



Planning Committee Date	4 th December 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/02013/FUL
Site	178-182 Mill Road
Ward / Parish	Romsey
Proposal	Installation of retractable louvre pergolas with glass screening and acoustic fencing to form part of the commercial rooftop terrace, with new extraction flue system
Applicant	Mr Tuncay Cicek
Presenting Officer	Tom Chenery
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Impact on the Character and Appearance of Conservation Area2. Impact on the Amenity of Neighbouring Occupiers3. Environmental Health Concerns
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for the installation of a retractable louvre pergolas with glass screening and acoustic fencing to create a rooftop terrace and café. The proposal also seeks to erect a new extraction flue.
- 1.2 During the application process the address has been amended as well as the submitted red line location plan.
- 1.3 Planning permission was previously refused under application reference 23/04920/FUL for a similar scheme.
- 1.4 The proposal would not result in any harm to the setting of the immediate site or the wider character and appearance of the Mill Road Conservation Area.
- 1.5 The proposal would not result in any undue harm to the amenity of neighbouring occupiers.
- 1.6 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area	X	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	
Mill Road Opportunity Area	X		

*X indicates relevance

- 2.1 The application site comprises a mid-terraced two storey property which is part of a row of commercial units and hosts a organic supermarket and café with an extensive single storey outrigger to the rear. The site is located within Mill Road Conservation Area, Mill Road Opportunity Area and the Mill Road East District Centre.
- 2.2 Properties within the immediate setting are all two storeys in height and do not benefit from noticeable architectural features. Most properties along this portion of Mill Road have been extended substantially to the rear.

- 2.3 The neighbouring unit to the west is (No.178 Mill Road) a Pizza Shop and the unit directly adjacent to the east (No. 184 and 186 Mill Road) is also a commercial use, although No. 184 and 186 are Buildings of Local Interest. At the end of The Broadway/Mill Road and on the corner of Stockwell St to the west of the site is the Mill Road Baptist Church which is also a Building of Local Interest
- 2.4 To the rear/south/southeast of the site are residential properties on Cockburn St. To the south west of the site are residential properties on Stockwell Street.

3.0 The Proposal

- 3.1 Installation of retractable louvre pergolas with glass screening and acoustic fencing to form part of the commercial rooftop terrace, with new extraction flue system.
- 3.2 During the determination process the address of the application has been amended to include No.178 Mill Road, plans have been amended to include this further consultations have been carried out as appropriate.
- 3.3 The proposal is a similar proposal which was refused under application reference 23/04920/FUL on the grounds that:
1. The proposal is considered to result in an unacceptable level of harm to the amenity and living conditions of neighbouring occupiers by virtue of the loss of privacy to properties at Cockburn House and Dove House. In addition to this, due to a lack of information, the proposal would result in unacceptable level of noise and disturbance to neighbouring residential properties. The proposal would therefore conflict with Section 12 and 15 of the National Planning Policy Framework (2023) and Policies 35, 58 and 72 of the Cambridge Local Plan 2018.

4.0 Relevant Site History

Reference	Description	Outcome
23/04920/FUL	Installation of retractable louvre pergolas with glass screening, acoustic fencing, to form part of commercial rooftop terrace, with new extraction flue system.	Refused

5.0 Policy

- 5.1 **National**
National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

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

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 2: Spatial strategy for the location of employment development

Policy 24: Mill Road Opportunity Area

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 32: Flood risk

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 40: Development and expansion of business space

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 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 70: Protection of priority species and habitats

Policy 71: Trees

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

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
Trees and Development Sites SPD – Adopted January 2009

5.5 Other Guidance

Mill Road conservation area

6.0 Consultations

6.1 County Highways Development Management –No Objection

6.2 Subject to Recommended Conditions

6.3 Conservation Officer – No Objection

6.4 Environmental Health – No Objection

6.5 Subject to Recommended Conditions

7.0 Third Party Representations

7.1 18 representations have been received.

