



Planning Committee Date	4 Sept 24
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/04952/FUL
Site Ward	19-35 Regent Street Market
Proposal	Redevelopment of the site including demolition, extensions, alterations and provision of a commercial use (Class E) at ground floor with student accommodation on the upper floors along with associated infrastructure works.
Applicant Presenting Officer	Downing College Developments Ltd Tom Gray
Reason Reported to Committee	Third party representations on planning grounds that are contrary to the officer recommendation and cannot be resolved by planning condition.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Heritage2. Design, scale, massing3. Bike and bin facilities
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks consent for the redevelopment of the site including demolition, extensions, alterations and provision of a commercial use (Class E) at ground floor with student accommodation on the upper floors along with associated infrastructure works.
- 1.2 Although the redevelopment would result in some loss of historic fabric, the proposal's scale, stepped appearance, retention of the best facades and gable feature, the full reinstatement of the BLI's partially missing shopfront, improved Parkers Terrace elevation, including ground floor activation and integrated bin store would be an enhancement and respond appropriately to the traditional features in the area.
- 1.3 There is no objection in terms of impacts upon trees, residential amenities, drainage or biodiversity whilst the student accommodation development would achieve BREEAM 'excellent' rating.
- 1.4 The proposal would ensure on-site cycle parking provision for students/visitors and employees, and there is no objection from the Local Highway Authority and Transport Assessment Team in terms of highways/transport impacts.
- 1.5 Although there would be a modest reduction in market housing on the upper floors, the benefits of the scheme including providing much needed student accommodation for Downing College, heritage benefits, improved cycle provision, biodiversity net gain and the reuse of previously developed land would outweigh any policy conflict in this instance.
- 1.6 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

Historic Core Conservation Area	X	Secondary Shopping Frontage	X
City Centre	X	Flood Zone 1	X
Primary Shopping Area	X	Controlled Parking Zone	X
Opportunity Area	X	Air Quality Management Area	X
Building of Local Interest (BLI)	X	Setting of Grade II Listed Buildings	X

- 2.1 The application site comprises No.19-35 Regent Street and is located directly opposite the wider Downing College campus. The surrounding area comprises a mix of residential, commercial and retail uses.
- 2.2 It is sited within the Primary Shopping Area with the frontage along Regent Street identified as a Secondary Shopping Frontage. The Regent Terrace

elevation is located opposite Parker's Piece. The site is located within the Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area.

2.3 The buildings comprise a terrace of 19th Century structures, situated within the Historic Core Conservation Area. No.33a is identified as a Building of Local Interest (BLI) whilst No.19-31 Regent Street above ground floor level, No.33&35 Regent Street and rear of No.19-31 and rear of No.33-35 are regarded as being positive buildings. Hobson's Conduit is located beneath the application site. The site is located within the setting of several Grade II Listed Buildings including No.41 Regent Hotel and Downing College gate lodge and gates.

3.0 The Proposal

3.1 The applicant proposes the partial demolition of buildings on the site, retaining the front and rear elevations of the BLI (No.33a); the retention of the front elevation of No.33-35, and the dismantling and reinstatement of the gabled feature of No.19-31.

3.2 The proposal comprises the redevelopment of the site including demolition, extensions, alterations and provision of commercial use class E at ground floor and 26 student units on the upper floors.

3.3 Ancillary uses including bin storage and cycle storage provision would be located at ground floor level with access off Regent Terrace.

3.4 Pre-application discussions have been held with Council officers between 2021 and 2023 with particular focus on addressing the scale/massing of the proposal.

4.0 Relevant Site History

Reference	Description	Outcome
23/50320/PRELV3	Proposed redevelopment	Response provided
21/50465/PREAPP	Demolition, extension and alteration of existing buildings within the site to facilitate the provision of refined commercial floor area at ground floor and new student accommodation at the upper floors.	Response provided

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2023

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

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

Policy 3: Spatial Strategy for the location of residential development

Policy 5: Sustainable transport and infrastructure

Policy 6: Hierarchy of centres and retail capacity

Policy 8: Setting of the city

Policy 10: The City Centre

Policy 11: Development in the City Centre Primary Shopping Area

Policy 14: Areas of Major Change and Opportunity Areas

Policy 25: Cambridge Railway Station, Hills Road Corridor

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 34: Light pollution control

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 46: Development of student housing
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and Community Infrastructure Levy

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Public Art SPD – Adopted January 2009

5.5 Other Guidance

Historic Core Conservation Area Appraisal (2017)

