



Planning Committee Date	3 July 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/04840/FUL
Site	Land Adjacent to Grafton House, Maids Causeway Cambridge
Ward / Parish	Market
Proposal	Erection of new office building (use class E) and associated development, infrastructure and works
Applicant	Camprop Ltd
Presenting Officer	Charlotte Peet
Reason Reported to Committee	Third party representations
Member Site Visit Date	-
Key Issues	1. Whether the revised design has overcome previous reasons for refusal
Recommendation	APPROVE subject to conditions

Application ref: 23/04840/FUL

Committee Report Addendum – Wednesday 3rd July 2024

Background

- 1.1 This application follows a previous application which was presented to Planning Committee on 4th October 2023, the report for this application is presented below (ref. 23/01554/FUL as Appendix 1).
- 1.2 The application was supported by Officers, however the recommendation was overturned by members and refused for one reason:
 - The proposal by virtue of its scale, massing, form, inappropriate materials and overall appearance would result in an overly dominant, stark and simplistic building form which would fail to successfully contrast with its immediate context and would therefore be out of character with its surroundings. As a result, less than substantial harm would result to the setting of surrounding heritage assets, including nearby listed buildings, buildings of local interest and the conservation area. There are no public benefits which would outweigh this harm. The proposal is therefore contrary to Cambridge Local Plan (2018) policies 55, 56, 57, 61, 62 and the NPPF (2023) paragraph 202 and Section 66 and 72 of the Planning (LBCA) (1990).
- 1.3 In addition to this, Members raised concerns about the inclusivity of the building and potential construction impacts of the proposal upon neighbours. This application is a resubmission which aims to address the reasons for refusal. Officers are of the view that the proposal comprises a very high design standard and would be inclusive to all.

Assessment

Approach to Decision Making

- 1.4 In terms of this assessment, officers rely on the addendum report to justify why the amended scheme has overcome the previous reason for refusal. Other matters, such as the site description, policy context, representations and assessment of other matters, which did not manifest themselves into a reason for refusal, are, for reasons of concision, relied upon within the original report at appendix 1.
- 1.5 In the interests of fairness and consistency in decision making, members of the planning committee are asked to direct themselves in their consideration of the proposal to those matters of difference between the refused scheme and that now proposed and to whether the revisions have overcome the sole reason for refusal.

Consultation and 3rd Party Responses

- 1.6 The revised application has received updated comments from the Urban Design, Conservation and Environmental Health Officers. No objections have been given, the comments and recommended conditions are dealt with in the assessment below.
- 1.7 A number of representations in objection to the application have been received. These can be summarised as below:
- Land advertised to those purchasing flats as communal gardens
 - Confusion over height of the building
 - Appears as an industrial/ agricultural-looking
 - Appears overpowering, particularly along Salmon Lane
 - Lack of consultation prior to submission with flat owners
 - Loss of privacy, overshadowing and overbearing amenity impact
 - Lack of need for office space
 - Has not overcome reasons for refusal
 - Impact to the Conservation Area and Salmon Lane wall
 - Subsidence/ foundation issues
 - Need for affordable housing
 - Compliance with Policy 55, 56, 57, 58, 61, 62
 - Inappropriate scale, form, height, massing and design
 - Noise and light pollution
 - Traffic and congestion issues, encroachment of disabled parking space
 - Contamination potential
 - Has not overcome reasons for refusal
 - Previous comments are reiterated
 - Concerns over structure of Salmon Lane wall
 - Scaffold conflict with access to 52 and 54
 - Strain to path leading to Grafton House
 - Impact to trees
- 1.8 Several of the representations were covered in the original report at appendix 1 below, however they are noted and where a new representation is raised or one relating to specific matters relevant to this application, this is addressed.

Revisions

- 1.9 The Design and Access Statement submitted with the application, outlines the work that has gone into the proposal to address any concerns raised at pre-application stage and how the application would address the reasons for refusal. The reason for refusal outlined that by virtue of the buildings scale, massing, form and materials, the building would have resulted in adverse impacts to the character and appearance of the area, the Conservation and the setting of nearby listed buildings. The application has been amended in

order to address these concerns, through altering the building's mass, form, scale and materiality.

- 1.10 It is noted that the representations received disagree with this assessment, suggesting the proposal has not addressed the reasons for refusal.
- 1.11 The Design and Access Statement outlines that the first floor metal cladding has been replaced with a carefully selected palette of buff bricks for the gable end and clay tiles flank walls and roof. Following the refusal, the applicant undertook a materials study in an attempt to find a suitable alternative that would reduce the perceived dominance of the first floor section of the building. Multiple materials were reviewed and alterations to break up the apparent scale and mass of the building were considered including differentiating the gable end wall through an alternative material. In order to select the palette that is now presented, a study of materials in the surroundings was undertaken and the clay tiles and buff brick selected from within the Kite Conservation Area.
- 1.12 In addition to this, Officers sought to push the scheme further to ensure it was of the highest quality appearance and asked that the applicant for some additional refinements. Officers took inspiration from the development at India House, 31 Newnham Road (ref. 18/1807/FUL) which was approved at Committee in 2019. With the assistance of Urban Design Officers, details of this building were picked out such as the clay tiles and window reveals. The building now follows the quality of this building and such features have been added to enrich the quality of the building. The clay tiles are handmade and as a result comprise a textured appearance which works very well to enrich the appearance of the building, making it appear less flat and stark. In addition, these materials are made from clay, the Urban Design Officer has outlined that this is a cool material and therefore helps to mitigate the urban heat island effect. Officers find that the proposed clay tile and buff brick work would be a contextually sensitive response that would help to connect the building with the domestic scale in its surroundings.
- 1.13 Furthermore, the windows have also been upgraded to comprise deep reveals, which add a visual quality to the building through demonstrating its solidness and creates a less simplistic appearance. These alterations are a successful alteration and helps to demonstrate the building would not appear as a 'shed' type building which was previous mentioned in Planning Committee.
- 1.14 The representations regarding concerns over the appearance and detailing of the building are noted, as are the comments which suggest that the building continues to appear industrial and agricultural. The application has received support from the Urban Design and Conservation Officer. The comments from the Urban Design Officer outline that the proposed clay tiles would represent a suitable alternative material treatment and welcome the reference to India House. They suggest that the proposed tile would produce a high-quality

appearance. The Conservation Officer outlines that the building is supported in terms of design, scale and massing as it is subservient to the BLI and the proposed materials are appropriate for the location and help to soften the impact of the building by using materials from the Kite Conservation Area and that are cohesive to the BLI. The Conservation Officer outlines that the additional greenery is much needed and welcomed.