7.2 Those in objection have raised the following issues:

- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Overdevelopment of the Site
- Development extends outside of application site
- Incorrect address

7.3 Those in support have raised cited the following reasons:

- Addition of Rooftop Restaurant
- Positive addition to Mill Road
- Offer more dining spaces and welcoming space for residents
- Add to vitality and viability of existing restaurant and area
- Enhance community

8.0 Member Representations

8.1 Cllr Baigent has made a representation supporting the application on the following grounds:

- Would be a benefit to the community
- Would add to the vibrancy of Mill Road

9.0 Assessment

9.1 Principle of Development

- 9.2 The provision of employment development is supported in the Cambridge Local Plan (2018). Policy 2 states that employment development will be focuses on the urban area, Areas of Major Change, Opportunity Areas and the city centre.
- 9.3 The site lies within the Mill Road Opportunity Area. Policy 24 states that development will be supported if they add to the vitality and viability of the street and that the Council will support proposals to improve and refurbish existing retail units.
- 9.4 The site also falls within the Mill Road East District Centre. Policy 72 supports the development in district centers provided the proposal complements the retail function or adds to the vitality, viability and diversity of the centre; Provision is made for an active frontage; and the proposal would not give rise to a detrimental effect, individually or cumulatively, on the character or amenity of the area through smell, litter, noise or traffic problems.
- 9.5 At present the existing unit occupies the ground floor and first floor of No.180 and 182 as well as the upper floor of No.178. The existing use of the site is an organic supermarket and café with the first floor being used as a storage area. The site does not encompass the ground floor of No.178, the adjacent Pizza Restaurant. The use of the site falls under Use Class E.
- 9.6 The proposal would complement the existing retail function and would add to the vitality, viability and diversity of the existing Mill Road East District centre by offering a larger café area. The proposed frontage would not be altered as part of the development. It is considered that the proposal would improve the existing retail unit and would strengthen the distinctiveness of Mill road and would therefore comply with Policy 24.
- 9.7 The previously refused application was unacceptable because it was considered to cause harm to the amenity and living conditions of neighbouring properties through excessive noise and disturbance as well as unacceptable odour impacts and a loss of privacy. It was considered to be contrary to Policy 72 in this regard.
- 9.8 This application seeks to overcome this previous reason for refusal and additional information regarding the proposed screening as well as noise assessments and odour assessments.
- 9.9 Following the submission of this additional information, the proposal is considered to not cause harm to the amenity and living conditions of neighbouring occupiers and would comply with Policy 72. This is assessed in greater detail within the Residential Amenity section of this report. In

addition to this, it would add to the viability and vitality of the existing unit and would be in proportion to the scale and function of the centre. The proposal is therefore considered to comply with Policy 24, and 72 and is acceptable in principle.

9.10 Context of site, design and external spaces

9.11 Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018) seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

9.12 The proposal would result in the erection of a first floor extension over the existing ground floor flat roof aspect at No.180-182 Mill Road. The proposal would consist of a retractable louvred pergola, with glass screening and acoustic 'green' fencing which would provide a commercial rooftop terrace. The proposal also seeks to add a new extraction flue system.

9.13 The proposal is located to the rear of the site and is partially visible from public views along Cockburn Street to the south east. There are no other examples of rooftop terraces within the immediate locale, however a number of residential properties along Mill Road benefit from first floor external private amenity areas in the form of balconies.

9.14 Due to the limited prominence of the proposal and its design, the proposal is not considered to result in any undue harm to the character and appearance of the area.

9.15 The proposal is considered to be appropriate in terms of its scale, projection and design, having regard to its site and location and would be compliant with Policy 55, 56 and 58 of the Cambridge Local Plan (2018).

9.16 Impact on heritage assets

9.17 The proposal is situated within the Mill Road Conservation Area and in close proximity to two Buildings of Local Importance known as No.184-186 Mill Road to the east and Mill Road Baptist Church to the west.

