls within the West Cambridge Conservation Area, the Grange Road Character Area. Opposite the site lies three Buildings of Local Interest (BLI) Nos.1,2 and 3 Selwyn Gardens. All buildings in Selwyn Gardens are defined as Positive Unlisted Buildings. To the north east of the site, along Grange Road lies Newnham College which is a Grade II*.
- 8.29 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.
- 8.30 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 significance of a heritage asset should require clear and convincing justification.
- 8.31 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.
- 8.32 The proposal seeks to demolish the existing library and accommodation building and replace with a new building.

- 8.33 In line with Paragraph 205 of the NPPF, any harm to the designated heritage asset, which in this case is the West Cambridge Conservation Area and the neighbouring Buildings of Local Interest (BLI) Nos.1,2 and 3 Selwyn Gardens and all the buildings in Selwyn Gardens which are defined as Positive Unlisted Buildings, should require clear and convincing justification.
- 8.34 Paragraph 208 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.
- 8.35 The submitted Planning and Heritage Statement provides details as to the justification of the demolition of the existing building. This being it is inadequate for current needs due to the library being cramped, the library being dark and the existing building does not have the most efficient digital infrastructure.
- 8.36 The Conservation Officer has commented that there are no objections to the demolition and replacement building subject to it relating well to the scale and architecture of Tyndale House and the built character of the street. Following the submission of amended plans, the proposed amendments are acceptable.
- 8.37 The main public benefits of the scheme are considered to be that the proposal would result in a replacement library, meeting rooms and short term accommodation which would meet the needs of those working on biblical scholarships, new tree planting and landscaping and biodiversity net gain.
- 8.38 The proposal would result in a more energy efficient and sustainable new building which would seek a BREEAM 'Excellent' rating, be water and thermally efficient and a low carbon development which would not use fossil fuels.
- 8.39 It is considered that the public benefits identified above outweigh the less than substantial harm that has been identified.
- 8.40 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of listed buildings. 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.
- 8.41 **Carbon Reduction and Sustainable Design**
- 8.42 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.

- 8.43 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 8.44 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.
- 8.45 The application is supported by a Sustainability and Energy Statement (Ensphere, September 2023 V4) and Breeam Wat01 water efficiency calculation.
- 8.46 The proposal is aiming for a BREEAM 'Excellent' target, is seeking an achievement of all 5 Wat01 credits in regard to water efficiency. In addition to water efficient fixtures and fittings, the scheme will utilise either rainwater harvesting or greywater reuse to achieve levels of water efficiency. Air source heat pumps are proposed to be used to heat the building.
- 8.47 In order to mitigate overheating, a number of passive design measures are proposed including the role of thermal mass combined with natural ventilation including the ability for night purge to take place and solar control glazing. In addition there is the use of cooling systems for those occasions where the hierarchy of passive measures are sufficient to provide occupant comfort.
- 8.48 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.
- 8.49 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.
- 8.50 **Biodiversity**
- 8.51 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.

- 8.52 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by an Ecological Impact Assessment (Delta Simons, September 2023), a Biodiversity Net Gain Assessment (Delta Simons, February 2024) and Biodiversity Metric 4.0 Calculation Tool.
- 8.53 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species.
- 8.54 The submitted Biodiversity Net Gain Assessment (Delta Simons, February 2024) details that the proposal would result in net loss of 11.27% as a result of loss of trees, modified grassland and introduced shrub. To receive a positive score in biodiversity, 48 small trees would need to be planted in addition to the 11 small trees already in the proposed landscaping. Due to the size of the site and need for amenity space, the proposed tree planting is not considered feasible and additional tree planting would be detrimental to light availability for the proposed and existing landscaping and the residential accommodation within the site.
- 8.55 In line with the Councils' Biodiversity SPD (2022), paragraph 5.523 states that where onsite options for biodiversity net gain have been exhausted, compensator arrangements to provide shortfalls required and agreed with applicants under the vision can be provided offsite.
- 8.56 As the mitigation hierarchy has been followed on site and no further landscaping is possible on-site, off-site biodiversity net gain enhancement is required. A condition shall be recommended to require details of a biodiversity net gain to demonstrate how net gain will be achieved on-site and off-site mitigation (Condition 21).
- 8.57 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).
- 8.58 **Water Management and Flood Risk**
- 8.59 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. 165 – 175 of the NPPF are relevant.