- 1.15 As has been outlined above, the finish of the building as well as the window detailing has been carefully considered and upgraded to be of the highest quality. The previous application was to be finished in cladding, this finish in combination with the form is understood to be the reasons why the building was labelled as industrial or agricultural. The appearance of the building has evolved and due to the material change would appear in keeping with the surrounding context, the proposed materials enrich the surroundings by providing complimentary tones through the material palette.
- 1.16 The building has also been amended further, beyond the materials, to reduce the apparent scale, mass and form of the building. The height of the building has been reduced from 8.5 metres above ground level to 8.2 metres above ground level and as a result it is considered that the proposal has therefore increased its subservience to Grafton House and improved its relationships with the surrounding buildings. It has been raised that there is confusion over the height of the building, this was set out in the previous report and the height, including the alteration is outlined above. The single storey aspect would not be altered with the amended proposal, however the first floor element has been reduced in response to the previous refusal (ref. 23/01554/FUL).
- 1.17 Given the alterations outlined above, Officers consider that the proposal has overcome the reason for refusal on the application. The building would no longer appear stark, simplistic and dominating, but instead would result in a rich, high quality, contextually responsive appearance that would be considered to respond positively to the surrounding character, and would preserve the character and appearance of the Conservation Area and setting of the surrounding listed buildings, in accordance with Cambridge Local Plan (2018) policies 55, 56, 57, 61, 62 and the NPPF (2023) and the Planning (LBCA) (1990).
- 1.18 In addition, Officers would like members to note that the applicant has updated the floor plans with a lift. As the detail of the internal fit out is not complete at this stage, this has been labelled as a potential location for the lift, however it does demonstrate the first floor of the building would be provided with a level threshold so that any future occupier is provide with full, inclusive access of the building. To ensure that the lift would be installed, noting the note on the plans regarding location, a condition will be added to secure a lift installation in the building to serve the first floor.

- 1.19 Officers consider that the inclusive of a lift, along with the inclusive of a disabled car park space and appropriate access arrangements ensure that the building is fully inclusive and accessible, in accordance with Policy 56 and 57.
- 1.20 It has been raised with the representations received that there was no pre-submission consultation with the flat owners within Grafton House. Officers have not been informed by the applicant of any pre-submission consultation attempts. Whilst Officers would always encourage discussion prior to submission with local residents, this is not a requirement of the application. In this case, it is regretful that residents were not approached given the concerns raised, however Officers cannot insist that this takes place.
- 1.21 One representation has been raised that the close proximity of the disabled car parking space would lead to disruption and enclosure to the occupiers of Grafton House. The parking space has been provided in order to ensure the new building would be inclusive and accessible to all. It sits between the built form and the edge of the veranda at Grafton House, and it is acknowledged that the ground floor window in the southern part of the western elevation would look towards this space. The single car parking space would not lead to excessive movements in front of these windows nor would it be permanent built form as to enclose these windows. As such, this arrangement is not considered to be harmful to amenity.
- 1.22 Another point has been raised about potential scaffolding impacts to the access of surrounding neighbours during construction. Access arrangements during construction would be a civil matter and therefore not something that the planning authority could seek control.
- 1.23 Officers find that the proposal has overcome the reason for refusal and is therefore supported subject to conditions, including revised condition 9 and additional conditions 29 and 30.
- 1.24 **Planning Balance**
- 1.25 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).
- 1.26 It is acknowledged that the application has received a number of third-party representations, however these have been addressed as part of the addendum report and in the main section of the original report for the refused scheme.
- 1.27 The application would provide a high-quality, sustainable office space within the city centre, that would add vitality to the site and add to the mix of uses.

It's design and appearance have been revisited by the applicants in light of the previous refusal and this has the support of both conservation and urban design officers.

- 1.28 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.

1.29 **Recommendation**

- 1.30 **Approve** subject to:

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

Planning Conditions

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

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

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

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

- 3 The building, hereby permitted, shall be used for an office building (use class E(g)(i) and for no other purposes within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35 and 57).

- 4 No demolition or construction works (for the avoidance of doubt the Highway Authority seeks that this includes any enabling works) shall commence on site until a traffic management plan has been submitted and agreed in writing with the Local Planning Authority (using the guidance document as a framework). The Highway Authority requests that the TMP be a stand-alone

document separate from any Environment Construction Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements. The principal areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway);
- ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking;
- iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway);
- iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

Reason: In the interests of highway safety, in accordance with Cambridge Local Plan (2018) policy 80.

- 5 No development hereby permitted shall be commenced until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, 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 detailed scheme shall include:

- a) Full details of the drainage system including proposed attenuation, SuDS and flow control measures;
- b) Full details of the maintenance/adoption of the surface water drainage system;
- c) Formal agreement from a third party if discharging into their system is proposed.

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 in accordance with Cambridge Local Plan (2018) policies 31 and 32.

- 6 No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings 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 include external features such as windows and reveals, roof cladding, external metal work shading features, rainwater goods, edge junctions and coping details.

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

Reason: To ensure that 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.

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

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

- 8 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.

Condition 9 (Materials Sample)

No above ground work shall commence until details of the following items have been submitted for the prior, written approval of the Local Planning Authority:

- (a) A 1.5m X 1.5m brick sample panel prepared on site detailing choice of brick, bond, coursing, brick pattern, mortar mix, design and pointing technique;
- (b) Samples of the tile and any edging to be used on the external elevations of building to be provided on site.

The details of these shall be submitted to the local planning authority in an accompanying report and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. The approved sample panel shall be retained on site for the duration of the works for comparative purposes. The works shall be carried out in accordance with the agreed details.

Reason: To ensure that the external appearance of the development does not

detract from the character and appearance of the area and to avoid harm to the special interest of the conservation area and the setting of the building of local interest (Cambridge Local Plan 2018, policies 55, 56, 61 and 62).

- 10 The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure, parking of cycles for use in connection 64 Maids Causeway, Grafton House, have been submitted to and approved in writing by the Local Planning Authority. The details shall include the timing of provision, the means of enclosure, roof cladding, materials, type and layout. The facilities shall be provided in accordance with the approved details (including timing) and shall be retained as such for the lifetime of the development.

Reason: To ensure appropriate provision for the secure storage of cycles, in accordance with Cambridge Local Plan (2018) policy 82.

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

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

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

- 12 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 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 both on and off site receptors)
- (ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

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

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

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

- 13 No development above ground level, 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 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.

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

- 14 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).

- 15 The development hereby approved shall not be occupied until a BRE issued post Construction Certificate has been 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).

- 16 Details of the biodiverse green roof shall be submitted to and approved in writing by the Local Planning Authority prior to any development above ground level commencing on site.

The green roof shall be:

- a) Biodiversity based with extensive substrate base (depth 100-150mm);
- b) Established across the entire roof of the ground floor level element of the office building hereby approved;
- c) Constructed with suitable access for maintenance
- d) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works. The green/living roofs shall not be used as an amenity or sitting out space of any kind and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.
- e) Evidence that the roof has been installed in accordance with sub-points a) to c) above shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

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

Reason - In the interests of responding suitably to climate change and water management and to ensure ecological interests will be fully conserved and enhanced and appropriate biodiversity net gain (Cambridge Local Plan 2018; Policy 31 and 57).

- 17 No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future and shall include details of nest boxes including box numbers, specification and their location. The scheme 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.

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

- 18 Any demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 9.30hrs -15.30hrs, seven days a week.

Reason: in the interests of highway safety, in accordance with Cambridge Local Plan (2018) policy 80.

- 19 *BNG Compliance - Waiting for wording from Ecology Officer* To be added to amendment sheet

- 20 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).

- 21 Prior to occupation of the development, hereby permitted, the noise insulation scheme and mitigation requirements shall be implemented in accordance with the detail set out within the Cass Allen Noise Impact Assessment dated 31st July 2023 (Report ref: RP01-23235-R3) shall be fully implemented, maintained and not altered.

Reason: To protect the amenity of the adjoining properties, in accordance with Cambridge Local Plan (2018) policy 35 and 57.