6.0 Consultations

6.1 Access Officer – No objection.

6.2 Check flat threshold for access to all areas. 5% of rooms to be wheelchair accessible.

6.3 Anglian Water – No objection subject to condition and informatives.

6.4 Archaeological Officer – No objection subject to condition.

6.5 Cambridgeshire & Peterborough Integrated Care System – No objection subject to developer contribution

6.6 Conservation Officer – No objection subject to conditions.

- 6.7 The variety of the elevations and stepping of the roof form would be largely preserved, albeit with an overall increase in scale and reconfiguration of the plots.
- 6.8 Whilst the loss of early 19th century fabric of moderate local significance is considered harmful, the heritage benefits and improvements would mitigate some of the adverse impacts. The scheme would retain elements considered of the greatest significance, including the best facades and gable feature. Benefits include the enhancement of the BLI through full reinstatement of its partially missing shopfront.
- 6.9 The proposed additional facades and roof extensions are considered to appropriately respond to the character of the site and its sensitive context, and conditions are recommended to ensure that the detailing and new elements are of the highest quality.
- 6.10 In local views, from the north along St Andrew's Street and Regent Street, the scale of the terrace would increase, although it would remain lower than the adjacent hotel and would largely conform to the height of the buildings further south. The reinstated gable elevation would maintain its roles as a focal point.
- 6.11 From Parkers Piece the increase in scale would be perceptible from a large distance, although the buildings would continue the scale of adjoining properties and continue to drop in height towards the north. It provides an enhanced elevation overlooking Parkers Piece, including ground floor activation and improved bin storage.
- 6.12 From Downing College, the additional height of the buildings would be clearly visible over the gates and listed Porter's Lodge, although the new roof form would continue the established scale of existing buildings on the street and would utilise traditional forms and materials. The townscape impacts set out above are not considered harmful to the character and appearance of the conservation area.
- 6.13 Designing Out Crime Officer – No objection. Recommend condition.**
- 6.14 Environmental Health Officer – No objection subject to conditions.**
- 6.15 Previous concerns regarding odour discharge and ASHP locations have been addressed. Acoustic assessment compliance, alternative ventilation scheme, plant noise, hours of use, odour filtration/extraction and noise insulation scheme should be conditioned.
- 6.16 Previous comments (18/01/24): Additional information required regarding confirmation of cooking odour discharge at roof and confirmation of plant locations.
- 6.17 Environment Agency – No comments received.**

6.18 Highways Development Management – No objection

6.19 Previous concerns have been addressed. Recommends gross weight restriction, traffic management plan, encroachment of public highway conditions. Revised cycle parking is supported. Advises applicant take opportunity to alleviate any flooding of the highway. Previous comments on red line still apply.

6.20 Previous comments (25/01/24): Objection due to opening doors onto Regent Terrace. Concerns on projections, rainwater downpipes, extent of red line plan, cycle parking facilities, basement position.

6.21 Historic England – No comments offered.

6.22 No comments offered.

6.23 Landscape Officer – No objection.

6.24 Lead Local Flood Authority – No objection.

6.25 Previous comments (23/01/24): No objection. Little space for new sustainable drainage systems and therefore the proposed use of downpipes connecting into the existing surface water sewer is sufficient. Recommend condition regarding measures to mitigate additional surface water run-off during construction.

6.26 Nature Conservation Officer – No objection subject to condition.

6.27 Exempt from Biodiversity Net Gain requirement due to it being de-minimus. Single tree proposed within the college grounds is supported. Ecological enhancements are supported and be subject to condition.

6.28 Sustainability Officer – No objection subject to BREEAM, water efficiency and greywater reuse conditions.

6.29 Amended BREEAM pre-assessment now showing that all 5 Wat01 credits are targeted. Greywater reuse is proposed. Revised roof plan showing the location of the proposed air source heat pumps and photovoltaic panels are welcomed.

6.30 Previous comments (23/01/24): Only 2 Wat01 credits are targeted. Water reduction proposed not supported.

6.31 Transport Assessment Team – No objection subject to condition.

6.32 Cycle parking in Downing College is supported which should be conditioned prior to occupation. Car-free development is supported.

6.33 Tree Officer – No objection subject to conditions

- 6.34 Previous comments (06/06/24): New stormwater drainage will be within the root protection area (RPA) so alternative arrangements or specialised techniques for installation should be included in the AIA.
- 6.35 Previous comments (07/02/24): An arboricultural impact assessment is required.
- 6.36 Urban Design Officer – No objection subject to materials, sample panel and roof details conditions.**
- 6.37 Response to context referencing to Regency style traditional features is supported. Access to the building is supported.
- 6.38 Scale and massing: Proposal seeks to maintain the 3.5 storey height with 2.5 storey step down and then a 1.5 storey element at the apex of the site. Higher built form does seem suitable at the prominent corner to the entrance to Parkers Piece. Buildings along Regent Street step down and become more subservient which is considered appropriate for this prominent corner. Scale would remain lower than the adjacent hotel and conform to the height of the buildings further south. Gable elevation would maintain its role as a focal point of the street. From Downing College, the additional height of the buildings would be visible over the gates and listed Porter's Lodge, although the new roof form would continue the established scale of existing buildings on the street and would be using traditional forms and materials.
- 6.39 Layout and amenity: Would have preferred more recreation space for the student accommodation but no objections to the floorplans and sections.
- 6.40 Functional design: Bin storage and cycle facilities are supported. Proposed plant which would be visually concealed is supported.
- 6.41 Elevations, materials and details: New brick elevations and shopfronts, with slate mansard roofs and traditional dormers and brick chimneys added are supported.
- 6.42 Shared Waste Team – Objection.**
- 6.43 Location of bin stores is too far away from collection along Regent Street collection point. Suggest relocation of bin stores to Regent Street. Inadequate details provided.
- 7.0 Third Party Representations**
- 7.1 One representation has been received (1 in objection) who has raised the loss of market housing.
- 8.0 Member Representations**
- 8.1 None received.