- 8.60 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 8.61 The applicants have submitted an Outline Drainage Strategy (Structural Solutions, August 2023).
- 8.62 The Council's Sustainable Drainage Engineer has raised no objection subject to a condition in regard to details of surface water drainage are submitted for approval.
- 8.63 Anglian Water have raised no objection to the proposal subject to informatives in regard to connecting to the public sewer and protection of assets, building near a public sewer.
- 8.64 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.
- 8.65 **Highway Safety and Transport Impacts**
- 8.66 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.67 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.
- 8.68 Access to the site would be to allow parking of four vehicles off of Selwyn Gardens. One disabled parking space would be sited to the front of Tyndale House and three spaces sited to the front of the proposed new library building.
- 8.69 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.
- 8.70 The Local Highway's Authority have recommended a condition requiring prior to the implementation of the four off street parking bays, that the developer shall arrange for the existing Traffic Regulation Order to be amended to allow access to these proposed off street parking bays. The applicant has commented that each dwelling on Selwyn Gardens has private off street parking and the removal of four off street parking bays will not impact parking significantly given this and that ample parking will remain for permit holders.

8.71 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.

8.72 **Cycle and Car Parking Provision**

8.73 Cycle Parking

8.74 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 per 3 bedspaces, 1 space for every 3 members of staff and 1 visitor space per 5 bedrooms is required.

8.75 The proposal will provide for 32 cycle parking spaces which will be sited in a secure cycle compound within the rear garden of the site, as per the existing location.

8.76 Car parking

8.77 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Inside the Controlled Parking Zone the maximum standard is for one space for every 5 bed spaces and 1 space for every resident warden/staff

8.78 The existing site has no provision for car parking and the proposal would provide four car parking spaces, with one of these spaces for accessible users.

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

8.80 The proposal will provide one EV charging point. A condition shall be added to require details of EV charging points and the addition of a further EV charging point.

8.81 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.

8.82 **Amenity**

8.83 Policies 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing,

overlooking or overbearing and through providing high quality internal and external spaces.

8.84 The nearest neighbouring properties impacted by the proposal would be Nos. 1,2 and 3 and Grange House, Selwyn Gardens to the north and Nos.27, 25 and 23 Grange Road to the east.

8.85 Given the significant distance of the proposal from the neighbouring dwelling, the proposal would not result in any harm to amenity in terms of overbearing impact overshadowing or loss of light.

8.86 Construction and Environmental Impacts

8.87 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.

8.88 A neighbour has raised concern in their comments regarding disruption during demolition of the existing building and noise and dust and then noise and disruption during the construction of the new build.

8.89 The Council's Environmental Health team have assessed the application and recommended conditions in regard to restricting working hours for construction, demolition and delivery and requiring details in regard to minimising dust and noise and vibration. Air Source Heat Pumps are proposed to be sited on the side (west) elevation of the building. The Environmental Health Officer has commented that they raise no objections given the location of the Air Source Heat Pumps in a shielded location away from residential receptors.

8.90 Summary

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

8.92 **Other Matters**

Bins

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

8.94 Recycling and waste provision will remain in the existing bin store to the rear of Tyndale House. Therefore, it is considered that the proposal is acceptable and is compliant with the RECAP guidance and is in accordance with Local Plan policy 57.

Accessibility

8.95 The Access Officer has commented that the proposal does not give consideration of the needs of disabled people and there should be a fully accessible bedroom and details on doors, receptions, counters, hearing loops, aisle widths, décor, accessible toilet design and location of changing rooms.