- 22 The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development hereby approved shall not exceed the plant rating level emission limits as detailed within Cass Allen Noise Impact Assessment dated 31st July 2023 (Report ref: RP01-23235-R3) relating to 64 Maids Causeway (planning reference 23/01554/FUL).

Reason: To protect the amenity at neighbouring properties from noise in accordance with the requirements of the National Planning Policy

Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35.

- 23 If previously unidentified contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and an appropriate remediation and validation/reporting scheme agreed with the Local Planning Authority. Remedial actions shall then be implemented in line with the agreed remediation scheme and a validation report will be provided to the Local Planning Authority for consideration.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 policy 35.

- 24 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).

- 25 Trees will be planted in accordance with the approved planting proposal so as to ensure establishment and independence. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed, damaged, or die another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity.

- 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.

- 28 The office, hereby permitted, other than for maintenance or cleaning purposes, shall not be used outside of the following hours: 07:00 – 19:00 Monday to Friday and at no time on Saturdays, Sundays or Bank Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35 and 57).

- 29 No development shall take place above ground level until details of all the materials for the external surfaces of buildings 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 include joints and interfaces of all materials; external features such as entrance doors, porch and canopies, brise soleil, cladding systems, metal work, windows and reveals, roof cladding, soffits, external metal work, balustrades, rainwater goods, and coping details.

The details shall consist of a materials schedule and a design details document, including detailed elevations and sections (scaled 1:5, 1:10, 1:20) and/or samples as appropriate to the scale and nature of the development in question and shall demonstrate consistency with the approved elevations. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 56 and 57)

- 30 Prior to the occupation of the building, a lift shall be installed to provide level access to the upper floor of the building. This shall be retained in perpetuity.

Reason: To ensure that the approved building would be inclusive and accessible to all users, in accordance with Cambridge Local Plan (2018) policies 56 and 57.

Appendix 1, 23/01554/FUL, previously refused by Planning Committee

Planning Committee Date	Wednesday 4 th October 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/01554/FUL
Site	Land Adjacent to Grafton House, Maids Causeway Cambridge
Ward / Parish	Market
Proposal	Erection of new office building (use class E) and associated development, infrastructure and works
Applicant	Camprop Ltd
Presenting Officer	Charlotte Peet
Reason Reported to Committee	Third party representations
Member Site Visit Date	-
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Design, Layout, Scale and Landscaping3. Trees4. Heritage Assets5. Carbon Reduction and Sustainable Design6. Biodiversity7. Water Management and Flood Risk8. Highway Safety and Parking Provision9. Amenity10. Third Party Representations11. Other Matters
Recommendation	APPROVE subject to conditions

1. **Executive Summary**

1. The application seeks permission for erection of new office building (use class E) and associated development, infrastructure and works.

2. It is outlined in the report that the proposal would provide a high-quality, sustainable office space, that would successfully contrast with the surrounding built form in terms of design to offer a contemporary addition to the site. The proposal has been carefully considered to ensure that the proposal would not result in harm to heritage assets, would not adversely impact amenity of surrounding occupiers and would provide a landscaping scheme that would enhance the site.

3. Officers recommend that the Planning Committee **APPROVE** the application subject to conditions.

2. Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building (close by)	X	Flood Zone 1	X
Building of Local Interest (setting of)	X	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

1. The proposal site comprises an existing building which was converted to residential flats from offices in recent years. The remainder of the site comprises an open area of hardstanding, bounded by bricked walls. In the previous application the land was described as a gravel car park, and it does appear from historic mapping and the current circumstances on site that the land was last used as a car park for the offices previously located on the site. The proposal site is accessed along an existing access route which extends from Maids Causeway and serves the flats within Grafton House.

2. Beyond the site, to the north, east and west are predominantly residential properties, ranging in scale from 2 to 3 and half storeys. To the south is the current Grafton West Shopping Centre Car Park which serves the shopping centre beyond.

3. The proposal site is located within the Kite Conservation Area and comprises Grafton House, No. 64 Maids Causeway, which is a building of local interest. The proposal site is located to the south west of 32-50 Maids Causeway, which are a group of grade II listed buildings.

4. The proposal is located within the City Centre and within the Controlled Parking Zone. It is located adjacent to the Grafton Area of Major Change.

3. The Proposal

1. The proposal seeks permission for the erection of new office building (use class E) and associated development, infrastructure and works.

2. The proposed development would seek to erect a new office building within the space adjacent to Grafton House. The office building would comprise

a part single storey, part two storey built form. The office building would be served by a cycle shelter and one disabled car parking space.

3. The application has been amended to address representations and consultee comments and further consultations have been carried out as appropriate.

4. Relevant Site History

Reference	Description	Outcome
19/0300/FUL	Provision of nine self-contained residential units and associated infrastructure and works.	Permitted
18/0606/B1C3	Change of use from Use Class B1(a) (offices) to Use Class C3 (dwellinghouses)	Prior Approval Given
18/1680/FUL	Rebuilding the existing brick piers, removal of glazed entrance enclosures, alterations to fenestration and additional roof light.	Permitted
C/90/0630	Removal of condition limiting office use to architectural practice (condition 02 of C/0225/88)	Permitted
C/88/0225	Erection of single storey extension for existing offices and change of use of residential accommodation to offices	Appeal Allowed
C/82/0223	Change of use from doctors surgery/ residential to office and residential (within proposed extensions)	Permitted

1. As is outlined in the table above, Grafton House was converted to offices through various consents between 1982 and 1990. It remained in use as offices until 2018 when prior approval was given to convert the offices to residential studio flats.

2. In 2020, permission was given to erect 9 residential units in the space adjacent to Grafton House. The units were to be set into the ground so that the built form would have read as single storey from the existing ground levels. This permission was never implemented and is no longer extant as of earlier this year.

5. Policy

1. **National**
National Planning Policy Framework 2023
National Planning Practice Guidance

National Design Guide 2021
Environment Act 2021
Conservation of Habitats and Species Regulations 2017
Equalities Act 2010
Planning and Compulsory Purchase Act 2004
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
Technical Housing Standards – Nationally Described Space Standard (2015)
ODPM Circular 06/2005 – Protected Species
Circular 11/95 (Conditions, Annex A)

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 10: The City Centre
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 33: Contaminated land
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 40: Development and expansion of business space
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 82: Parking management

3. Neighbourhood Plan

N/A

4. Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Landscape in New Developments SPD – Adopted March 2010
Trees and Development Sites SPD – Adopted January 2009
Grafton Area Masterplan and Guidance SPD (2018)

5. Other Guidance

The Kite Conservation Area Appraisal (2014)

6. **Consultations**

1. **County Highways Development Management – No Objection**

2. The effect on the public highway should be mitigated if the following conditions are attached to any permission granted:

- Construction Traffic Management Plan
- Construction vehicle limitation timings

3. **Sustainable Drainage Officer – No Objection**

4. The submitted Drainage Strategy and Flood Risk Assessment document indicated a suitable drainage scheme, however the proposals have not indicated details of the drainage features or detailed drainage maintenance plan, this can be secured by condition regarding surface water drainage details.

