



Planning Committee Date	5 th February 2025
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	24/04252/FUL
Site	18 Upper Gwydir Street Cambridge Cambridgeshire CB1 2LR
Ward	Petersfield
Proposal	Change in the use of the property to a 9 Bedrooms for up to 9 Person Larger House in Multiple Occupation (Sui Generis) plus other associated works, including additional windows.
Applicant	Alex Roussis
Presenting Officer	Dominic Bush
Reason Reported to Committee	Called-in by Cllr Roberston Third party representations
Member Site Visit Date	N/A
Key Issues	1.Residential Amenity 2.Car and Cycle parking
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks permission for the change of use of the existing property to a 9 person large (sui generis) HMO with associated works including additional windows.
- 1.2 Further information and clarification has been provided during the process of the application to clarify the existing use of the building which is as a single residential dwelling.
- 1.3 Officers recommend that the Planning Committee approve the application subject to conditions.

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	X
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site comprises the existing building of No.18 Upper Gwydir Street that is located on the corner of Upper Gwydir Street and Edward Street. The building, whilst originally commercial in its use was converted to residential in the 1980s and has its frontage onto Upper Gwydir Street and a gable end facing Edward Street to the north. The building, whilst residential in use does not have any private outdoor amenity space owing to its close proximity with neighbouring residential properties and their gardens. Immediately adjacent the site is No. 20 Upper Gwydir Street to the south and No. 18 Edward Street to the west.
- 2.2 The application site is located within the Mill Road conservation area and the Petersfield controlled parking zone. It is within Flood zone 1 and is not at risk of surface water flooding.

3.0 The Proposal

- 3.1 This application is proposing the change of use of the property from a single residential dwelling to a large, 9 person HMO (sui generis) along with other associated works including the provision of 3 additional windows within the eastern elevation at first floor level. Cycle parking is proposed, along with an integrated bin store within the property utilising the double garage doors that form part of the building's eastern elevation.

4.0 Relevant Site History

Reference	Description	Outcome
24/03171/FUL	Use of the property as a 10 bedroom 10 person Larger House in Multiple Occupation (Sui Generis) plus, other associated works including additional windows.	Withdrawn
4.1	The previous application at the site for the change of use of the building to a 10-person large HMO was withdrawn due to concerns regarding its cramped layout and lack of sufficient amenity for future occupiers. This application has altered the layout, removing a unit to provide additional communal living space.	
5.0	Policy	
5.1	National	
	National Planning Policy Framework 2024	
	National Planning Practice Guidance	
	National Design Guide 2021	
	Technical Housing Standards – Nationally Described Space Standard (2015)	
	Circular 11/95 (Conditions, Annex A)	
5.2	Cambridge Local Plan 2018	
	Policy 1: The presumption in favour of sustainable development	
	Policy 3: Spatial strategy for the location of residential development	
	Policy 31: Integrated water management and the water cycle	
	Policy 32: Flood risk	
	Policy 35: Human health and quality of life	
	Policy 48: Housing in multiple occupation	
	Policy 50: Residential space standards	
	Policy 51: Accessible homes	
	Policy 52: Protecting garden land and the subdivision of existing dwelling plots	
	Policy 55: Responding to context	
	Policy 58: Altering and extending existing buildings	
	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 80: Supporting sustainable access to development	
	Policy 81: Mitigating the transport impact of development	
	Policy 82: Parking management	
5.3	Supplementary Planning Documents	
	Biodiversity SPD – Adopted February 2022	

Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Mill Road Conservation Area Appraisal (2011)

5.4 Other Guidance

Mill Road conservation area

6.0 Consultations

6.1 County Highways Development Management –No Objection

6.2 Comments 10.12.2024:

Objects to the proposed development due to the proposed intensification of use of the building and the garage doors that open out onto the pavement along Upper Gwydir Street.

6.3 Comments 17.12.2024:

Following the provision of amended plans to show the garage doors opening inwards, there is no objection to the proposed development. Noting that future occupiers will not qualify for residents parking permits.

6.4 Conservation Officer – No Objection

6.5 No objection to the proposal subject to a condition regarding:

- Window details

6.6 Environmental Health – No Objection

6.7 No objection to the proposal subject to a condition regarding:

- Construction hours

7.0 Third Party Representations

7.1 20 representations have been received.