8.96 Bedroom 10 on the second floor plan will allow provision of an accessible room. One accessible car parking space is proposed to be located to the front of Tyndale House. Following the Access Officers comments, a statement in support of access for the proposal has been submitted, which details how the proposal will meet accessibility and building regulation standards.

Third Party Representations

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

Third Party Comment	Officer Response
Washing line locations	This is not a material planning consideration as washing lines are easily moveable.

8.98 Planning Balance

8.99 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).

8.100 The principle of the replacement library, meeting rooms and short term accommodation with associated landscaping and car parking is acceptable and complies with Local Plan policies.

Summary of harm

8.101 The proposed development would result in the loss of trees on the site, to which the Council’s Tree Officer has indicated that this would have a negative impact

on amenity however replacement planting will preserve the contribution the site makes to amenity and canopy cover in the area.

Summary of benefits

- 8.102 The proposed development would result in a replacement library, meeting rooms and short term accommodation which would meet the needs of those working on biblical scholarships.
- 8.103 The design and layout of the proposed development is in keeping with the overall character and appearance of the area and adjacent historical architectural features of existing buildings. New tree planting and landscaping are to be provided to the front and rear of the site. Landscape and tree details are to be secured by condition. The proposal would also provide a Biodiversity Net Gain on site.
- 8.104 Secure cycle parking is proposed to the rear of the site, with the store providing 32 spaces. Four car parking spaces are incorporated to the front with one accessible space and one EV charging point. The proposal would also offer a highly sustainable development which would seek a BREEAM 'Excellent' rating, be water and thermally efficient and be a low carbon development which would not use fossil fuels.
- 8.105 The proposal development would provide a high quality library, meeting rooms and short term accommodation in comparison to the existing building and accommodation being used and available on site.
- 8.106 When considering the application within the planning balance, the harm caused by the demolition of the existing building and removal of trees is considered to be outweighed by the public benefits which in this instance is the replacement with a high quality designed building, highly sustainable form of development, new tree planting and landscaping and a low carbon development.
- 8.107 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.

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).

Surface Water Drainage Scheme

5. No development hereby permitted shall take place above ground level, other than demolition, until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, and the Outline Drainage Strategy revision 2 (Structural Solutions) (5 September 2023), has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Full details of the maintenance/adoption of the surface water drainage system;
- g) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- h) Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available. The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

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

BRE Commencement Certificate

6. Within 6 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with

maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. 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).

BRE Post Certificate

7. Within 6 months of occupation (or such other timescale as otherwise agreed in writing by the local planning authority) a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. 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

8. The development hereby approved shall not be used or occupied until the water efficiency specification to achieve 5 Wat01 credits as set out in the submitted BREEAM Wat01 Water Efficiency Calculator 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 5 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 and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Hard and Soft Landscaping

9. 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.

Hard and Soft Landscape Compliance

10. 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).

Gradient and Surface Materials Details

11. Details of the gradient and surface materials proposed for the landscaped slope and access stairs to the rear of the proposed development shall be submitted to and approved in writing by the Local Planning Authority.

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 Programme- Written Scheme

12. 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 version 3 (Pre-Construct Archaeology) (9 January 2024), 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).

Traffic Management Plan -Demolition

13. No demolition works shall commence on site until a demolition and construction traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are: The principle areas of concern that should be addressed are: i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway) ii. Contractor parking, (wherever possible all such parking should be within the curtilage of the site and not on street). iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway) iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

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

Traffic Management Plan -Construction

14. No construction works shall commence on site until a demolition and construction traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are: The principle areas of concern that should be addressed are: i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway) ii. Contractor parking, (wherever possible all such parking should be within the curtilage of the site and not on street). iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway) iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

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

Traffic Regulation Order

15. Prior to the implementation of the four off-street parking bays hereby approved the developer shall arrange for the existing Traffic Regulation Order (TRO) to be amended to allow access to the proposed off-street parking bays. The parking bays shall not be implemented until such time as the amended TRO has been made and any legal challenges concluded. All costs associated with the amendment to the TRO shall be borne by the applicant.