5. **Conservation Team – No Objection**

6. The current proposal was subject to pre-application advice, and was supported by the Conservation Team subject to minor details and amendments. The proposals are supported as being of appropriate design, scale and massing for the site. The new office will be subservient to the BLI in terms of the height where the two storey element will be to the western end of the site, and the single storey area will be lower than the canopy of Grafton House due to the sloping of the land. Glimpse views of the decorative canopies of the BLI, and the western elevation which are visible from the adjacent car park, will not be compromised by the proposals.

7. The design and materials look to be appropriate for this location. The ground floor buff bricks will echo those of the BLI and the metal cladding will be a contemporary addition to the site. Where the additional landscaping has been proposed, this will bring some much needed greenery to site which has some mature trees along the northern boundary and very little else.

8. The matter of most concern is the proposal to demolish a section of the two storey brick wall on the western end of the site, where it abuts Salmon Lane. This is a particular feature of the street and the conservation area. The applicants have submitted an elevation showing the removal of a central section of the wall, however nothing has been submitted to confirm that this can be done structurally without compromising its integrity. We need to be convinced that this can be done without it affecting the rest of the wall, that the remaining sections will be able to remain in place during construction and that this centre section will be rebuilt to the same height post-construction.

9. **Urban Design Officer – No Objection**

10. The proposed development is supported in urban design terms. The proposed layout provides a good degree of breathing space between Grafton House Building of Local Interest (BLI) and the new built form and works to retain and integrate the existing positive features.

11. The proposed building consists of two simple volumes, which have been designed to be sympathetic to its context. At ground floor, the proposed single storey structure with brick walls and climbing plants works to create a convincing courtyard quality that is sensitive to Grafton House. The two storey, pitched roof upper floor element, pulls back from the ground floor footprint, and is subservient in height to Grafton House, which in our view will work well to create a scale and massing that is respectful of the BLI and the existing domestic context. The proposed pitched roof gable, which is orientated towards Salmon Lane, will reinforce the finer grained plots of this 2 storey mews character street, creating a silhouette and detailing that will provide a positive terminus to the end of the street. Windows are restrained to respect adjoining edges but have been targeted in places to activate public facing edges and to positively disrupt the simple massing.

12. The sympathetic scale and pitched roof form, allows for the dark standing seam metal cladding to provide a pleasing contrast with the prevailing brick character, without dominating or outcompeting the nearby townscape and BLI. The proposed varying vertical plane widths for the standing seam metal cladding will add a degree of richness and interest. Whilst the indicative palette of materials is supported, detailing such as window reveal depths, coping and rainwater goods have not been specified. Therefore, to ensure the crisp and contemporary quality is delivered, materials and detailing should be conditioned.

13. The proposed green roof and use of climbing plants is supported, which will help improve the microclimate and contribute to biodiversity. Hard and soft landscape conditions should be attached to ensure the design intent outlined in the Design and Access Statement is also implemented.

14. Covered cycle storage is located along the northern boundary, optimising the proposed courtyard space, and located conveniently near the main entrance of the building. Proposed materials and finish of this structure is not specified on the elevation drawings and there is an opportunity for the cycle store to integrate a green roof. These detailed matters can be secured by way of condition.

15. **Ecology Officer – No Objection**

16. Content with survey effort and the proposed BNG proposals which indicate an approximate 5% BNG if a biodiverse green roof of good condition is achieved.

17. No ecology objection if a standard BNG plan condition is secured which details the specification, establishment, ongoing maintenance and monitoring of the biodiverse green roof.

18. I would also request the standard bird box condition to provide the number, specification and locations of integrated swift boxes, as recommended in the PEA and in line with the adopted Biodiversity SPD.

19. **Tree Officer – No Objection**

20. T3 makes a valuable contribution to amenity. The location of the tree limits access to the site for construction activity and services.

21. Comments regarding protection for T3 provided in the AIA are acknowledged but insufficient to allow a full assessment of the potential impact of development on the tree. It will be necessary to shown, prior to determination, that the proposal is possible without detriment to tree health/appearance.

22. **Environmental Health – No Objection**

23. 1st Comments

24. The submitted noise assessment demonstrates that acceptable noise levels are predicted to be achieved in the commercial office spaces subject to the adoption of an appropriate noise mitigation in the design of the external facades and a suitable ventilation strategy.

25. However, noise levels from the proposed external condenser unit are anticipated to exceed the representative daytime background noise levels, we need further clarity on receptor locations and feasible mitigation.

26. 2nd Comments

27. An updated Noise Impact Assessment has been submitted, including acceptable internal ambient noise levels. The updated report also outlines that the potential noise impacts from the air source heat pump and proposed plant would not exceed accepted levels at the nearest noise sensitive receptor.

28. Conditions are recommended regarding the following issues:

- Construction/ demolition hours
- Piling
- Dust
- Noise insulation compliance
- Plant noise compliance
- Unidentified contaminated land
- External artificial lighting

29. **Cadent Gas – No Objection**

30. The site is in close proximity to our medium and low pressure assets, we have no objection to this proposal, however do request an informative be added to the decision notice:

- Legal rights and restrictive covenants
- Diversion of apparatus

7. **Third Party Representations**

1. 29 representations have been received to the application.
2. Those in objection have raised the following issues:

Principle of development

- There are many vacant offices already located within the city centre
- Need for affordable housing
- Site should be used for housing or garden area
- Site could accommodate community facility

Character, appearance and scale

- Crammed into site/ too large for site
- Inappropriate appearance
- Height of building in reference to Salmon Lane
- Alteration from gardens in previous application to office

Heritage impacts

- Potential impact to heritage assets including listed buildings, conservation area and building of local interest
- Impact to Salmon Lane wall

Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)

- Increase traffic noise and fumes
- Loss of privacy, overshadowing and outlook
- Increase users attending the site
- Noise from plant equipment

Construction impacts

- Noise and disruption from traffic
- Construction traffic could cause disruption to users of Salmon Lane

Highway safety

- Impact to highway safety from Maids Causeway due to increase traffic movements

Car parking and parking stress

- Loss of parking and turning for residents of Grafton House
- Sites use for car parking

- Increase in parking outside the site

Cycle parking provision

- Loss of cycle parking for Grafton House residents

Loss of biodiversity

- Proposal will result in loss of green space and loss of potential garden use
- Reduction of green environment and garden space

Impact on and loss of trees

- Potential impact to trees
- Loss of trees on the site

Flooding

- Drainage issues exist along Salmon Lane, may be made worse by construction

Other Matters

- Site was advertised as communal garden land for flats in 64 Maids Causeway when sold
- Potential subsidence from tree removal and build
- Impact of refuse facilities
- Possible contamination
- Viability of proposal
- Security impacts
- Reinstatement of piers and capping stones

8. Member Representations

1. Cllr Katie Porrer, Cllr Tim Bick and Cllr Anthony Martinelli made a joint representation objecting to the application on the following grounds:

- Scale, massing and height
- Form and appearance
- Impact to heritage assets
- Impact to Salmon Lane wall
- Amenity for residents of Grafton House
- Biodiversity net gain

2. 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. Assessment

1. Principle of Development

2. Policy 10 outlines that development should be supported in the City Centre area where it would be appropriate to its role as a multi-functional regional centre, including adding to its vitality and viability.

3. Policy 40 aims to support the growth of business space within the city in order to support the forecast employment growth. The supporting text outlines that proposals for uses with the B Use Classes (now Class E) that are located in sustainable locations should be supported.