9.0 Local Groups / Petition

9.1 None received.

9.2 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.

10.0 Assessment

10.1 Principle of Development – Provision of commercial use (Class E)

10.2 The application comprises the redevelopment of the site to include provision of commercial use (Class E) at the ground floor level.

10.3 Policy 2 of the Cambridge Local Plan 2018 states that the strategy will be to support Cambridge's economy, offering a wide range of employment opportunities... employment development will be focused on the urban area, Areas of Major Change, Opportunity Areas and the city centre.

10.4 Policy 10 of the Local Plan 2018 states that any development or redevelopment should amongst other matters (a) add to the vitality and viability of the city centre and (b) achieve a suitable mix of uses.

10.5 Policy 11 states that proposals for other centre uses will be supported, provided:

- a. the proposal complements the retail function and makes a positive contribution to the vitality, viability and diversity of the city centre;
- b. provision is made for an active frontage, such as a window display, in keeping with the character of the shopping area; and
- c. it would not give rise, either alone or cumulatively, to a detrimental effect on the character or amenity of the area through smell, litter, noise or traffic problems.

10.6 Policy 25 of the Local Plan 2018 states that development proposals within the Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area, will be supported if they help promote and coordinate the use of sustainable transport modes, and deliver and reinforce a sense of place and local shops and services.

10.7 Supporting text Paragraph 3.102 states that redevelopment of sites within the area will help improve the environmental quality of the whole area, creating a more inclusive public realm and promoting 'place making'. These improvements will promote the character and distinctiveness of Hills Road and Regent Street to create streets that will foster a sense of community and provide attractive places to live in, work in and travel through. Where redevelopment occurs within the local centre,

opportunities should be taken to provide a mix of uses, including residential uses on upper floors.

10.8 Whilst the proposed development would result in a slight reduction of usable commercial floorspace compared to the existing provision, the proposal would continue to comprise Class E commercial use and therefore make a positive contribution to the vitality, viability and diversity of the city centre and provide active frontages along Regent Street and Regent Terrace.

10.9 Therefore, subject to a condition restricting it to Class E(a) retail or Class E(b) sale of food and drink, which would be appropriate in a Primary Shopping Area and Secondary Shopping Frontage, it is considered that the proposed development would be compatible with the uses as contained within Policies 2, 10, 11 and 25 of the Local Plan 2018.

10.10 Principle of Development – Development of student housing and the resultant loss of market housing

10.11 Policy 3 of the Local Plan 2018 states that in order to maintain housing provision, planning permission to change housing or land in housing use to other uses will only be supported in exceptional circumstances. Other uses include the provision of student accommodation, where planning permission would usually be required for change of use.

10.12 Policy 46 of the Local Plan 2018 states that proposals for new student accommodation will be permitted if they meet identified needs of an existing educational institution within the city of Cambridge. Applications will be permitted subject to:

- a. there being a proven need for student accommodation to serve the institution;
- b. the development not resulting in the loss of existing market housing and affordable housing;
- c. it being in an appropriate location for the institution served;
- d. the location being well served by sustainable transport modes;
- e. having appropriate management arrangements in place to discourage students from keeping cars in Cambridge;
- f. rooms and facilities being of an appropriate size for living and studying; and
- g. minimising any potential for antisocial behaviour and, if appropriate, being warden-controlled.

10.13 The Cambridge Student Accommodation Study demonstrates that there is a need for additional accommodation in the City to help satisfy the growth in students. The application is accompanied by a statement of need which confirms that Downing College require additional student accommodation to meet its student population needs. Therefore, it is considered that criterion (a) of Policy 46 is met.

- 10.14 Third party comments regarding the loss of market housing are noted. The existing buildings comprise four 1 x bed residential flats on the upper floors which would be lost through the site's redevelopment. It is understood that Downing College lease out these rooms to private tenants and have control over whether to rent these to current private tenants or students. It has therefore been argued by the applicant that only limited weight can be afforded by this policy conflict.
- 10.15 The proposal would result in a modest loss of accommodation, which as the applicant has suggested could be used to accommodate students at any point without the need for planning consent. Nevertheless, there is inherent policy conflict with Policies 3 and 46 which will be considered in the planning balance.
- 10.16 Notwithstanding this policy conflict, the proposed development would be situated opposite Downing College and therefore is an appropriate location for further student accommodation. In addition, the site is located in the City Centre which is well served by services and facilities within walking distance. Therefore, the proposal is compliant with criterion (c) and (d) of Policy 46.
- 10.17 The proposal would be a car-free development. Nevertheless, an obligation within the S106 agreement will be included to discourage students from keeping cars in Cambridge in accordance with criterion (e) of the Policy 46.
- 10.18 As discussed, the proposed development is opposite Downing College. The student rooms would therefore be well located in relation to the existing Porters Lodge to be warden-controlled in accordance with criterion (g) of Policy 46. This can be secured through the S106 agreement.
- 10.19 To ensure that Downing College students solely occupy the proposed development, a restriction will be contained within the Section 106 agreement.
- 10.20 Overall, whilst the proposed development results in a loss of market housing, it is considered that the proposal meets the majority of the criteria contained within Policy 46. Criterion (f) of Policy 46 is discussed in the future residential amenities section of this report.