Reason: In the interests of highway safety and to ensure satisfactory access into the site. (Cambridge Local Plan 2018 policy 81).

Pedestrian Visibility Splays

16. Two pedestrian visibility splays of 2m x 2m shall be provided each side of the proposed parking bays, as measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway.

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

Falls and Levels of Parking Bays

17. The proposed parking bays be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway. 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).

Parking Bay using bound material

18. The proposed parking bays be constructed using a bound material to prevent debris spreading onto the adopted public highway.

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

Bat and Owl Boxes

19. No development above ground level shall, other than demolition, commence until a scheme for the provision of bat nest boxes in accordance with the Ecological Impact Assessment Issue 3 (Delta Simons) (6 September 2023) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. The development shall be occupied until nest boxes have been provided in accordance with the approved scheme.

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

Bat Roost Preservation

20. No external lighting shall be provided or installed until details as to how the site grounds and existing bat roost within the site shall be preserved are submitted for approval. Where required, the mitigation scheme shall be carried out as approved and retained as such.

Reason: To minimise the effects of light pollution to conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

Biodiversity Net Gain

21. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and

approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

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

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

Tree Protection Methodology

22. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

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).

Pre-Commencement Site Meeting – Details of AMS

23. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager and arboricultural consultant to discuss details of the approved AMS. A written report of the meeting will be submitted to and approved the council.

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).

Tree Protection Methodology Implementation

24. 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).

Replacement Trees

25. 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).

Construction Hours

26. 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 and Deliveries Hours

27. 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).

Noise and Vibration Impact Assessment – Demolition

28. No development (including demolition, enabling works or piling shall commence until a demolition 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)

Noise and Vibration Impact Assessment – Construction

29. No development (including demolition, enabling works or piling shall commence until a 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- Demolition

30. 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 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).

Dust- Construction

31. 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 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).

Lighting

32. No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme if required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:

- i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors)
- ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors. All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

Where required, the mitigation scheme shall be carried out as approved and retained as such.

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

EV Charging Scheme

33. Prior to occupation, no development hereby approved shall be occupied until a residential dedicated electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate:
- i. Dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW to serve a minimum of 50% of the approved communal parking spaces.
 - ii. Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

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

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, 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).

Joinery Details

34. All new joinery, including window frames, shall be recessed at least 50 mm back from the face of the wall/facade of the building. Details of the means of finishing of the 'reveal' are to be submitted to and approved in writing by the Local Planning Authority prior to installation of new joinery. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

Window Details

35. No proposed new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

Details of Glazing and Roofing

36. No non-masonry walling systems, cladding panels or other external screens shall be erected until details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

Sample of Roof Materials

37. No roofs shall be constructed until a sample of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to and approved in writing by the Local Planning Authority. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

Dormer Details

38. No dormers shall be constructed until full details, at a scale of 1:20, showing the construction, materials, rainwater disposal and joinery of the dormers, including their cheeks, gables, glazing bars and mouldings, have been submitted to and approved in writing by the Local Planning Authority. The dormers shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62)

39. The proposed residential accommodation shall only be occupied by persons associated with their primary study at Tyndale House and for individual periods of no longer than 6 months in any calendar year.

Reason: To ensure that the accommodation is used as intended in the interests of the amenity of future occupants.

Informatives:

Cooling

1. Where an element of cooling is required to supplement passive design measures, the approach taken must prioritise the lowest carbon/energy option, where possible utilising plant already included as part of the approved proposals. Where additional plant is required, the relevant permissions shall be sought from the local planning authority prior to installation.

Used Water Network

2. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
3. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
4. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
5. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Bird Strikes

6. Consideration is required to be made to the risk of bird strikes on the glazed elements and appropriate glazing specified to minimise these are required for the rear element of the development.

Public Highway

7. 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.

Environmental Health

8. 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

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