4. The proposed development comprises the erection of a new office building, within a site located within the City Centre. It is considered that the provision of a new office building in this location would add to the variety of uses within this area and result in additional business space to support the growth of jobs. The proposal site is suitable in terms of its close proximity to the centre of the city, and its sustainable connections to this.

5. It is acknowledged by Officers that a number of representations have been received suggesting that there may already be an overprovision of office space with the City Centre. Officers acknowledge this suggestion, and understand that there is some vacant office space located within the city boundary at current, however it should be noted that Cambridge remains a thriving economy in which new business and office uses are required and continuing to grow.

6. There have been representations to the application that question the need for office space, suggesting that affordable housing or community uses may be a better option for the proposal site. Officers acknowledge that residential and community uses, alongside business uses, form part of the thriving City Centre; new office space does form part of this mixture of uses. Members must assess the proposal that has been presented as part of the application, and cannot speculate about alternative uses for the site.

7. The principle of the development is acceptable and in accordance with policies 10 and 40 of the LP.

8. Design, Layout, Scale and Landscaping

9. Policies 55, 56, 57 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.

10. The proposal site comprises an area of hard surfacing and the building known as Grafton House, which is now occupied as residential flats. The site is accessed from Maids Causeway which is an important route in and out of the city centre. The immediate context of the site includes residential dwellings to the east, north and west of the site. The Grafton West Car Park and shopping area is located to the south of the site and this is accessed along Fitzroy Lane to the west. The residential properties comprise predominantly terraced rows, although there are some examples of semi-detached pairs. The majority of dwellings that back onto Salmon Lane comprises coach houses to the rear of the garden space which serve as ancillary to the main dwellings.

11. The site itself comprises an area of hard surfacing and Grafton House, which is a building of local interest. Grafton House comprises a gault brick building with attractive canopies features on the west and south elevations. The area of hard surfacing is bounded by brick walls on the north, west and south boundaries, the wall on the western boundary is considered to be a positive feature within the area and is prominent from Salmon Lane.

12. The proposal development would sit within the area of hard standing adjacent to Grafton House. It would stretch across the site, leaving space around the northeastern edge of the building. It has been designed so that the entrance would be located on the northern side of the building and the main office space would spread across ground and first floor to the south. The site would be accessed from Maids Causeway, although a secondary pedestrian accessed is proposed through the wall on the western boundary.

13. The layout of the proposal is considered to be successful, the proposed development makes good use of the space on site, whilst responding to the constraints within the surroundings. It is acknowledged that representations have been received raising concerns about the proposal being overdevelopment or cramped within the site, however Officers suggest that the level of development is appropriate in this location. It is acknowledged that the development would partially fill the site, however it does not appear overly cramped or developed. Instead, it is considered that the proposal would provide high-quality office accommodation and make good use of the site to provide the built form along with providing appropriate cycle and disabled parking.

14. The proposed development is broken down across ground and first floor and comprises two simple elements that allow for a reduced massing and prominence. The ground floor element comprises a simple single storey element with gault brickwork to compliment the appearance of Grafton House and the dwellings within the surroundings. The application includes a planted courtyard area to the east of the boundary with growing plants up the walls of the ground floor element. Officers suggest that this approach is successful as it would re-introduce a garden, courtyard area adjacent to the Grafton House which compliments its historic importance. The upper floor comprises a pitched element that is set well back from the edge of the lower storey and from Grafton House. It is proposed that the upper storey be finished in standing seam metal cladding to provide a contemporary contrast to the prevailing brick character, it is considered that this contrast would be successful, subject to a condition to agree details and ensure that the finish is of a high quality. The upper storey has been set down and back following pre-application advice that was given by Officers in response to the scheme, and the proposal is now considered to have a successful relationship with Grafton House as it would allow breathing space when viewed from the main approach from Maids Causeway and from the car park.

15. The appearance of the development has been altered during consideration of the application to incorporate some additional windows in order to break up the scale and massing of the upper storey from public views

given the concerns raised about this aspect of the development within the representations received. The openings were carefully considered in relationship to the constraints of the site and considered to respect the surroundings whilst providing activation to these elevations.

16. It is recognized that some of the comments given in the representations do not consider the appearance to be appropriate within this environment. It is acknowledged that the upper floor is reasonable in its overall scale and massing and the proposed material attempts a contemporary contrast to the existing materials palette. When viewed from the north east, close to Maids Causeway, the upper storey will be set back so that the scale and massing is not appreciated in full and Grafton House would retain primacy on site. This can be viewed within the 3D Images submitted with the Design and Access Statement. From views to the south, from the car park, the upper storey will be better appreciated, however the building provides a successful contrast to the surrounding built form and would not be considered harmful to this environment.

17. The representations received as part of the application have raised concerns about the relationship between the proposed development and Salmon Lane, suggesting it may be too tall and prominent within this area. From Salmon Lane the gable end of the upper storey is partially visible, although it is partially obscured by the wall on the western boundary of the site. It is acknowledged that the proposal would be a visible feature from Salmon Lane, and reasonably prominent due to its height, and the glazing that is inserted into the elevation. However, it is considered by Officers that the proposal provides an appropriate termination to this end of Salmon Lane. Whilst the built form would be prominent, it is appropriate in its scale, form and massing as to not over dominate the western boundary wall or views along this street and the louvres help to tone down the glazing from these views. Officers agree with the comments given by the Urban Design Officer which outline that this elevation helps to reinforce the finger grain plots along Salmon Lane and provide a positive end to the street.

18. In the Design and Access Statement, the proposed landscaping scheme is outlined, this includes a planted roof to the ground floor element, several replacement trees with low level perimeter beds. It is outlined that the eastern wall of the built form will be planted with climbing plants to create a green appearance. Whilst hard and soft landscaping conditions will need to be attached in order to secure a high quality landscaping scheme, Officers are pleased with the effort that has been made to soften this environment and create a courtyard/ garden feel that has not been in place on this site for a number of years. To ensure that the landscaping is achieved and maintained on the site, Officers will add an informative to set out the expectations regarding the landscape conditions. In addition, a condition will be added to secure the biodiverse roof and ensure this can be appropriately maintained.

19. It is recognised that many of the representations have made comparisons to the previous application approved on this site as it included a communal courtyard area for the residential units (ref. 19/0300/FUL). The

comments consider the loss of the garden area to be very unfortunate and seek a garden to be re-instated. Officers acknowledge these comments, and note the pleasant courtyard area that formed part of the previous application. Officer must point out that this applicant was granted permission but has lapsed as development was never commenced. Notwithstanding this, Officers considered that the proposed development has been submitted with a high-quality landscape strategy that would introduce a green and soft character which the site is currently lacking in other than the trees along the boundary.

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.

21. **Trees**

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.

23. The application is accompanied by an Arboricultural Impact Assessment and Tree Survey Constraints Plan which outlines that there are currently 8 trees within the proposal site, 7 of which are category C and 1 Category B (Sycamore). The application seeks to remove the 7 category C trees and retain the Category B tree. The application seeks to provide replacement tree planting in the form of 10 replacement trees.