10.21 Design, Layout, Scale and Impact upon Heritage Assets

- 10.22 The existing buildings are 19th century brick terraced properties with modern additions and alterations. The buildings have been identified as positively contributing to the character and appearance of the Cambridge Central Conservation Area. The Conservation Area appraisal identifies those building which contribute positively to comprise Nos.19-31 Regent

Street (above ground floor level); No. 33A (a Building of Local Interest), Nos. 33 & 35 (not shown on the accompanying map), and on Regent Terrace rear of Nos. 19-31; rear of No. 33A; and rear of Nos. 33-35.

- 10.23 Notable characteristics of the existing buildings include the townscape importance of the gabled end elevation; the irregular individual facades illustrating the grain and evolution of the site; and the stepped roof form which descends towards the apex of the site. The Building of Local Interest (BLI) is significant not least for its attractive shopfront which is partly missing. There are however elements, particularly along Parkers Terrace which are of poor condition and offer little architectural value.
- 10.24 Directly opposite and adjacent to the site are the grade II listed Downing College gate lodge and Regent Hotel, 41 Regent Street, which are closely related in terms of their scale, architectural form and date. There are numerous views to the site, including south along St Andrew's Street, west across Parkers Piece and eastwards from Downing College.
- 10.25 Policies 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping.
- 10.26 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area.
- 10.27 Paragraphs 200 – 214 of the NPPF 2023 provide advice on proposals affecting heritage assets and how to consider different levels of harm.
- 10.28 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.
- 10.29 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.30 The proposal comprises the partial demolition of buildings on the site, retaining the front and rear elevations of the BLI; the retention of the front elevation of No. 33-35, and the dismantling and reinstatement of the gabled feature of 19-31. New brick elevations and shopfronts would be constructed, with slate mansard roofs, traditional dormers and brick chimneys added above. The variety of the elevations and stepping of the roof form would be largely preserved, albeit with an overall increase in scale and reconfiguration of the plots.

- 10.31 Following a formal consultation with the Council's Conservation Officer, whilst the loss of early 19th Century fabric of moderate local significance is considered harmful, the scheme would retain elements of the greatest significance including the best facades and gable feature whilst the scheme would enhance the BLI through the full reinstatement of its partially missing shopfront, improved Parkers Terrace elevation, including ground floor activation and integrated bin storage.
- 10.32 With regards the elevations and scale, the proposed development's stepped appearance, additional facades and roof extensions would respond appropriately to the Regency style traditional features in the area, the character of the site and its sensitive context subject to conditions to be attached to any planning consent granted to ensure that materials and detailing are of high quality. The approach in urban design terms is considered suitable at the prominent corner to the entrance to Parker's Piece.
- 10.33 Although in local views, from the north along St Andrew's Street/Regent Street, the scale of the terrace would increase, it would remain lower than the adjacent hotel and would largely conform to the height of the buildings further south. From Parkers Piece, although the scale change would be perceptible, the proposal would continue the height of the existing adjoining properties and would step down to towards the north, where the gable elevation would be reinstated to maintain its role as a focal point of the street. From Downing College, although the additional height would be visible over the gates and listed Porter's Lodge, the new roof form would continue the established scale of existing buildings on the street and would utilise traditional forms and materials.
- 10.34 In terms of accessibility and functional design, entrance doors are proposed to the front along Regent Street for customers whilst to the rear, entrance doors are located along Regent Terrace for employees and students accessing the upper floors. Two bin storage rooms are located along Regent Terrace whilst plant on the roofs would be concealed from views.
- 10.35 Consequently, subject to materials, samples and roof details secured via condition, it is not considered that the proposed development would have a harmful impact upon the character and appearance of the Conservation Area, nor would it adversely affect the setting and significance of Buildings of Local Interest/Listed Buildings in accordance with Policies 55, 56, 57, 58 and 61 of the Local Plan 2018 and the NPPF 2023.
- 10.36 The application site lies within an area of strong archaeological potential. Following a formal consultation with the Archaeological Officer, there is no objection to the scheme subject to archaeological investigation including a formal programme of archaeological historic building recording and sub-surface archaeological investigation and mitigation. This would be secured via a condition on any planning consent granted in accordance with the NPPF 2023.

10.37 Trees

- 10.38 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.
- 10.39 The application is accompanied by an Arboricultural Impact Assessment (AIA). Following comments from the Council's Tree Officer, amendments to the drainage strategy have been submitted to address the potential impacts and incursion within root protection areas (RPAs) of trees located in Parker's Piece.
- 10.40 Following further comments from the Trees Officer, it is considered that subject to an arboricultural method statement and tree protection plan to be conditioned on any planning consent granted, there is no objection to the proposed development and the proposal would accord with policies 59 and 71 of the Local Plan 2018.