7.2 Those in objection have raised the following issues:

- Overcrowding/ Potential use of bedrooms by more than one person
- Overconcentration of HMOs in the area
- Bin and Bike storage
- Parking stress
- Amenity for future occupiers
- Impact on neighbouring amenity (noise)
- Highway safety impacts
- Refuse provision
- Bike storage
- Impact on the character of Upper Gwydir Street

- Fire safety

8.0 Member Representations

8.1 Cllr Roberston has made a representation (objecting to) the application on the following grounds:

- Impact on the character of the building
- Potential use of the building for greater than 9 occupants
- Refuse provision
- Amenity of future occupiers

9.0 Local Interest Groups and Organisations / Petition

Not applicable

10.0 Assessment

10.1 Principle of Development

10.2 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.

10.3 Policy 48 states that proposals for large houses of multiple occupation will be supported where the proposal: does not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area; the building or site (including any outbuildings) is suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas; and will be accessible to sustainable modes of transport, shops and other local services

10.4 It is noted that a number of third parties comments have raised concern with a potential over-concentration of HMOs within the surrounding area. However, a review of the Council's evidence and a site visit undertaken by the case officer there is only evidence of one other HMO along Upper Gwydir Street at No.8, four further HMOs along the entirety of Gwydir Street and one along Edward Street. As such, whilst it is noted that the proposal would result in two HMOs within upper Gwydir Street, this would not be considered to result in an over-concentration within the local area which is beyond that of just Upper Gwydir Street.

10.5 The impact of the proposed development on neighbouring amenity is considered to be acceptable and this will be discussed in greater detail in paragraphs regarding amenity below.

- 10.6 Officers consider that adequate provision is made for the parking of cycles and cars as well as refuse arrangement, these will be discussed in greater detail further into the report.
- 10.7 The application site is located in a highlight sustainable location within the city of Cambridge, within a short walking distance of local amenities with access to transport links into the city centre and surrounding area.
- 10.8 The principle of the development is acceptable and in accordance with policies 3 and 48 of the Cambridge Local Plan (2018).

10.9 Design, Layout, Scale and Heritage

- 10.10 Policies 55 and 58 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 10.11 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.
- 10.12 Para. 212 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 10.13 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 10.14 Both Upper Gwydir and Edward Street are residential streets characterised by Victorian terraced properties mostly with moderate sized private gardens to the rear. The existing building within the application site differs from this prevailing character given that it was initially constructed and used as a commercial building before subsequently being converted to residential use, it is considered to be a positive unlisted building in the Mill Road Conservation Area Appraisal. Given its historic commercial use, the building does not have any private amenity space and its eastern elevation gives a strong indication of its previous use, including the fact that there are no first floor windows within this elevation. The building itself is not a designated or non-designated heritage asset, however it is located within the Mill Road conservation area.

- 10.15 This application is not proposing any extensions to the form of the existing building within the application site. However, it is noted that third parties have raised concern with the impact of the proposal on the character and appearance of the building.
- 10.16 The only external change proposed to the building is to its eastern elevation facing onto Upper Gwydir Street with the addition of three windows at first floor level. These windows would give the building a more residential appearance and would break up the linear appearance of the first floor. The windows proposed are sash windows to match those on the northern elevation as existing. The location of the proposed additional windows is such that they would only be visible within the property when viewing it from Upper Gwydir Street. Therefore, the visual impact of this proposed alteration to the building would be localised to this area.
- 10.17 In line with the comments received from the council's conservation officer it is not considered that the addition of the windows on the eastern elevation facing Upper Gwydir Street would adversely affect the character or appearance of the building and the conservation area. A condition is recommended to be attached to any permission granted regarding details of the windows to ensure that they are appropriately designed.
- 10.18 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55 and 58, 61 the NPPF and Section 72 of the Planning (LBCA) Act 1990

10.19 Biodiversity

- 10.20 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.
- 10.21 The proposed development and the change of use of the building would not result in the loss of any biodiversity or habitats within the site. The proposal therefore is considered to be acceptable in this regard.
- 10.22 Taking the above into account, the proposal is compliant with Policies 69 and 70 of the Cambridge Local Plan (2018).

10.23 Water Management and Flood Risk

- 10.24 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. 170 – 182 of the NPPF are relevant.
- 10.25 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 10.26 Given the low flood risk of the site and the fact that the buildings lawful use is residential, it is not considered that the proposed change of use would require any additional information in this regard.
- 10.27 The applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

10.28 Highway Safety and Transport Impacts

- 10.29 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.
- 10.30 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.
- 10.31 Access to the site is directly from Upper Gwydir Street with both the double garage doors and pedestrian access along this elevation. There is no vehicular access to the site.
- 10.32 It is noted that the Local Highways Authority initially objected to this application due to the double garage doors within the property that currently open outwards onto the pavement. It was their view that this, coupled with the proposed intensification of use of the building would potentially harm safety of pedestrians walking past. Revised plans have since been provided that show these doors to be inwards opening which have overcome this objection.
- 10.33 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal. The proposal is therefore compliant with Policies 80 and 81 of the Local Plan and NPPF advice.

10.34 Cycle and Car Parking Provision

- 10.35 Cycle Parking
- 10.36 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling

and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for 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.

- 10.37 The proposed development includes the provision of a total of 10 cycle parking spaces within the vented bike store at ground floor, 9 identified for residents with a single visitor space. This quantity of cycle parking is compliant with and meets the minimum standards of Policy 82 and Appendix L of the Local Plan, providing more than an average of 1 space per unit.
- 10.38 Officers acknowledge that the location of the proposed cycle parking is not ideal by virtue of its location being internally within the property and not to the front. However, it is noted that the building is current lawful use is as a residential dwelling with no cycle parking provision. As such permitted development rights allow for the use of the building as a small HMO for up to 6 occupiers without planning permission, which would include no cycle parking. It is also acknowledged that given the lack of private external space within the site, the options for siting of cycle parking is extremely limited.
- 10.39 Therefore, this application, by virtue of the quantity provided, despite the location, the cycle parking provision is considered to be acceptable. Subject to a condition requiring the cycle parking store to be provided in accordance with the approved details.
- 10.40 Car parking
- 10.41 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. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.
- 10.42 This application is not capable of providing any on-site car parking given the lack of undeveloped space within the site. The proposal is therefore

considered to be car free with on-street parking restricted to residential permits for the majority of the week.

10.43 The application site is located in a highly sustainable location, a short walking distance from the city centre. The site is also within a controlled parking zone. As such the proposed car free development is compliant with Policy 82 and Appendix L which do not require car parking provision in controlled parking areas. It is noted that concerns have been raised by third parties regarding parking pressures as a result of the proposal. Given the possibility for 6 HMO units to be occupied under permitted development, the proposal is not considered to result in significant additional harm.

10.44 The proposal is considered to accord with policy 82 of the Local Plan.

10.45 Amenity

10.46 Policy 35, 50, 52 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.

10.47 Neighbouring Properties

10.48 The proposed development, given that it is not proposing any additional built form would not be considered to result in any additional harm to neighbouring properties through loss of light or overbearing. It is noted that the proposed additional windows within the eastern elevation at first floor would face directly onto the neighbouring properties of No.7 & 8 Upper Gwydir Street on the eastern side of the road. Two of the proposed windows serve bedrooms and the other the communal staircase within the building. Officers are of the assumption that the windows to which they would face onto are likely also habitable rooms as is often the case with such terraced properties with no side facing windows. The impact of the proposed additional windows is therefore assessed as habitable rooms facing other habitable rooms within neighbouring properties on the opposite side of Upper Gwydir Street.

10.49 The separation distance between the proposed windows and the neighbouring properties on the opposite side of Upper Gwydir Street is approx. 8 metres. Whilst it is acknowledged that this distance is such that there may be some inter-overlooking, it is considered by officers that this is a typical arrangement for properties in this area where front elevations of terraced properties face onto each other and are a similar distance apart to that proposed within this application. Indeed, this level of overlooking front to front is to be expected of terraced properties in areas such as this. Therefore, the addition of windows within this window is considered to be acceptable with regards to overlooking.

- 10.50 Concerns have also been raised by neighbouring occupiers with regards to further impacts from the proposed change of use including noise. Given that the site does not have any external amenity space, the future occupiers would likely be spending a significant amount of time within the property itself, travelling to other nearby areas for external amenity space. Whilst the building is currently in use a single dwelling a large number of the upper floor rooms are currently used as habitable rooms and the internal layout is to remain largely the same. It is acknowledged by officers that the number of people residing at the property would increase as a result of the proposed development, however given the existing use and the potential habitable use of the rooms, it is not considered that the proposal would significantly increase any internal noise from the property.
- 10.51 A condition is recommended regarding a HMO management plan to ensure that the building is suitably managed in order for this impact to be mitigated.
- 10.52 Future Occupants
- 10.53 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).
- 10.54 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 (m²)	Proposed size of unit	Difference in size
1	1	1	1	7.5	12.8	+5.3
2	1	1	1	7.5	10.7	+3.2
3	1	1	1	7.5	9.2	+1.7
4	1	1	1	7.5	12	+4.5
5	1	1	1	7.5	12	+4.5
6	1	1	1	7.5	20	+12.5
7	1	1	1	7.5	21	+13.5
8	1	1	1	7.5	10	+2.5
9	1	1	1	7.5	14.7	+7.2

- 10.55 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.
- 10.56 Policy 48 of the Local Plan is clear in paragraph 6.24 that for changes of use to HMOs space standards are an aspiration rather than a requirement. In any case, all of the proposed units within the building provide greater than the required 7.5m² floor area for a single bedroom. It is noted that concerns have been raised by third parties that the plans provided show

many of the rooms to have double beds and that as such the property would be occupied by far more than 9 residents. Officers consider however, that the plans clearly state that all rooms are single bedrooms and a condition is recommended to ensure that no more than 9 people reside at the property at one time.

10.57 Following the previously withdrawn application at the site, the number of units within the building has been reduced to 9 from 10, allowing for a greater area to be allocated as communal space for occupiers. Whilst the lack of external amenity space is noted and is not preferable, consideration must again be given to the current residential use of the building and the potential use as a small HMO without planning permission. As such, given the increased area of internal communal space, and the proximity of the site to nearby public open spaces, such as the Mill Road cemetery (2 minute walk), St Matthews Piece (5 minute walk) and Parkers Piece (10 minute walk), the proposed development is considered to provide sufficient amenity for future occupiers. A condition is also recommended to ensure that the internal communal space as shown is provided and retained thereafter to ensure that future occupiers always have sufficient communal space.

10.58 Construction and Environmental Impacts

10.59 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 to protect the amenity of future occupiers. This condition is considered reasonable and necessary to impose.

10.60 Summary

10.61 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.

10.62 Other Matters

10.63 Bins

10.64 Policy 58 requires refuse and recycling to be successfully integrated into proposals. The proposal includes a separate bin storage area within the double garage doors for all of the units. Whilst concerns have been raised by third parties regarding the potential for clutter within the pavements outside of the property. This provision, with a suitable internal storage area is considered to be acceptable. A condition is recommended to secure the provision of the bin store in line with the submitted details.

10.65 Third Party Representations

10.66 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
Fire Safety	The proposed development falls below the criteria for consultation with the fire and rescue service. An informative is recommended suggesting that the applicant considers a sprinkler system for the property.
Character/ loss of family dwellinghouse	Officers acknowledge that the proposal would lead to the loss of a dwelling house. However, as set out within the Local Plan it is important to increase the support of all types of housing to meet a wide range of needs. The supporting text of Policy 48 it sets out that HMO's have an important role to play within the local housing market. They provide a range of shared accommodation, predominantly occupied by students and young professionals subject to meeting other criteria assessed within the report above.
Sewerage	This is not a material planning concern and would be considered to be a civil matter.

10.67 Planning Balance

- 10.68 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).
- 10.69 The proposed development is not considered to adversely affect the amenity of neighbouring occupiers whilst providing an acceptable level of amenity for future occupiers of the building.
- 10.70 The proposed development is appropriate for its location and is in keeping with the character of the immediate context while providing an acceptable living environment for future occupiers. The development would also positively contribute to the supply of residential accommodation available to the public within Cambridge.
- 10.71 The scheme would also provide an improvement in the cycle parking provision for the property.
- 10.72 As the site is contained within the City boundary, despite the LPA not being able to demonstrate a five-year housing supply, the principle of the proposed use relative to its broad spatial location is not in question. The most important policies for determining this application are, therefore, not considered to be out-of-date relative to para. 11d) of the Framework, as they relate to the operative impacts arising from the proposed use of the property and how these interact with the immediate environment including neighbours. The tilted balance is therefore not engaged for the purposes

of determining the proposal. In any event, housing supply relative to this proposal would remain unaffected in terms of how it would be accounted for between the existing and proposed uses.

- 10.73 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, 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 subject to conditions.

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.

- 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, as follows:

- Location Plan
- 259-PS-11 REV G – Proposed Plans
- 259-SP-12 REV D – Proposed Plans
- 259-SP-13 REV E – Proposed Plans
- 259-SP-14 REV A – Proposed Plans
- 259-SP-15 REV A – Proposed Elevations
- 259-SP-16 REV A – Proposed Elevations
- 259-SP-17 REV A – Proposed Elevations
- 259-SP-18 REV A – Proposed Elevations
- 259-SP-19 REV A – Proposed Sections

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) 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 Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

- 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) The application site shall have no more than Nine [9] 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).

- 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 bin and bike stores associated with the proposed development, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter.

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 and 82)

- 8) 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).

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