24. The Council's Tree Officer has been formally consulted on the application and outlines that the Category B Sycamore Tree makes a valuable contribution to amenity, however limits site access and construction activities. Originally the Tree Officer requested additional information regarding the impact of development and construction to the tree to ensure its health and appearance could be maintained. The applicant submitted an Outline Methodology for works in the RPZ. The Tree Officer has reviewed this and finds the detail submitted acceptable subject to appropriate conditions regarding an AMS and TPP. Officers suggest these are reasonable to ensure that the tree on the site is protected during development and therefore these will be attached.

25. The representations received on the application have questioned the loss of the trees on site, and outline that the loss of the trees on the previous application was less impactful due to the landscaped garden that would be retained. It acknowledged that the loss of the tree is unfortunate, however it is considered that the trees being removed are of low amenity and ecological value, and that the replacement planting would be sufficient to reinstate this value. Officers suggest that a condition is added to any permission in order to ensure replacement planting is installed and maintained on site.

26. The representation also makes reference to the previous application for residential uses on the site, in which a landscaped garden was included (ref. 19/0300/FUL). The value of this garden is recognised, and Officers are pleased to see that the proposed development would aim to re-introduce greenery into the site as is shown in the documents submitted with the application. It is considered that with a suitable landscaping condition, this would complement the value of the trees on site.

27. Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan (2018).

28. **Heritage Assets**

29. The application falls within the Kite Conservation Area. The application is adjacent to Grafton House (building of local interest) and in close proximity to the row of terrace houses at 32-50 Maids Causeway (grade II listed).

30. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

31. Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.

32. Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.

33. The proposed development is directly adjacent to Grafton House which is a building of local interest. In the Conservation Area Appraisal (2014), a short description of some of the key historic features of the property are given, including its gault brick, sash windows and hipped slate roof (page 79). Officers appreciate these features and would add that the character of the building is also informed by the unique canopy structures which extend from the south and west elevations and over the front doorway as well as the collection of chimneys at roof level. It is noted in the Appraisal (2014) that the building used to be set within a large garden however this has since been lost to development. It suggests that its setting is now defined by the car park for the Grafton Centre and Fitzroy Lane that provides access to this.

34. Within the Appraisal (2014) it is outlined that Maids Causeway is considered to be a high quality street-scape, comprising part of the dolls house development. The area surrounding Grafton House including the car park, Fitzroy Street and the service yards are modern buildings are considered to be negative features of the Conservation Area.

35. The application has received representations which raise concerns about the impact of the proposal on the heritage assets within the area, noting the Conservation Area, the building of local interest and the listed buildings. The concerns that were raised relate to the erection of an office building in a residential area, as well as the visual impacts from the scale, massing and appearance of the building. In this part of the Conservation Area, there a mixture of uses, although it is acknowledged many of these are residential dwellings, it is not considered that would restrict the ability for alternative uses to come forward providing that they are appropriate to their setting.

36. The Conservation Officer has been formally consulted on the application, and explains that the development is of an appropriate design, scale and massing for the site. They suggest that the building would sit in a manner subservient to the BLI in terms of the height of the upper storey and the height of the lower storey, noting that it would be lower than the canopies of Grafton House. They appreciate that the building would not comprise views of the west elevation and are pleased that the proposal would bring some 'much needed' greenery to the site. Officers are in agreement with the comments made by the Conservation Officer, and suggest that the proposal would allow Grafton House to be retained as the primary building from surrounding views and would allow sufficient breathing space as to not obscure its characteristic features. Whilst the concerns within the representations received are recognised, Officers suggest that given this the proposal would sit comfortably within the setting of the building of local interest and within the Conservation Area.

37. The Conservation Officer did initially raise a concern about the proposal to remove the central section of the wall on the western boundary, and suggested that justification needed to be submitted as well as evidence that the wall would be re-built and that the removal would not comprise the remaining walls integrity. It is also noted that representations were received concerning the proposed works to the wall as residents were concerned it could not be re-established to the same quality. In response the applicant submitted an additional drawing to demonstrate how the wall would be supported during the removal and re-erected following construction works. The agent explained that this is necessary so that that construction operations can utilise access from Salmon Lane and to accommodate the build within the site. Following this, the Conservation Officer finds the proposed works to the wall acceptable, and is satisfied that the wall can be reinstated in a manner that would retain its merit within the Conservation Area. It is recognised that the wall is an important feature within the Conservation Area, however given that it has been justified that the proposal can be re-erected without comprising its character, this aspect is considered acceptable.

38. 32-50 Maids Causeway front onto Maids Causeway, however the rear of the garden areas and their associated coach houses back onto Salmon Lane. The proposed development is partially visible at the eastern end of Salmon Lane, above the existing boundary wall which is considered to be positive feature within the Conservation Area. Whilst it is acknowledged that the proposed development would be visible from Salmon Lane and within the setting of the coach houses, it is considered to sit comfortably above the western boundary wall as a contemporary addition to the area. It is not considered that the proposed development would be an overly prominent feature as to adversely impact the setting of these buildings.

39. 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.

40. **Carbon Reduction and Sustainable Design**

41. 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.

42. 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 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.

43. 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.

44. The application is supported by a Sustainability Statement which demonstrates that the proposal would achieve BREEAM excellent levels and all 5 Wat01 Credits. Officers have discussed the approach with the Sustainability Officers and agree that the approach is acceptable subject to conditions regarding BREEAM certification to secure this approach.

45. The applicants have suitably addressed the issue of sustainability 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.

46. **Biodiversity**

47. 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.

48. In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment (BNGA). The PEA sets out that the proposal site is not covered by any statutory or non-statutory wildlife designations and that the habitats on site are of low or negligible ecological interest, comprising mainly hardstanding or short vegetation. The appraisal recognises that the largest and most healthy tree, the large Sycamore would be retained, and this is likely to be important in terms of biodiversity interest. The BNGA sets out that the proposal would achieve a 5.44% biodiversity net gain through provision of aspects including green roof, shrubs and trees. The Nature Conservation Officer is content with the information submitted with the application and raises no objection to the application subject to conditions to secure the appropriate specific, establishment and monitoring of green roof proposed and a condition to secure ecological enhancement on site. Officers suggest these are reasonable to ensure the proposal would enhance biodiversity on the site.

49. One representation has been received suggesting that the proposal will result in loss of valuable green space and the potential use as a garden. As existing the site consists of a gravelled area of land that was last in use as a car parking for the offices spaces that were previously located on the site. As part of the proposal replacement tree planting is provided, as well as a comprehensive landscaping scheme to be secured by condition. It is considered that the proposal would reintroduce greenery into the site and therefore benefits its ecological value in this regard. Whilst, it is acknowledged that the previous scheme contained an area of communal garden (ref. 19/0300/FUL), the proposed greenery is considered to be an enhancement to the site and is therefore welcome.

50. 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).

51. **Water Management and Flood Risk**

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

53. The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The applicants have submitted a Flood Risk Assessment and Drainage Strategy which outlines a strategy for surface and foul water drainage.

54. The Council's Sustainable Drainage Engineer has advised that the proposed development is acceptable subject to a condition to secure surface water detailing. Officer concurs that surface and foul water drainage can be dealt with appropriately on the site in order to ensure the proposal would not adversely impact flood risk nor water management.

55. 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.

56. Highway Safety and Transport Impacts

57. 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.

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

59. The application is supported by a Transport Assessment and Travel Management Plan. The documents outline the sustainable transport opportunities that would be available at the proposal site. It is outlined that the proposal will predominantly rely on pedestrian and cycle transport options which will be available from Maids Causeway and Salmon Lane. It specifies that vehicular access which will be required for the single disabled car parking space only and this will be from Maids Causeway.

60. The representations received on the application have raised that an increase in traffic from the proposal would result in a loss of highway safety given that Maids Causeway is already the subject of vehicle incidents and conflict. It is recognised by Officers that Maids Causeway is a busy route due to its connection with primary locations within the city, however the proposal would be primarily accessed by cycle or by foot, apart from the single disabled parking space that is provided and some limited servicing. The existing site comprises a car park, albeit Officers acknowledge it has not been used for a number of years, however it could be put back into use at any time. As such, the proposal would remove the existing car parking spaces on site and create

only a single space, therefore it is not considered that the proposal would result in additional traffic as to adversely impact highway safety.

61. In addition, some representations have raised concerns that Salmon Lane could be used as an area for pick-up/ drop-off location. Officers suggest that given the Travel Plan which outlines a commitment to encouraging sustainable transport options, and taking into account the sustainable location of the proposal it is unlikely that significant vehicle pick-up/ drop-offs would increase as a result of the proposal.

62. 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 requiring a traffic management plan to be submitted. Officers recognise that the proposal site is very constrained in terms of construction access, and therefore suggest that this condition is necessary to ensure that appropriate arrangements can be agreed to ensure that the proposal can be constructed in a manner which would not adversely impact highway safety.

63. Whilst representations have been received raising concerns about the use of both Salmon Lane and Maids Causeway for construction purposes, suggesting that conflict could result, Officers consider that this can be suitably controlled with the suggested condition. It is noted that in a recent appeal decision at the Emperor Public House where concerns were raised about construction access due to the narrow nature of the access route, the Inspector outlined that given the addition of a condition where an onsite construction manager could be stationed on site at all times, the impacts could be managed. Whilst each site must be assessed on its merits, and the proposal site is constrained, it is considered that any conflict with highway users can be managed.

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

65. Cycle and Car Parking Provision

66. Cycle Parking

67. 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 offices uses requires 2 spaces for every 5 members of staff or 1 per 30 sqm gross floor area. These spaces should be located in a convenient and covered location and as close as practical to staff entrances.

68. The building comprises an internal floor space of 435 sqm, requiring 14 cycle spaces to be provided. The information submitted with the application outlines that 16 cycle parking spaces are to be provided, therefore giving sufficient provision for the users of the office and any visitors to the site. It is

located in a convenient location, directly adjacent to the site entrance. The cycle parking is covered, but not enclosed, however given this is for an office building with natural surveillance from the office building and surrounding residents this is considered to be acceptable.

69. One representation has raised concerns about the loss of cycle parking for the residents of Grafton House caused by installation of plant equipment and the lack of useability of the cycle spaces due to the disabled parking bay. The proposal seeks to replace the cycle parking for the residents of Grafton House as plant equipment would need to be located in the existing cycle parking location. The information submitted with the application outlines that this would be replaced directly in front of the plant enclosure, however no details of the provision has been included. Officers can see that the proposed replacement cycle parking would be larger than the existing provision, however it is important to ensure suitable provision would be replaced and therefore a condition will be added to secure this also. In terms of accessing these cycle parking spaces, it is acknowledged that the route would be shared with the disabled parking bay, however the manoeuvring space adjacent to the parking space would allow provide a width of 1.6 metres that would give sufficient room to allow any occupier to walk their cycle adjacent to any car park.

70. Car parking

71. 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. For offices within the controlled parking zone, it is suggested that a maximum of 1 space per 100 sqm metres is provided plus disabled car parking. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls.

72. The proposed development is car-free, except from the provision of one disabled parking space to the east of the building. The proposed car-free approach is considered to be acceptable in this location given the sustainable links into the city centre. The representations received on the application did raised concerns about adding parking pressure to the surrounding areas, however as the application is located in a controlled parking zone the roads surrounding the development are restricted to residents and permit holders, and therefore parking would not be available within the surroundings. The disabled parking space is considered sufficient and meet the size recommended in the Manual for Streets guidance.

73. The representations received as part of the application raise concerns over the removal of parking and turning space from the residents of Grafton House, however the proposal would not comprise the space in front of Grafton House, it is set within the car parking area adjacent which is not used by the residents. It is understood that the flats have no formal parking provision on site, although the representation confirm that this the area directly in front of

Grafton House is sometimes used for informal car parking. Notwithstanding this, the proposal would not comprise this area as to restrict parking for the residents.

74. 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.

75. **Amenity**

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

77. **Neighbouring Properties**

78. The proposal site is located in close proximity to residential occupiers. The proposed office building would be erected to the west of Grafton House, 64 Maids Causeway, the south of properties fronting Maids Causeway (Nos. 52 – 62 Maids Causeway) and to the south east of the properties backing onto Salmon Lane (Nos. 42 – 50 Maids Causeway are closest to the site).

79. **Grafton House**

80. Grafton House, 64 Maids Causeway, is located to the east of where the office would be erected. It comprises studio flats, and features windows which serve these properties directly facing the proposal site at both ground floor and first floor level.

81. The proposal has been designed so that no windows would face this elevation, ensuring that there would not be a loss of privacy to these residents.

82. It is recognised, however, that the proposal would be sited in direct view of the windows in the western elevation of Grafton House and that concerns have been raised regarding a loss of outlook. Officers are aware that the flats on this side of the building benefit from windows on the western elevation and either the north or south elevation depending on their position in the building. From the western view, both the single storey element and upper floor element would be visible. The single storey element is set 6.4 metres away from the windows and comprises a height of 3.3 metres above ground level, although it is noted that the ground floor slopes down towards this side of the site and so this would read as lower from these windows. The upper floor element is set 12.8 metres away from this elevation and comprises a height 8.5 metres. It is recognised therefore that the building would be visible from these windows and constitute a new built form in the car parking area, which was previously open, however considering the separation distance and taking into account the stepped nature of the development, it is not considered to

significantly adversely impact the occupiers of the flats to result in an enclosing impact.

83. In terms of daylight and sunlight, the application has been submitted with a Daylight and Sunlight Assessment which includes an assessment of these matters in accordance with BRE and BS EN17037 guidance. The representations received with the application have raised concerns about a potential loss of light to these flats and therefore this assessment is appreciated to support Officers assessment. The windows in the west elevation of Grafton House are listed as windows numbers 28 – 33. In terms of VSC, the BRE Guidance states that if VSC is less than 27% and less than 0.8 times its former value daylight is likely to be affected. The submitted assessment demonstrates that all windows would achieve greater values than this and as such it is considered that the daylight reaching these windows is not likely to result in adverse impacts from the development.

84. The assessment also provides information on sunlight impacts through consideration of APSH. The BRE guidance explains that sunlight availability is likely to be adversely impacted if the centre of the window: receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours in the winter months and; receives less than 80% of its former sunlight hours during either period and; has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours. It demonstrates that whilst, windows 31, 32 and 33 would have a reduction greater than 4%, they would retain in excess of 80% of their current sunlight hours and therefore would not be adversely impacted in terms of sunlight. The BRE Guidance outlines that all conditions would need to be met in order for there to likely be a significantly noticeable impact, and in this case, Officers are satisfied that this would not be significant.