10.41 Carbon Reduction and Sustainable Design

- 10.42 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 10.43 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management.
- 10.44 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 10.45 The application is supported by a Sustainability Statement and Energy Assessment documentation and addresses previous concerns raised by the Sustainability Officer, with an amended BRREAM pre-assessment now showing that all 5 Wat01 credits are to be targeted for the student accommodation. Water efficient appliances and sanitary ware, and greywater reuse are proposed with the basement enlarged to accommodate a greywater tank. Air source heat pumps (ASHPs) and solar PVs would be located on the roof space.
- 10.46 On this basis, subject to BREEAM Design Stage and Post Construction Certification, water efficiency and greywater reuse conditions, the proposal is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.47 Biodiversity

- 10.48 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 10.49 An ecology report has been submitted. The application has been subject to formal consultation with the Council's Ecology Officer, who has raised no objection to the proposal. Due to the site only comprising unsealed habitats, the application can be considered de-minimis and exempt from the biodiversity net gain requirement. Notwithstanding this, the small net gain in a single tree being planted within the college grounds is supported and can be secured via a section 106 agreement.
- 10.50 The ecological enhancements including integrated swift box provision can be secured via condition. On this basis, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

10.51 Water Management and Flood Risk

- 10.52 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.
- 10.53 The site is located within Flood Zone 1 and is therefore considered at low risk of flooding. It is also situated within a low risk area of surface water flooding.
- 10.54 The applicants have submitted a Drainage Strategy in support of the application. Following a formal consultation with the Lead Local Flood Authority (LLFA), given that the proposed development will not change its impermeable area when compared to the existing buildings and the lack of space for new drainage systems, the proposed use of downpipes connecting into the existing surface water sewer is sufficient.
- 10.55 Anglian Water have no objection to the proposal in principle but have requested further details indicating water discharge rates that are being proposed into the network via planning condition.
- 10.56 On this basis, subject to conditioning a surface water management plan and measures for avoiding surface water run-off during construction, the proposal is compliance with Policies 31 and 32 and NPPF advice.

10.57 Anglian Water has advised that they have no objections to the application in terms of the foul water drainage proposed subject to the attachment of informatives on any planning consent granted.

10.58 Highway Safety and Transport Impacts

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

10.60 Paragraph 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

10.61 The application is supported by a Transport Assessment and has been subject to a formal consultation with the County Council Transport Assessment Team and the Local Highways Authority.

10.62 Following amended plans, the Local Highways Authority have removed their previous objection to the proposed development, subject to the gross weight vehicle limit, traffic management plan, and no encroachment/overhanging of the public highway conditions, and informative.

10.63 Whilst the extent of the red line has been raised previously by the Local Highways Authority, this matter is not considered to be of material concern to the planning assessment.

10.64 Whilst the Highways Authority have recommended measures to address flooding across and under the footway, as discussed previously and in consultation with the LLFA, the constraints of the site limit any introduction of new sustainable drainage systems.

10.65 The proposed development would be car-free and is conveniently located to allow for multiple active travel options. No objections are raised by the Transport Assessment Team regarding the increase in trip generation at peak times.

10.66 With regards cycle provision, Appendix L states that for the student accommodation, there should be 1 space per 2 bedspaces within the City Centre and 1 visitor space per 5 bedspaces. Whilst for retail/food and drink use, there should be 2 spaces for every 5 members of staff and short stay spaces for customers based on the floor area proposed.

10.67 Appendix L states that some flexibility is applied to applications of the standards for the historic core area of the city, where constraints may make application of the standards difficult for change of use or refurbishment. Therefore, given the nature of the proposal and its siting

within the historic core of the city and its sustainable location, flexibility needs to be applied in this instance.

- 10.68 Following discussion with the applicant, cycle parking has been relocated on-site within the ground floor of the building, with ramped access from Regent Terrace. Sixteen cycle spaces in the form of double stackers, and four cycle spaces in the form of Sheffield stands are proposed, resulting in twenty cycle spaces. This is considered to meet the minimum standards of thirteen cycle spaces for students and five cycle spaces for visitors plus two spaces for staff.
- 10.69 Whilst short term customer parking would not be provided on site, given the constraints of the site, this would not be possible. Given that the application is located adjacent to Sheffield stands at the entrance to Parker's Piece, there is considered adequate short term cycle parking options for customers and given the proposal would not result in any material increase in floor space over the existing situation, the proposed development is considered acceptable.
- 10.70 It is therefore considered to meet Policies 80, 81 and 82 of the Local Plan 2018.

10.71 Amenity

- 10.72 Policy 35, 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.

Neighbouring Properties

- 10.73 The proposed development would be on the same footprint as the existing buildings albeit would increase in overall scale particularly in height on the western elevation closest to the University Arms Hotel. Given the reasonable separation distances between the proposed development and residential amenities including the neighbouring flat at No.22A Regent Street, it is not considered that the proposal would result in any harm to residential amenities on account of significant overbearing, loss of light or overlooking impacts.