9.18 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.

9.19 Para. 205 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 206 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its

alteration or destruction, or from development within its setting), should require clear and convincing justification...’

- 9.20 Policy 61 of the Cambridge Local Plan (2018) aligns with the statutory provisions and NPPF advice.
- 9.21 Policy 62 of the Cambridge Local Plan (2018) seeks the protection of local heritage assets and proposals would be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 9.22 The proposal is located to the rear of the site and would only be partially visible from public views from within the Conservation Area. The Council’s Conservation Officer has been consulted on the scheme and has raised no objection to the development.
- 9.23 The proposal would therefore not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy 61 and 62

9.24 Residential Amenity

- 9.25 Policy 58 of the Cambridge Local Plan (2018) permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.
- 9.26 Policy 35 states that development will be permitted where it will not lead to adverse effects and impacts on health and quality of life from noise and vibration and developments should ensure that adverse noise impacts can be minimised.
- 9.27 Policy 36 states that development will be permitted where it can be demonstrated that a development will not lead to adverse effect from pollution and malodorous emissions and adverse effects from poor air quality, sources of odour and other emissions to air.

Amenity of neighbouring properties

- 9.28 The application site is located in and amongst a mixture of residential properties and commercial properties, the ground floor are commercial units with first floors consists of residential properties. No’s 184- 192 Mill Road to the east benefit from first floor residential properties with residential properties at Cockburn House to the south east being located approx. 10m from the application site. No’s 184 and 186 benefit from rear residential gardens which would be directly adjacent to the proposed development.
- 9.29 To the south of the site are No’s 2 – 8c Cockburn Street which are some 13m to the south of the site. A tree belt which benefits from a Tree Preservation Order (TPO) sits to the south of the site between the rear and No’s 8-8c Cockburn Street.

- 9.30 To south west of the site, is Dove House which forms a residential apartment building and is located some 17m from the proposal. To the west of the site is Mill Road Baptist Church.
- 9.31 A number of objections have been received for neighbouring properties regarding the loss of light and loss of privacy that would result from the development.
- 9.32 The proposed rooftop terrace would protrude some 5.5m from the first-floor rear wall of the host property and would have an overall height of approx. 2.6m. The roof terrace would be partially located within the existing first floor of No.180-182 and would extend across the entire width of the property resulting in additional floor space of 48m². The proposal would not protrude beyond the two-storey outrigger at No.184 Mill Road to the east.
- 9.33 As part of the proposal, it seeks to erect glass screening and a feature wall which would aim to restrict views out from the rooftop terrace. Greater detail of the feature wall has been submitted as part of this application. The feature wall would be located some 2.9m to the south. The area has a relatively high building density, however, there are limited first floor views where properties may potentially overlook each other, with properties No's 2-8c Cockburn St being single storey and Dove House and Cockburn House being approx. 32m apart.
- 9.34 The proposed feature wall would be set back from the proposal and as such could limit oblique views towards Dove House to the south west, however, there is other plant proposed in this area which would provide a source of screening to these adjacent properties. Although there are potentially limited views to these neighbouring properties, the exact location and details of this feature wall can be controlled by the Local Planning Authority by virtue of an appropriately worded planning condition which would require the exact details of the feature wall and plants to be provided. This could require additional planters to be located alongside the extraction flue and restrict views to Dove House. In light of the above, it is considered that subject to an appropriately worded condition as indicated above, the proposal would not result in any undue loss of privacy to Dove House and would comply with Policy 58 in this regard.
- 9.35 In terms of the impact on No's 2 – 8c Cockburn street, due to the separation distance between the proposal and these adjacent properties as well as the significant tree belt (which is afforded blanket protection as well as protection by virtue of the Tree Preservation Order) which itself would restrict views to the rear garden of the site, the proposal would likely not result in any loss of light or privacy to these adjacent neighbouring properties. In addition to this, due to the first floor outrigger at No.184 Mill Road and the virtue of the proposed development being located higher than the neighbouring residential gardens at No.184 and 186 Mill Road,

the proposal would not result in any undue loss of light or privacy to these private amenity spaces.

- 9.36 The proposed new flue would be located some 7.9m from Dove House to the south west, extending from the first floor rear wall of the property. Due to the scale of the proposed flue, this aspect is not considered to result in any undue loss of light, privacy or appear overbearing to any adjacent neighbouring property.
- 9.37 A number of objections have been raised regarding the proposals impact on neighbouring residential properties due to an unacceptable level of noise and disturbance as well as air quality/pollution.
- 9.38 The proposal would be a retractable louvred pergola which would result in open air dining for customers of the proposed café extension. Mill Road itself is moderately noisy due to footfall and general activities, however the rear of these properties are more enclosed and shielded from noise.
- 9.39 The Environmental Health Officer has been consulted on the scheme and identifies that ground floor windows at neighbouring residential properties will be well shielded from any potential noise, however first floor windows and second floor windows will be exposed and there is potential for adverse noise impacts to arise if noise is not adequately considered, mitigated and managed from the outset. The submitted additional information indicates has provided evidence regarding patron noise from the proposed development to which the Environmental Health officer has concluded that when considering the existing noise environment and the sound reduction offered through the structure of the building(s), that the noise impacts demonstrated are likely to be low.
- 9.40 In addition to this, should there be any substantiated noise complaints in the future from the operation of the proposal, this can be dealt with under the Environmental Protection Act 1990 and may result in additional restrictions being placed on the use of the premises or the implementation of additional noise mitigation.
- 9.41 Within the previously submitted application, very limited details had been submitted regarding important factors such as details of the Acoustic Screen, Hours of Opening, the use of the external dining area and any amplified music. Within this application further information has been provided and as indicated, some aspects could be conditioned. As a result and in consultation with the Councils Environmental Health Officer, the proposal is not considered to result in any undue noise or vibration issues and would comply with Policy 35, 58 and 72 of the Local Plan
- 9.42 Objections have been raised regarding the proposals impact on residential properties due to an unacceptable air pollution and odours. The environmental health officer has stated that site specific details of such commercial kitchen extracts as that sought as part of the development.

They have stated that this could be managed through a conditions and would be acceptable in this regard.

9.43 Overall, the proposal is not considered to result in any acceptable level of harm to the amenity and living conditions of neighbouring occupiers by virtue of the loss of privacy to properties at Cockburn House and Dove House or any unacceptable level of noise and disturbance or air quality issues to neighbouring residential properties. The proposal would comply with Policy 35, 58 and 72 of the Local Plan and would be acceptable in this regard.

9.44 Biodiversity

9.45 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.

9.46 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.

9.47 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

9.48 Water Management and Flood Risk

9.49 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.

9.50 The site is in Flood Zone 1 and is therefore considered at low risk of fluvial flooding. The site is not at risk of surface water flood risk

9.51 Due to the nature of the development the proposal is not considered to result in any undue flood risk implications and as such the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

9.52 Highway Safety and Cycle and Car Parking Provision

- 9.53 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.
- 9.54 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the car and cycle parking standards as set out within appendix L
- 9.55 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.56 The site at present does not benefit from any parking or vehicle access. There is also no opportunity within the application site to provide any additional cycle parking or car parking.
- 9.57 Nevertheless, the site is in a sustainable location with access to the site from a range of sustainable modes of transport.
- 9.58 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways who raise no objection to the proposal subject to a condition requiring construction vehicles over 3.5 tonnes to service the site at a restricted time. Given the sites location, this is considered to be necessary and will be added to any permission given.
- 9.59 Subject to conditions the proposal accords with the objectives of policy 80, 81 and 82 of the Local Plan and is compliant with NPPF advice.