85. Nos. 52 – 62 Maids Causeway

86. Nos. 52 – 62 Maids Causeway are located to the north of the proposal site. In terms of views towards these neighbours, the northern side of the upper storey, contains only one opening. This is a roof light which would be set well above 2 metres from finished floor level, as such would be of a height that would not provide any views towards neighbouring occupiers. It is recognised that the occupiers of these properties have raised concerns about a loss of privacy, however the scheme has been carefully designed in order to protect the privacy of these occupiers following pre-application advice with Officers. The proposal is considered to be acceptable in this regard.

87. The proposed development has been designed so that the majority of the built form is set away from the common boundaries with these properties, however it is acknowledged that it would be visible from the rooms at the rear of these properties and partially visible from the rear gardens. The single storey would be slightly taller than the existing boundary wall, however it is largely set away from the boundary line. The entrance of the building would extend up to the boundary to the rear of 54 Maids Causeway, however given the low height of this element, 2.5 metres, it would not be considered an overbearing

presence to this property above the existing boundary wall. It is considered that the two storey element would be set a sufficient distance away from the common boundaries as to not have an enclosing impact, given that the separation distance ranges from 9 to 12 metres from the rear boundaries of the adjacent properties.

88. These properties have also been included in the daylight and sunlight assessment, which provides an assessment on the impact to the windows at the rear of these properties and the rear garden spaces. It is demonstrated that the proposal would retain an acceptable VSC and APSH for all windows at the rear of these properties which Officers consider acceptable. It is also demonstrated using the BRE guidance that the proposal would not adversely impact sunlight to the rear gardens of these properties and therefore would not adversely impact the amenity of these spaces.

89. Nos. 42 – 50 Maids Causeway

90. The proposal is set away from these properties, to the south east and beyond the existing west boundary wall. The existing wall partially obscures the development, however, it is acknowledged that it would be visible from the rear of these properties along Salmon Lane and from the coach houses. Given that the proposed development is set away from these properties and behind the existing wall, it is not considered that it would result in loss of light nor enclosing impacts. The proposal would contain glazing within the west facing gable end, however much of this is obscured by the proposed louvres and the wall. The glazing that would allow views west directly faces down the far side of Salmon Lane and therefore would not compromise the privacy of the coach houses to the rear.

91. Construction and Environmental Impacts

92. 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.

93. The Council's Environmental Health team have assessed the application. Upon review, the Officer initially requested additional information regarding the proposed plant unit to be installed as part of the development to provide clarify on the location of the sensitive noise receptor and potential noise mitigation such as an enclosure. It is noted that in addition to this, one representation was received raising concerns about the impact of the plant unit on resident occupiers. Following these comments, the Noise Impact Assessment was updated and plans submitted showing the proposed enclosure that would be installed around the plant equipment. Following this the Environmental Health Officer was satisfied that the proposal would not adversely impact surrounding residents in terms of noise, subject to appropriate conditions to secure these noise levels. Officers agree with this

position, the impact has been carefully considered to ensure that the surrounding residents would not be subject to unacceptable noise levels that would impact their amenity. The Officer also requested conditions regarding contaminated land and external lighting. These are considered reasonable to protect human health and ensure that any lighting would not adversely impact the surrounding residential occupiers.

94. The application has received a number of representations which raise concerns about the potential disturbance from increased daily movements to the Office space, as well as the noise and lighting that would be emitted from the building. The Environmental Health Officer has suggested that noise and lighting impacts can be appropriately managed through conditions recommended and Officers agree with this approach. The Environmental Health Officer has not raised concerns about the impact of increased daily movements, although Officers do acknowledge that there will be an intensification on the site which would see visitors increase. It is estimated that the office space could hold up to 32 users, however it is not anticipated these would all be on site at one time but to flexible working arrangements. The travel to and from the site would be by pedestrian and cycle access only (other than the single disabled car parking space), and therefore significant disruption is not anticipated. It is noted that the site is already within a central location to the city, directly adjacent to the Grafton Centre car park, therefore the increase is not likely to be disruptive over and above this. It is considered that with a condition to control opening hours, this can be managed to ensure that residents would not be unduly disturbed.

95. In terms of construction, a number of representations have been received which have raised concerns regarding noise and disturbance during construction. It is acknowledged that construction may cause some additional noise and disturbance to the surrounding residents for a temporary period. It is considered that this can be managed with appropriate conditions to limit construction hours, collection times and a traffic management plan. This would ensure that construction takes place at appropriate times only, and that the vehicles are appropriately managed when accessing the site so disruption to occupiers can be managed. This is especially important for this application given the constrained access routes available to the site for construction, along Salmon Lane and Maids Causeway. Whilst, no longer extant, the previous application was conditioned with a TMP which was approved showing that safe construction operations could be achieved for the site.

96. Summary

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

98. **Third Party Representations**

99. The majority of third-party representations have been addressed within the body of the report, however the table below will outline those that have not been considered:

Representation	Officer Response
Grafton House flat sale and advertising material included provision of landscape garden that has not been delivered.	This is a civil matter, and as such cannot be addressed as part of a planning application.
Building work/ inference with trees could result in subsidence	This is a civil matter, and as such cannot be addressed as part of a planning application.
There could be contamination on site	A condition will be added to any permission given to ensure any unexpected contamination is appropriate dealt with.
Given that the previous scheme was never built, questions have been raised about the viability of the scheme	Officers have been presented with a scheme to assess; it is not for Officers to question the likelihood of the scheme coming forward at this stage.
There may be security risks from increased users to the site	Officers suggest that activating the vacant site with additional users would likely bring additional natural surveillance to the site and do not consider the proposal would result in security concerns.
Concerns raised that drainage issues along Salmon Lane, may be made worse by construction with the potential to collapse under heavy machinery.	The Drainage Officer has been consulted on the application and does not raise any concerns about the proposed drainage methods.
One representation has raised concerns about the piers and capping stones which have not been re-erected.	These structures were to be re-built as permitted by application ref. 18/1680/FUL. This does not form part of this application.

100. **Other Matters**

101. Bins

102. Policy 57 requires refuse and recycling to be successfully integrated into proposals. The application has not been submitted with details of an appropriate arrangement for refuse arrangements and therefore this will be conditioned to ensure is provided in an appropriate manner. One representation has been received suggest that large commercial bins could be used which would result in an eye-sore and health hazard, the detail of the proposed bins size and storage will be required to be submitted through

condition and therefore Officers consider that this can be dealt with in an appropriate manner.

103. Cadent Gas

104. Cadent Gas have commented on the application to suggest that the development site is in close proximity to their assets. They have no objection to the application, however do request that informatives are added to ensure the applicant is aware of their responsibilities in regard to this equipment, they have also provided a map of the assets. The informatives are considered reasonable to ensure the applicant is aware of these matters and is advised accordingly.

105. **Planning Balance**

106. 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).

107. It is acknowledged that the application has received a number of third party representations, however these have been addressed as part of the application and conditions added where appropriate.

108. The application would provide a high-quality, sustainable office space within the city centre, that would add vitality to the site and add to the mix of uses within this part of the city. It has been carefully designed to provide a contemporary addition that would successfully contrast with the surrounding development and not adversely impact surrounding heritage assets and neighbouring occupiers.

109. 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.

10. **Recommendation**

1. **Approve** subject to:

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