Future residential amenities

- 10.74 Although technical space standards within Policy 50 are not engaged given that this policy does not apply to student accommodation, any proposed development should be of an appropriate size for living and studying. Urban Design Officer comments are noted in this regard, however, in this instance, each student room (en-suite) would be of a sufficient size to accommodate sleeping, living and study space. Each floor would comprise shared kitchen/dining facilities that would of an appropriate size for cooking/dining and socialising. Whilst no external

spaces are proposed as part of the redevelopment, the site is located adjacent to Parker's Piece and opposite Downing College. On this basis, the proposal is compliant with criterion (f) of Policy 46.

- 10.75 The Council's Access Officer comments are noted, however, given the nature of the proposed development which given the student use would not be permanently occupied, it is not considered that the requirement of M4(2) compliance is required. Nevertheless, there would be level access onto Regent Street and wheelchair users could access the ground floor and other floors via lift.

Construction and Environmental Impacts

- 10.76 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/demolition would be minimized through conditions restricting construction/demolition hours and collection/delivery hours, noise/vibration and piling, dust and unsuspected contamination to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 10.77 The application is supported by a noise impact assessment, ventilation and extraction statement and air quality assessment.
- 10.78 Additional information has been submitted which confirms that if cooking is require, odour discharge would be at roof level, whilst ASHPs would be located on the roof.
- 10.79 Following a formal consultation with the Council's Environmental Health Officer, there is no objection to the proposed development subject to compliance with the noise insulation scheme and mitigation as stated in the noise impact assessment, submission of an alternative ventilation scheme, submission of a plant noise insulation/mitigation scheme, hours of use, submission of a scheme for the extraction, filtration and abatement of odours, submission of a noise insulation scheme for Class E (b,d,f) uses, and submission of external artificial lighting in accordance with Policies 33, 34, 35 and 36 of the Local Plan 2018. These conditions are considered reasonable and necessary.

Summary

- 10.80 Taking all this into account, subject to conditions, it is considered that the proposal adequately respects the amenity of its neighbours and future residents and has acceptable impacts upon the surrounding environment. It is therefore compliant with Cambridge Local Plan (2018) policies 33, 34, 35, 36, 57 and 58.

10.81 Refuse Provision

- 10.82 Policy 57 requires refuse and recycling to be successfully integrated into proposals.
- 10.83 Whilst comments from the Shared Waste Team are noted, the proposed bin storage with access onto Regent Terrace would be an improvement on the existing situation and would be conveniently located for collection. Therefore, the proposal is in accordance with Policy 57 of the Local Plan 2018.

10.84 Planning Obligations (S106)

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

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

- 10.86 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.
- 10.87 Policy 85 states that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.
- 10.88 Heads of Terms
- 10.89 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary below:

Obligation	Contribution / Term	Trigger
Healthcare	£19,100 to increase clinical capacity at Lensfield Medical Practice or Trumpington St Medical Practice or any other GP Practice within the Cam Medical Primary Care Network (PCN); or any project at an alternative premises within the PCN footprint which increases primary healthcare capacity.	Prior to occupation

Student accommodation management plan	Use restricted to students in connection with institution, management plan of arrivals/departures, controls of noise and disturbance, controls of bringing vehicles into Cambridge.	Prior to occupation
Tree planting	Single tree to be planted within the College grounds, details and location to be provided.	Prior to occupation
Monitoring fee	£2,200 towards the monitoring and administration of the section 106 agreement and a further additional fee of £500 for every instance where the Council is required to provide written confirmation of an obligation.	N/A

10.89 Following a request from the Cambridge and Peterborough Primary Health Care Team, taking into account the limited capacity of surrounding GP surgeries and the net gain in residents as a result of the development, it is considered that the healthcare planning obligation is appropriate.

10.90 A student management plan will be required to ensure that parking arrangements and controls are in place, management of noise and anti-social behaviour, arrivals/departures and student use. It is considered that the student management plan planning obligation is appropriate.

10.91 The applicant has offered to plant a tree within the ownership of the College grounds, which would provide a biodiversity gain above mandatory requirements. This is welcomed and would be secured through a planning obligation.

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

10.93 Other Matters

10.94 The Designing Out Crime Officer recommendations are noted, however, the condition suggestions are not considered to be reasonable or necessary in this instance.

10.95 The application site is publicly visible and would result in the substantial redevelopment of the site. In officers' opinion, there is scope for public art to be delivered on the site and therefore will be conditioned on any planning consent granted in accordance with Policy 56 of the Local Plan 2018.

10.96 Planning Conditions

10.97 Members attention is drawn to following key conditions that form part of the recommendation:

Condition no.	Detail
1	Time limit
2	Plans
3	Archaeological investigation/historic building recording
4	Arboricultural Method Statement and Tree Protection Plan
5	Traffic Management Plan
6	Demolition/construction noise impact assessment
7	Dust mitigation
8	Surface water management during construction
9	Reuse of materials/features
10	Protection of retained facades
11	BRE issued design stage certificate
12	Surface water scheme
13	Details of external materials
14	Sample panel
15	Nest box scheme
16	Greywater harvesting/water recycling scheme
17	Public art delivery scheme
18	Alternative ventilation scheme
19	Details of shopfronts, lintels, doors and chimneys
20	New joinery details
21	Window details
22	Roof details
23	Dormer details
24	Extraction scheme if Class E(b) use
25	Noise insulation scheme if Class E(b) use
26	Noise insulation/mitigation scheme for plant/equipment
27	Water efficiency calculator
28	BRE post construction certificate
29	External lighting scheme
30	Vehicle weight limit
31	Implementation of tree protection

