



Planning Committee Date	8 January 2025
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/03207/FUL
Site	17 High Street, Cherry Hinton
Ward / Parish	Cherry Hinton
Proposal	Single storey front and rear extensions, rear roof extension and change of use to large House in Multiple Occupation (HMO) consisting of seven units
Applicant	Mr Girish Ramrous
Presenting Officer	Melissa Reynolds
Reason Reported to Committee	Called-in by Councillor Ashton
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Residential amenity2. Noise and disturbance
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks full planning permission for 'Single storey front and rear extensions, rear roof extension and change of use to large House in Multiple Occupation (HMO) consisting of seven units' at 17 High Street, Cherry Hinton.
- 1.2 Cllr Ashton has called-in the application for determination by Planning Committee.
- 1.3 Officers have considered the impact on neighbours and the surrounding area. The issues on the amenity of neighbours are minor in terms of additional overlooking. The site is in a highly sustainable location with excellent access to pedestrian, cycle routes and public transport. It is located in the Cherry Hinton District Centre.
- 1.4 The benefits of providing an additional two-bed spaces in a sustainable location outweigh the slight harm to neighbouring amenity.
- 1.5 Officers recommend that the Planning Committee approve the application, with conditions.

2.0 Site Description and Context

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

*X indicates relevance

- 2.1 17 High Street, Cherry Hinton is a semi-detached house fronting the High Street. It currently has a single storey conservatory extension to the rear and a two storey side extension with a hipped roof. It is built of red brick at ground floor and pebble dash at first floor with a plain tile roof.
- 2.2 The front garden is hard paved with block paving and has an access off Mill End Road. A verge separates the pavement to the front of the site from High Street and Mill End Road. Mill End Road is one-way at the site's access point, limiting exit to right-hand turns out of the driveway towards High Street. A cycle lane runs along the High Street and there is a bus stop across the road.

- 2.3 It is adjacent to the Red Lion Public House, which is located to the south of the site. The house sides on to the pub access, car park and garden.
- 2.4 No.17 adjoins no. 19, to the north. No. 19 has a single-storey front and side extension, rear extension in the form of a conservatory that lies adjacent to the boundary with no. 17. The roof to no. 19 has been extended to create a second floor. This is formed by the addition of rooflights and a side facing dormer window.
- 2.5 Beyond no.19 are nos. 21 and 23, another pair of semi-detached properties in the same style and form as the application site. This pair has been renovated to form flats.
- 2.6 Opposite the site to the east is Cherry Hinton Recreation Ground.
- 2.7 The application site backs onto the rear gardens of 1 and 3 Mill End Close, a residential street to the north of the site.

3.0 The Proposal

- 3.1 The full planning application seeks permission for: 'Single storey front and rear extensions, rear roof extension and change of use to large House in Multiple Occupation (HMO) consisting of seven units'.
- 3.2 The proposals are:
- Single-storey front extension with a lean-to roof.
 - Removal of existing single storey rear conservatory.
 - Single storey rear extension with lean-to roof.
 - Conservatory off the single-storey extension.
 - Roof extension to change the side hip to a side gable.
 - Flat roofed rear dormer extension to the roof.
 - Cycle and bin stores to the front.
 - Change of use from a small HMO (five persons in five households) (Use Class C4) to a large HMO (seven households) (sui generis use).

4.0 Relevant Site History

Reference	Description	Outcome
C/71/0078	Extension to form garage and store on ground floor and bedroom above.	Permitted
05/0376/FUL	Single storey rear conservatory.	Permitted
24/01133/FUL	Single storey front and rear extensions, two storey rear extension and rear roof extension.	Withdrawn

Change of use to large 10 bed HMO
for 10 persons (sui generis).

- 4.1 An application for a 10-bedroom HMO, which proposed a two-storey rear extension, was withdrawn earlier in the year. The withdrawal followed officers having raised concerns that it would provide a cramped communal area, restricted garden, small bedroom sizes, and result in an intensification of the use of the rear garden that would be likely to result in noise and disturbance of neighbours.

5.0 Policy

5.1 National

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Technical Housing Standards – Nationally Described Space Standard (2015)

Human Rights Act 1998

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 6: Hierarchy of centres and retail capacity

Policy 28: Sustainable design and construction, and water use

Policy 32: Flood risk

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding

Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge

Policy 48: Housing in multiple occupation

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 72: Development and change of use in district, local and neighbourhood centres

Policy 76: Protection of public houses

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

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

5.5 Other Guidance

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Cycle Parking Guide for New Residential Developments (2010)

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 The effect of the proposed development upon the Public Highway should be mitigated if conditions are included in any planning permission re. hours for demolition and construction vehicles.

6.3 It also notes that ‘as the streets in the vicinity of the application site provide uncontrolled parking, and as there is no effective means to prevent residents from owning a car and seeking to keep it on the local streets, this demand is likely to appear on-street in competition with existing residential uses. The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application’.

6.4 Environmental Health – No Objection

6.5 The development is acceptable subject to conditions relating to construction hours and the use of piled foundations. Informatives are also recommended re. the Housing Health & Safety Rating System, management of Houses in Multiple Occupation (HMOs), and HMO licensing.

6.6 The HMO is already licensed by the council for five persons in five householders. A variation of the existing HMO licence will be required should planning permission be granted.

7.0 Third Party Representations

7.1 Ten representations have been received.

7.2 Those in objection have raised the following issues:

- Principle of development
- Character, appearance, and scale
- Overdevelopment
- Residential amenity impact - impacts on daylight, sunlight, overshadowing, privacy, noise and disturbance
- Construction impacts (need for H&S measures)
- Highway safety including impact on cycle routes, bus stops, and access to high street
- Car parking and parking stress
- Cumulative increase in HMOs - loss of family homes changing the nature of Cherry Hinton; and impact on community cohesion
- Bins and litter
- Impact on infrastructure
- Impact on the human rights under protocol 1, Article 1 of the Human Rights Acts, Article 8 of the Human Rights Act

8.0 Member Representations

8.1 Cllr Mark Ashton has made a representation objecting to the application on the following grounds:

- Over development.
- Out of keeping with the area.
- Car parking.
- No area for vehicles to park or deliver whilst any work was carried out.
- Already congested area for parking and no space for further vehicles.

He requested that, if the recommendation from officer's is approval, that the application be considered at Planning Committee.

8.2 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.

9.0 Assessment

9.1 Planning Background

9.2 The property is already in use as a small HMO, as confirmed by the Environmental Health Officer's comments. This report focusses, therefore, on the impact of (a) the extensions and (b) the additional occupants the proposal would enable as a large HMO (sui generis use).

9.3 Principle of Development

- Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

9.4 The requirements under Policy 58: Altering and extending existing buildings are considered in the following sections.

9.5 The principle of the development, including the change of use Class C4 to sui generis (large HMO), is acceptable and in accordance with policies 3 and 58 of the Cambridge Local Plan (2018).

9.6 Design, Layout, Scale and Landscaping

9.7 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment. Appendix E of the Local Plan provides a 'Roof extensions design guide'.

9.8 Front extension and hip to gable roof extension

9.9 Of the two pairs of semi-detached houses in this row, no. 19 has closely retained its original form and character. The other three properties in this short row have been significantly altered and consequently, it has not overall retained the uniformity it would originally have had. In this context, the proposed alterations to no. 17 are sympathetic to the dwelling and will be in-keeping with the other dwellings in this part of the High Street, which also feature side gabled roofs and small additions at ground floor to the front.

9.10 The proposed single-storey front extension would project in line with an existing front extension to the neighbouring dwelling at no. 19.

9.11 The proposed hip to gable alteration of the roof will be similar in form, scale, and appearance to the roof extension undertaken at no. 19 and elsewhere in the street. In accordance with Policy 58 the proposed roof extension is sympathetic to the original dwelling and surrounding context.

9.12 Rear box dormer, single-storey extension, and conservatory

9.13 Appendix E of the Local Plan indicates that roof extensions which 'perpetuate forms of existing, but poorly designed roof extensions' or 'are insensitively designed large 'box type' roof extensions' are unlikely to be acceptable. The rear dormer will be visible in glimpsed views from Mill End

Close and High Street, across the pub's frontage and between neighbouring houses. While the proposed box dormer is large, it will not be unduly prominent in the streetscene or appear visually out-of-keeping with the extended dwelling and the proposed gable roof. It would sit below the ridgeline and in from the edges and eaves.

- 9.14 It would introduce four rear facing windows at roof level two serving ensuite shower rooms, two serving bedrooms. Policy 58 permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties. The proposed extensions comply with policy 58. This is covered in more detail later in this report.
- 9.15 Provided materials used reflect the existing ones this will not be harmful to visual amenity or character of the area; this can be secured by condition.
- 9.16 Overall, the proposed development is of a sufficiently high-quality design that would contribute positively to its surroundings. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and 59 and the NPPF.

9.17 Biodiversity

- 9.18 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.
- 9.19 The Development is below the de minimis threshold, meaning it impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- 9.20 Officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and is not required to achieve a biodiversity net gain beyond enhancements required by Local Plan Policy. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

9.21 Water Management and Flood Risk

- 9.22 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. 162-169 of the NPPF are relevant.

- 9.23 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The proposals are for extensions to an existing dwelling.
- 9.24 There is no conflict with Local Plan policies 31 and 32 and NPPF advice.

9.25 Highway Safety and Transport Impacts

- 9.26 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 9.27 Para. 116 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.28 Access to the site would be as per existing.
- 9.29 The extensions to the dwelling are to enable the owner to change the use to a large HMO. The concerns are noted; however, the change of use would result in two additional occupants. The scale of development proposed is not one that would give rise to highway safety or transport impacts that would warrant a refusal of the application.
- 9.30 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority which raises no objection to the proposal.
- 9.31 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

9.32 Cycle and Car Parking Provision

- 9.33 Cycle Parking
- 9.34 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 58 requires extensions to existing buildings to 'retain sufficient amenity space, bin storage, vehicle access and cycle and car parking' under point (g).
- 9.35 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 residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the

encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

9.36 The application proposes seven secure, enclosed cycle parking spaces. The submitted block plan indicates there is room to the front of the house for eight cycle stands. A planning condition is recommended to secure the provision of cycle parking along with details of an enclosure for these to ensure sufficient cycle parking is provided.

9.37 Car parking

9.38 Policy 58 requires extensions to existing buildings to retain sufficient vehicle access and cycle and car parking.

9.39 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. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms.

9.40 The site currently has a dropped kerb, and the front garden is hard surfaced, providing space to park two cars off-street. Subject to the necessary provisions for bin and bike stores in relation to the small HMO use, two spaces on site can be retained.

9.41 Concerns locally about the need for additional car parking arising from the large HMO use are noted. The proposed layout enables two spaces to be retained, which meets the standards set out in Appendix L. This is adequate for an HMO with very good access to active travel routes and public transport.

9.42 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking.

9.43 Provision for an EV charging point has not been made. As no additional parking is proposed, the EV requirement is not to be applied. The proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

9.44 The proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

9.45 Amenity

9.46 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. This is also the case for HMOs.

Policy 48 seeks to ensure that ‘the intensification of such activity associated with any HMO is proportionate to the size of the property’ (see para. 6.24 of the supporting text).

- 9.47 Appendix E indicates that roof extensions that give rise to significant additional overlooking of neighbouring property will not be supported. In assessing the degree of overlooking, factors such as the size, scale and orientation of the existing house, extent of existing outbuildings and garden curtilage will be taken into account.
- 9.48 Neighbouring Properties
- 9.49 Impact on No. 19 High Street.
- 9.50 The single-storey rear extension and conservatory are stepped away from the boundary with no. 19. These are sited to the south of its garden, however, the rear extension would not project past its conservatory. The proposed conservatory has an eaves height of 2.3m and is it has a rear conservatory extension and would approximately 5.6m from the boundary. At this height and distance, it will not have a detrimental effect on the amenity of no. 19.
- 9.51 Its rear garden is relatively small, at approximately 8m deep. The main impact would be from the windows in the proposed dormer in terms of additional overlooking of its garden. These windows are not the main habitable part of the second-floor rooms and any overlooking would be limited.
- 9.52 Impact on nos. 1 and 3 Mill End Close
- 9.53 The rear gardens to nos. 1 and 3 Mill End Close border the garden to no. 17. The distance and angle of any views from the second-floor dormer windows and, taking into account that these windows are not the main habitable part the second-floor rooms, is such that any additional overlooking would be limited.
- 9.54 Due to the single storey rear extension and conservatory’s positioning in relation to these gardens, no loss of light or overlooking would result from this element of the proposals.
- 9.55 Future Occupants
- 9.56 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government’s Technical Housing Standards – Nationally Described Space Standards (2015).
- 9.57 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	1	2	1	11.5	12.6	+1.1
2	1	1	1	7.5	11.14	+3.64
3	1	2	1	11.5	13.7	+2.2
4	1	2	1	11.5	11.79	+0.29
5	1	1	1	7.5	11.09	+3.59
6	1	2	1	11.5	16.65	+5.15
7	1	1	1	7.5	10.03	+2.53

9.58 Policy 50 paragraph 6.32 states that residential units created through conversions should seek to meet or exceed the internal space standards as so far as practicable to do so. The proposed change of use is capable of accommodating seven rooms within the space standards required. The space standards require dwellings of three storeys for 8 persons to have 138 sq.m. of floor space. The proposed dwelling exceeds this by approximately 100 sq.m.

9.59 Garden Size(s)

9.60 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.

9.61 Policy 48 also requires that HMOs provide 'appropriate refuse and recycling storage, cycle and car parking and drying areas'. The remaining garden measures approximately 107sq.m. This is considered adequate for the purposes required and large enough to ensure that sitting out space is also available.

9.62 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. While this is a policy requirement, the proposal is a conversion and would utilise the existing stairwells, the proposed rooms would not be housed completely within a new building envelope. Therefore, it is not practicable to require part M4(2) compliance in this instance.

9.63 Construction and Environmental Impacts

9.64 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.

9.65 Impact on neighbouring properties from the large HMO use has been raised as a concern by local residents. These concerns relate to the impact on the amenity of the area and neighbouring properties from an intensified use of the site. The site is already in use lawfully as a small HMO for up to five persons. The application seeks permission for a seven-room large HMO. The increase in size could potentially theoretically accommodate up to 11 persons. It is reasonable to limit the numbers of occupants to seven persons by condition to ensure that the site can meet the needs of the occupants without detriment to the neighbouring area. This includes appropriate cycle and bin storage, car parking, and communal spaces within the dwelling and its garden.

9.66 The Council's Environmental Health team has assessed the application and recommended approval subject to planning conditions.

9.67 Summary

9.68 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 48, 50, 51, and 58.

9.69 Other Matters

9.70 Bins

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

9.72 The application drawings indicate space is available to the front of the property for a bin storage area. No detail of bin stores has been provided and a condition to secure suitable bin enclosure to ensure the amenity of the neighbours and area is protected is recommended.

9.73 Third Party Representations

9.74 A representation has raised concern that neighbours' rights under The Human Rights Act would be breached by the council if permission were granted. Planning case law has established that the relevant principles are:

- Article 8 does not give a right to a home;
- Article 8 rights are a material planning consideration and should be respected but are not guaranteed;
- The rights have to be balanced against all other material considerations and this will be a planning judgment.

It should not be assumed that they would “outweigh the importance of having coherent control over town and country planning” and that in most cases the courts were unlikely to intervene (Source: <https://www.localgovernmentlawyer.co.uk/planning/318-planning-features/32634-planning-and-human-rights>). In its research briefing, the house of commons Library advises: ‘*Courts seem to feel that the whole process of planning decisions should not be overturned just because of the effects of particular decisions on householders who already have rights to make representations to a democratic body within the planning system.*’

9.75 This report sets out the careful considerations officers have been through to ascertain that a modest extent of additional overlooking would result from the proposal. This additional overlooking would not be significantly detrimental to the amenities enjoyed by neighbours. Officers are satisfied that the Human Rights of neighbours would not be breached as a result of the proposed development and change of use.

9.76 Planning Balance

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

9.78 Summary of harm

9.79 The proposals would result in minor degree of additional overlooking of neighbouring gardens.

9.80 Summary of benefits

9.81 The proposals would provide accommodation for two additional persons.

9.82 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.0 Recommendation

10.1 **Approve** subject to:

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

11.0 Planning Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of 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 materials to be used in the external construction of the development, hereby permitted, shall be constructed in external materials to match the existing building in type, colour and texture.

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, 57 (for new buildings) and/or 58 (for extensions)).

4. The development, hereby permitted, shall not be occupied, or the use commenced, until a management plan has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to:

a) management of the property and how any management issues will be addressed

b) external display of contact information for on-site management issues and emergencies for members of the public

c) provision for refuse, cycle and car parking and drying areas etc.

d) details of guidance for tenants re acceptable standards of behaviour/use of the premises.

The development shall thereafter be managed in accordance with the approved plan.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan 2018 policies 35 and 47).

5. Notwithstanding the approved plans, details of the bike and bin stores associated with the development shall be submitted to and approved in writing by the local planning authority prior to commencement of the development hereby approved.

The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31, 48 and 82).

6. The internal communal areas as shown on the approved drawings shall be provided prior to occupation of the building for the proposed use and retained for communal uses and used for no other purpose(s).

Reason: To ensure adequate internal communal space is provided for future occupants (Cambridge Local Plan 2018 policies 48 and 50).

7. The application site shall have no more than seven people residing within it at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of neighbouring properties. (Cambridge Local Plan 2018 policies 56 and 48).

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

- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 mm thick.

- b) Provided with suitable access for maintenance.

- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

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

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31).

The Green Roof Code is available online via: green-roofs.co.uk

9. 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).

10. 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).

11. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs - 15.30hrs, Monday to Friday.

Reason: in the interests of highway safety

12. 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)

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