9.60 Accessibility

- 9.61 Policy 56 (k) of the Local Plan requires proposals to meet the principles of inclusive design and in particular meets the needs of disabled people, the elderly and those with young children.
- 9.62 The host property is an existing commercial unit with a shop on the ground floor and storage on the first floor. The applicant has explored the option of inserting a lift in the building to be able to ensure prospective customers could have step free access. They have indicated that due to the loss of floorspace of the shop aspect of the unit as a result of this, plus the cost of the lift would make this option unviable.

9.63 The applicant has indicated that the proposal could incorporate a stair lift to enable prospective customers to gain access to the proposed terrace. Furthermore, there is also an area on the ground floor which would enable any future customers to be able to use the proposed café via a step free access point.

9.64 In light of the above, the proposal is considered to comply with Policy 56(k) and would meet the needs of disabled people, the elderly and those with young children.

9.65 Third Party Representations

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

Third Party Comment	Officer Response
Incorrect Address	The applicant has provided a site location plan indicating the address numbers of the building. The Council's own mapping system also indicates that the building is No.178-182 Mill Road. Although there is a third party comment indicating that this is the wrong address, from the information available, there is no other evidence to indicate otherwise and the application is considered on this basis.

9.67 Planning Balance

9.68 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).

9.69 Summary of harm

9.70 The proposed development would result in development that would encroach towards other neighbouring properties and would also result in additional flues on the roof of the building.

9.71 Summary of benefits

9.72 The proposal would result in an extension to an existing established business within the Mill Road East District Centre. The proposal would ensure the vitality and viability of the site and subject to conditions would not result in any undue harm to the Character and Appearance of the Conservation Area, the sites immediate setting or amenity/living conditions of neighbouring occupiers.

9.73 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval

10.0 Recommendation

10.1 **Approve** subject to:

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

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 development as approved shall be operated in accordance with the principles, design and specifications (including operational noise levels, and the results of the BS4142-type assessment and the required mitigation) contained within the submitted documents "Noise Assessment Café/Bistro, 180-182 Mill Road, Cambridge, CB13LP, ADP LONDON, July 2024", Revision B (AVAL Consulting Group, 16th July 2024) and "AVAL Response, 180-182 Mill Road, Cambridge, CB13LP, ADP LONDON (AVAL Consulting Group, September 2024).

The plant / equipment and all mitigation as approved shall be fully implemented and maintained and retained thereafter.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35: noise and vibration)

4. Prior to the commencement of development details of the proposed planters and screening shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the use of the first floor

terrace area as a cafe. The planters and screening shall remain in place as approved for the lifetime of the approved development.

Reason: To protect the amenity of nearby properties (Policy 56, 58 and 72 of the Cambridge Local Plan 2018)

5. The plant and equipment as approved shall be installed and operated in accordance with the odour risk assessment, odour control measures and maintenance schedule detailed within the submitted document "Odour Impact Assessment, 180-182 Mill Road, Cambridge, CB13LP, Harvest Cambridge Organic, 18th July 2024", Revision D (AVAL Consulting Group, 18th July 2024)

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 36: air quality, including odour).

6. The first floor premises shall not be open to members of the public between 10pm and 8am daily.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35: noise and vibration)

7. The retractable roof serving the rooftop terrace shall remain fully closed between 10pm – 8am daily.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35: noise and vibration)

8. Amplified / unamplified music shall not be played in (or piped into) the rooftop terrace at any time.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35: noise and vibration)

9. All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between 07:00 and 21:00 Monday - Saturday.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35: noise and vibration)

10. No bottles or other commercial refuse / waste or recycling material shall be emptied into external receptacles, taken out or moved around the external area of the site, between the hours of and 07:00 and 21.00 daily

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35: noise and vibration)

11. 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).

12. 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 -15.30hrs, Monday to Saturday.

Reason: in the interests of highway safety

13. No development shall take place above ground level, other than demolition, until details of the external surfaces to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55 and 58 (for new buildings)).

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