32	Encroachment/overhanging of the highway
33	Demolition/construction hours
34	Collection/delivery hours
35	Unsuspected contamination
36	Noise insulation and mitigation compliance
37	Hours of use
38	Restriction of Use Class E(a) and E(b)

10.98 Planning Balance

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

10.100 Summary of harm

10.101 The proposed development of the site would result in a moderate loss of 19th Century historic fabric.

10.102 The proposed development would result in a modest loss of market housing.

10.103 Summary of benefits

10.104 The proposed development would deliver additional and needed student accommodation for Downing College in a highly sustainable location.

10.105 The proposed development would enhance the BLI through the full reinstatement of its partially missing shopfront, improved Parkers Terrace elevation, including ground floor activation and integrated bin storage.

10.106 The proposed development would provide on-site cycle parking for both future residents and employees.

10.107 The proposed development would provide a biodiversity net gain above mandatory requirements.

10.108 The proposal would result in the reuse of previously development land.

10.109 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.

11.0 Recommendation

11.1 **Approve** subject to:

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

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

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.

C242-CMP-SI-ZZ-DR-A-00001 PL1 LOCATION PLAN 29.12.2023
C242-CMP-SI-00-DR-A-00400 DEMOLITION GROUND FLOOR PLAN
(Revision REV PL1) 29.12.2023
C242-CMP-SI-01-DR-A-00101 PROPOSED FIRST FLOOR PLAN
(Revision REV PL2) 29.12.2023
C242-CMP-SI-00-DR-A-00401 DEMOLITION FIRST FLOOR PLAN
(Revision REV PL1) 29.12.2023
C242-CMP-SI-02-DR-A-00102 PROPOSED SECOND FLOOR PLAN
(Revision REV PL2) 29.12.2023
C242-CMP-SI-00-DR-A-00402 DEMOLITION SECOND FLOOR PLAN
(Revision REV PL1) 29.12.2023
C242-CMP-SI-03-DR-A-00103 PROPOSED THIRD FLOOR PLAN
(Revision REV PL2) 29.12.2023
C242-CMP-SI-ZZ-DR-A-00200 PROPOSED STREET ELEVATION
(Revision REV PL2) 29.12.2023
C242-CMP-SI-ZZ-DR-A-00202 PROPOSED ELEVATIONS-RS (Revision
REV PL2) 29.12.2023
C242-CMP-SI-ZZ-DR-A-00203 PL2 PROPOSED ELEVATIONS-RS
29.12.2023
C242-CMP-SI-ZZ-DR-A-00204 PL2 PROPOSED ELEVATIONS-RT
29.12.2023
C242-CMP-SI-ZZ-DR-A-00206 PL2 PROPOSED ELEVATIONS-GE
29.12.2023
C242-CMP-SI-ZZ-DR-A-00250 PL2 PROPOSED SECTIONS- A, B AND C
29.12.2023
C242-CMP-SI-ZZ-DR-A-00420 PL1 DEMOLITION ELEVATIONS
29.12.2023
C242-CMP-SI-ZZ-DR-A-00801 PL2 STRIP SECTION A 29.12.2023
C242-CMP-SI-ZZ-DR-A-00802 PL1 STRIP SECTION B 29.12.2023

C242-CMP-SI-ZZ-DR-A-00803 PL2 STRIP SECTION C 29.12.2023
C242-CMP-SI-ZZ-DR-A-00804 PL2 STRIP SECTION D 29.12.2023
C242-CMP-SI-ZZ-DR-A-00805 PL2 STRIP SECTION E 29.12.2023
C242-CMP-SI-ZZ-DR-A-00806 PL2 BLI SHOPFRONT 29.12.2023
C242 CMP SI 05 DR A 00105 PROPOSED ROOF PLAN (Revision REV PL3) 10.04.2024
C242 CMP SI ZZ DR A 00201 PROPOSED ELEVATIONS PART 1 OF 2 (Revision REV PL3) 10.04.2024
C242 CMP SI ZZ DR A 00205 PROPOSED ELEVATIONS PART 2 OF 2 (Revision REV PL3) 10.04.2024
C242 CMP SI ZZ DR A 00807 STRIP SECTION F (Revision REV PL1) 10.04.2024
C242-CMP-SI-00-DR-A-00100 PL4 AMENDED PROPOSED GROUND FLOOR PLAN 18.06.2024
C242-CMP-SI-BM-DR-A-00104 PL4 AMENDED PROPOSED BASEMENT PLAN 18.06.2024
C242-CMP-SI-ZZ-DR-A-00251 SECTIONS D & E-PL3 REVISED SECTIONS D&E 18.06.2024
REVISED DRAINAGE STRATEGY ELEVATION 28.06.2024
REVISED DRAINAGE STRATEGY PLAN 28.06.2024

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

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with the NPPF 2023.

4. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.
Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

5. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81)

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

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

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. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.
Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself in accordance with Cambridge Local Plan 2018, Policies 31 and 32.
9. No demolition, hereby permitted, shall be undertaken, until details for the careful salvage and reuse/reinstatement of existing materials, including gable pediment, archway, bow window, bricks and stonework have been submitted to and approved by the Local Planning Authority. A method statement of the works and detailed drawing of the gable elevation shall be provided indicating where features exist and will be reinstated. The works shall be carried out in accordance with the agreed details. Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, Policies 61 and 62).
10. No works shall commence until details of how the retained facades are to be properly protected and supported during the carrying out of the works have been submitted to and approved in writing by the Local Planning Authority. The approved means of protection and support shall be implemented and remain in place until the works are completed.
Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, Policies 61 and 62).
11. Within 12 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 for the student accommodation element of the scheme, 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).

12. No development, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation program agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and prevent the increased risk of flooding (Cambridge Local Plan 2018 Policies 31 and 32).

13. 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 bricks salvaged and retained during demolition. Development shall be carried out in accordance with the approved details.

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

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

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

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

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 Policies 57, 59 and 70).

16. No development above base course (other than demolition and enabling/utility diversion works) shall take place until a detailed scheme for the approved greywater harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary

infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

17. No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan Policies 55 and 56 and the Cambridge City Council Public Art SPD (2010)).

18. Prior to development above slab level, details of an alternative ventilation scheme for the habitable rooms on the Regent Street façade to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the rear of the development away from Regent Street. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system. The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To protect the amenity of future occupiers (Cambridge Local Plan 2018 Policy 35).

19. No work shall commence on the affected areas, until details of the following items have been submitted for the prior, written approval of the Local Planning Authority:

- (a) details of shopfronts and doors at a scale of 1:20
- b) details of reinstated elements of the BLI shopfront at a scale of 1:1
- (c) details of chimney stacks and pots at a scale of 1:20
- (d) details of brick window lintels at a scale of 1:20

The works shall be carried out in accordance with the agreed details.
Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, Policies 61 and 62).

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

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

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

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

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

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

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

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

24. E(b) (Sale of food and drink for consumption (mostly) on the premises) development use shall not commence until a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours has been submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

Reason: To protect the amenity of future occupiers and nearby properties (Cambridge Local Plan 2018 Policy 36).

25. E(b) (Sale of food and drink for consumption (mostly) on the premises) development use shall not commence until a noise insulation / mitigation scheme in order to minimise the airborne / impact noise emanating from the premises is submitted in writing for approval by the Local Planning Authority. The scheme as approved shall be fully implemented before the use is commenced and shall be retained as such.
Reason: To protect the amenity of future occupiers and nearby properties (Cambridge Local Plan 2018 Policy 36).
26. No operational plant, machinery or equipment shall be installed until a noise insulation/mitigation scheme as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such. The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed the rating level limits specified within the Cass Allen Noise Impact Assessment dated 18th December 2023 (rev 1) ref: RP01-22789-R1.
Reason: To protect the amenity of future occupiers and nearby properties (Cambridge Local Plan 2018 Policy 36).
27. Prior to the occupation of the student accommodation element of the proposed development, or as soon as reasonably practicable after occupation, evidence in the form of the BREEAM Wat01 water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority. Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.
Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).
28. Within 12 months following first occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.
Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).
29. No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme if required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:

(a) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors)

(b) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

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

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

30. Construction or delivery vehicles with a gross weight in excess of 3.5 tonnes shall only service the site between the hours of 09.30hrs -16.00hrs, Monday to Saturday, and any loading from Regent Street is only permissible between the hours of 10:00am - 4:00pm Monday to Saturday (which reflects the loading restriction in-force on this stretch of Regent Street).

Reason: In the interests of highway safety in accordance with the NPPF 2023.

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

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

32. No part of any structure shall overhang or encroach under or upon the public highway and no gate / door / ground floor window shall open outwards over the public highway.

Reason: In the interests of highway safety in accordance with the NPPF 2023.

33. 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).

34. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

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

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

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

36. The noise insulation scheme and mitigation requirements as stated within the Cass Allen Noise Impact Assessment dated 18th December 2023 (rev 1) ref: RP01-22789-R1 shall be fully implemented, maintained and not altered.

Reason: To protect the amenity of future occupiers (Cambridge Local Plan 2018 Policy 36).

37. The use, hereby permitted, shall not be open outside the hours of 07:00 and 23:00 hrs.

Reason: To protect the amenity of future occupiers and nearby properties (Cambridge Local Plan 2018 Policy 36).

38. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the use hereby permitted, shall be used for retail Class E(a) or sale of food and drink for consumption (mostly) on the premises Class E(b), and for no other purpose (including any other purposes in Class E of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Reason: To ensure that the uses are appropriate in accordance with Policies 2, 10, 11 and 25 of the Cambridge Local Plan 2018.

Informatives

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
2. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.
3. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991.
4. A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
5. No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water.
6. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
7. To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices: 6: Requirements for Specific Lighting Schemes; 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide; 8: Further technical guidance related to noise pollution

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs