



Planning Committee Date	7 th January 2026
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	25/02888/FUL
Site	Jewish Synagogue, 3 Thompsons Lane, Cambridge
Ward	Market
Proposal	Demolition of existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including parking spaces, new cycle storage, landscaping and associated infrastructure works.
Applicant	c/o Agent Peter McKeown – Carter Jonas
Presenting Officer	Laurence Moore
Reason Reported to Committee	Reported at officer direction given the significance of the replacement community asset to the City of Cambridge, the unique design of the proposal and the complexities of its relationship to its neighbouring residential and heritage context and, for reasons relating to the recent appeal history, following former Committee consideration (para 15 SoD)

Member Site Visit Date N/A

Key Issues

1. Heritage impacts
2. Residential Amenity - Enclosure
3. Residential Amenity - Noise
4. Trees

Recommendation **APPROVE** subject to conditions

1.0 Executive Summary

- 1.1 The application seeks full planning permission for: Demolition of existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including parking spaces, new cycle storage, landscaping and associated infrastructure works.
- 1.2 A previous scheme was refused by Planning Committee and the associated appeal was dismissed. The Inspector's decision is referred to as a material consideration throughout this report and is attached at appendix 1.
- 1.3 The existing building has fallen into disrepair and is no longer appropriate for use by the local community. Its proposed demolition is considered acceptable.
- 1.4 The proposed building utilises a high quality, unique design which will positively contribute to the surrounding area. The proposed scheme is not considered to allow for adverse impacts on neighbours, and will allow for an attractive, acoustically sealed building to replace the failing aesthetic of the existing synagogue.

- 1.5 The application has provided sufficient ecological information to satisfy the council's ecologist, and will provide sufficient levels of BNG. The building would be BREEAM excellent and utilises rainwater harvesting.
- 1.6 Officers recommend that the Planning Committee **Approve** this application subject to conditions.

2.0 Site Description and Context

Conservation Area	x	Tree Preservation Order (adjacent)	x
Listed Building (adjacent)	x	Flood Zone 1	x
Controlled Parking Zone	x		

- 2.1 The existing site consists of the existing Synagogue and Jewish Community facility situated at 3 Thompsons Lane, Cambridge.
- 2.2 The site is within the Cambridge Historic Core conservation area, and is within the controlled parking zone.
- 2.3 North of the site consists of the CSVPA Graduate Centre, an Art Studio operated by the Cambridge School of Visual & Performing Arts. Further north of the site consists of a four-storey student apartment complex and Bishop Bateman Court, which fronts the corner of Thompsons Lane and New Park Street.
- 2.4 East of the site consists of Portugal Place, a Grade II listed terrace of early-19th century residential properties.
- 2.5 South of the site consists of The Old Vicarage, a Grade II listed residential property, whereas further south consists of St Clement's Church, a Grade II* listed church which fronts Bridge Street.

- 2.6 West of the site consists of Thompsons Lane. The properties fronting Thompsons Lane from the west are a mix of Grade II listed properties and Buildings of Local Interest (BLI).

3.0 The Proposal

- 3.1 The application seeks full planning permission for the Demolition of the existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including parking spaces, new cycle storage, landscaping and associated infrastructure works.
- 3.2 The proposed scheme seeks to replace the existing Synagogue and Jewish Community Centre along Thompsons Lane. The current building is not delivering for the needs of the local Jewish community. The building is too small to cater for the growing Jewish Community within Cambridge, and is outdated, with evidence internally of large leaks and ineffective space.
- 3.3 The proposed scheme utilises a unique design with curved elevations which enable the previously ineffective areas of the site to be used appropriately. The proposed building utilises a primarily single-storey design to the rear adjacent to Portugal Place, with a two-storey wrap around design for the western front and southern side of the building.
- 3.4 New documentation and amended drawings have been provided throughout the course of the application to address concerns with materials, noise in respect of residential amenity and a technical impact assessment and ecological impact. Reconsultation with statutory consultees was undertaken, however, reconsultation with third party representatives was not considered necessary as the amendments were technical.

4.0 Relevant Site History

Reference	Description	Outcome
20/04261/FUL	Demolition of existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including replacement parking spaces and new cycle storage and associated works.	Refused Appeal dismissed

4.1 Historically, a similar proposal was brought to Planning Committee in January 2023. The application was Refused on grounds of harm to heritage, harm to amenity of neighbouring occupiers, and potential harm to trees.

4.2 The application was appealed and dismissed.

4.3 A copy of the Inspector's Decision letter in relation to the appeal is attached at appendix 1.

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

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation - December 2025 to January 2026)

- 5.2.1 The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the next stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.
- 5.2.2 Following endorsement by Joint Cabinet in November, the draft JLP will proceed to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). This is currently scheduled between 1 December 2025 and 30 January 2026.
- 5.2.3 In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an earlier stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making.

5.3 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 27: Site specific development opportunities

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 33: Contaminated land

Policy 34: Light pollution control

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 43: University development

Policy 44: Specialist colleges and language schools

Policy 51: Accessible homes

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 59: Designing landscape and the public realm

Policy 61: Conservation and enhancement of historic environment

Policy 62: Local heritage assets

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats

Policy 71: Trees

Policy 73: Community, sports and leisure facilities

Policy 80: Supporting sustainable access to development

Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.4 Neighbourhood Plan

N/A

5.5 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

Trees and Development Sites SPD – Adopted January 2009

5.6 Other Guidance

Cambridge Historic Core conservation area

6.0 Consultations

6.1 County Highways Development Management – No Objection

6.2 No Objection, subject to conditions pertaining to: Traffic Management Plans, Demolition/Construction Vehicle Access, and Highway Drainage, and an informative pertaining to the need for the developer to obtain licenses if works are to be affect the highway.

6.3 Sustainable Drainage Officer – No Objection

6.4 The Surface Water and Foul Water Drainage Strategies submitted are acceptable. The proposed scheme is supported.

6.5 Urban Design and Conservation Team – No Objection

6.6 No objection, subject to conditions pertaining to the submission of design details and materials.

6.7 Access Officer

6.8 No response.

6.9 Historic England

- 6.10 They have provided a written response indicating no advice is offered in this case.

6.11 Senior Sustainability Officer – No Objection

- 6.12 No objection subject to conditions pertaining BREEAM Design and post-construction certificates.

6.13 Ecology Officer – No Objection

- 6.14 No objection subject to conditions pertaining to compliance with submitted ecological information, BNG, ecological enhancements and lighting strategy for biodiversity.
- 6.15 Awaiting response from Ecology officer following communication error re BNG. Report to be updated.

6.16 Tree Officer – No Objection

- 6.17 No objection subject to conditions pertaining to the submission of Arboricultural Method statement and TPP prior to commencement of works/demolition.

6.18 Environmental Health – No Objection

- No objection, subject to the provision of amended noise impact assessment prior to committee, and the use of strict conditions pertaining to: compliance with the Noise Impact Assessment, submission of details pertaining to plant equipment, opening times for the openable roof, details pertaining to the openable roof structure (i.e. timetable), prohibiting the

use of amplified and acoustic music when the roof is open, dust and demolition/construction activities.

7.0 Third Party Representations

7.1 22 representations have been received. 7 of these representations have been made in objection.

7.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Density and overdevelopment
- Heritage impacts
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Construction impacts
- Impact on and loss of trees

7.3 Those in support have raised the following reasons:

- Improved Design
- Scheme delivers for the local community, overall aesthetic and local residents
- Current building is in disrepair (crumbling, mouldy, dark, unwelcoming)
- Current building not fit for use (space and design)
- Great need for safe and accessible space for Jewish Community
- Scheme appropriately caters for surrounding neighbours

8.0 Member Representations

8.1 N/A

9.0 Local Interest Groups and Organisations / Petition

9.1 N/A

10.0 Assessment

10.1 Planning Background

10.2 A previous scheme sought under 20/04261/FUL was refused by Planning Committee in January 2023 on grounds of harm to the character and appearance of the conservation area, harm to amenity of neighbours by means of enclosure, and potential harm to mature trees.

10.3 The application was appealed and dismissed. The key considerations of the Inspector's decision have been outlined below:

10.4 Harm to Heritage – Reason for refusal not upheld.

The Inspector disagreed with the council's position that the appeal scheme would allow for adverse impacts on the character of the existing site or surrounding conservation area.

10.5 Harm to Residential Amenity – Reason for refusal *altered* but upheld.

The council argued that No.s 25, 26, 27, 28 and 29 Portugal Place would all be adversely affected by enclosure to outlook that would have been caused the appeal scheme.

The Inspector agreed that the appeal scheme would result in adverse harm to the residential amenity of neighbouring occupiers by means of enclosure to properties 25 and 26 Portugal Place ONLY.

In light of this, the Inspector disagreed that properties 27, 28 and 29 would be adversely affected by the development, given the outlook from these properties is already negatively affected by the substantial height of the existing pitched roof structure of the current Synagogue. The Inspector concluded that the change to the outlook from no.s 27, 28 and 29, would be modest and would not be unduly harmful.

The reason for refusal was upheld, but amended, given that the identified harm was only to neighbours at no.s 25 and 26 Portugal Place.

10.6 Harm to Trees - Upheld

Adjacent to the rear of the site, within the St Clement's Churchyard, there are 2 mature trees which positively contribute to the character of the immediate context and are protected by their positioning within the conservation area.

The previous scheme sought a two-storey built form with lift shafts and new kitchens towards the rear of the site, which meant that new foundations and excess weight would be required in an area identified as the root protection zone for the identified mature trees.

Whilst Arboricultural matters for a site of this scale are usually dealt with by condition, limited information was submitted at the application stage. Information provided at the appeal stage could still not conclude whether trees would be protected throughout construction, and referred to the need for consideration from civil engineers etc.

The inspector determined that the scheme failed to demonstrate that the techniques and methods proposed within the Arboricultural Report were achievable.

10.7 A copy of the Inspector's Decision letter in relation to the appeal is attached at appendix 1.

10.8 The Inspectors decision, and approach towards this decision contained within Appendix 1:Inspector's report, must be taken into account in assessment of this new full planning application.

10.9 Since the outcome of the appeal scheme, the applicant has engaged in a pre-app with the LPA, and has evidenced a significant consultation exercise undertaken in advance of submitting the formal application.

10.10 Principle of Development

10.11 The application seeks full planning permission for the Demolition of the existing Synagogue and Jewish Community facility and erection of a new Synagogue and Jewish Community facility including parking spaces, new cycle storage, landscaping and associated infrastructure works.

10.12 The Local Plan defines religious buildings as Community Facilities, meaning policy 73 of the Cambridge Local Plan 2018 is triggered.

10.13 Policy 73 of the Local Plan states: *New or enhanced community, sports or leisure facilities will be permitted if:*

- a. the range, quality and accessibility of facilities are improved;*
- b. there is a local need for the facilities; and*
- c. the facility is in close proximity to the people it serves.*

10.14 The application seeks the provision of a brand new synagogue and Jewish Community Centre. The existing facility is in disrepair, resulting in an unwelcoming and almost unusable space for members of the Local Jewish Community. This scheme seeks to deliver an improved facility which can effectively cater for the needs and wants of the local Jewish Community, whilst offering larger and better-quality spaces for prayer and study in a contemporary build. The development is therefore considered compliant with the provisions of Policy 73(a).

10.15 There is a well-established Jewish community within Cambridge. The level of support for the application, alongside evidence of continued use of the existing facility, promote that there is indeed a local need for an improved Synagogue and Jewish Community Centre to be provided. The

development is therefore considered compliant with the provisions of Policy 73(b).

10.16 The application site is situated within the heart of Cambridge City Centre, which holds a significant number of student housing complexes, university schools and colleges, and the city's primary shopping district. The area is densely populated by students, visitors, and Cambridge residents, many of whom are likely practising the Jewish faith, or are of Jewish decent. The development is therefore considered to be suitably located in close proximity to the people it intends to serve. The development is therefore compliant with the provisions of policy 73(c).

10.17 Subsequently, the development is considered compliant with the provisions of Policy 73 of the Cambridge Local Plan (2018) and the principle of development is therefore considered acceptable.

10.18 Design, Layout, Scale and Landscaping

10.19 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.

10.20 The existing synagogue holds little architectural merit and is outdated in terms of its design and functionality. The building does not positively contribute to the street scene and is considered to detract from the character of the area. Furthermore, due to the age and state of disrepair, the building no longer delivers for the needs of the local community. The proposed demolition and associated loss of the existing synagogue building is not considered to allow for any adverse impacts on the character of the immediate context or surrounding conservation area, and is supported.

- 10.21 The footprint of the building proposed is larger than the existing synagogue, which is currently set back from the highway (Thompsons Lane). The proposed scheme seeks to step the built form forwards, closer to Thompsons Lane, and in line with the adjacent CVSPA building which lies to the North. The proposed building is not considered to interrupt the varied building line along Thompsons Lane, and retains a suitable set back to allow for enhanced landscape arrangements between the new building and Thompsons Lane.
- 10.22 The street scene is subject to varied building heights, stretching from simple 2-storey houses up to 4-storey student apartment buildings. The development would primarily utilise a single-storey built form to the rear, with a two-storey wrap around design along the southern (side) and western (front/principle) elevations. The scale of the proposed development is considered appropriate for the immediate context given the proximity of taller buildings and presence of buildings of a similar height to the proposals, and the scale of the development is therefore considered acceptable.
- 10.23 The proposed building utilises a contemporary and unique design with curved elevations. The building's design is considered high quality and is suitably formed to the existing parameters of the site. Whilst a contemporary and unique style has been used, the development is not considered boastful or incongruent. The scheme is considered to be successfully integrated with the existing site, and the modern styling is considered appropriate for the varied context found along Thompsons Lane. The interesting and aesthetically pleasing design is considered to enhance the character of the site, removing a negative structure for the introduction of a positive and artistic design.
- 10.24 The applicant's have sought the use of green hued slate for the exterior design materials. Whilst the material is unconventional, the approach to its use is well considered. The applicants have purposefully selected specific veins of stone from quarries in the Lake District, meaning the material has

been sustainably sourced from British quarries and chosen for a bespoke build.

- 10.25 The material itself (green hued slate) is of a semi-green, semi-grey colour with visible stone veins throughout. The colour is not too dissimilar from the green leaves of the Olive trees on site, unless wet, where a darker tone with stronger visibility of stone veins is revealed. The material and associated colour have been chosen to assist in integrating the scheme within the heavily-greened immediate context generated by overarching trees from adjacent sites, and the existing Olive trees on site.
- 10.26 The architects have advised that a landscape derived approach has been utilised, due to the varied and mixed contrast of materials used within the built form in the surrounding street scene. The stone slabs are to be cut in large horizontal bands and are bespoke to this project. The large stone slabs are to be fitted so that no visible joining has taken place, allowing the resulting scheme to be perceived as a natural feature of singular stone tucked behind the existing and proposed vegetation. This approach has been supported by urban design and Conservation Officers following site visits which confirmed the acceptability of the material's use.
- 10.27 The development seeks the incorporation of a green roof (as required by Policy 31 of the local plan) which is considered to further enhance the aesthetic merits of the scheme as a landscape derived feature which complements the existing vegetation which surrounds the site. Conditions shall be applied to any permission granted to ensure that an appropriate green roof system is installed, and that appropriate maintenance takes place. The proposed green roof will act as an attractive feature for views from the rear, improving outlook for the residential properties along Portugal Place when compared with the current site.
- 10.28 The application seeks to include a well landscaped area to the frontage along Thompsons Lane, which shall accommodate space for 2no. car parking spaces, an entrance path equipped with benches made of the

same stone proposed for the building. The proposals seek to plant a centralised tree within the front landscaped area, similar to the existing scenario on site. The proposed landscaping approach is considered acceptable, and conditions regarding hard and soft landscaping shall be applied to any permission granted, to ensure appropriate details are secured.

10.29 Paragraph 131 of the NPPF states that: *The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.*

10.30 The approach used for the design of the new synagogue is masterful, utilising an artistically unique design with high-quality bespoke material choices at a scale appropriate for the immediate context, and is considered to allow for enhancement to the character of the site and surrounding area. In the context of paragraph 131 of the NPPF, significant weight should be given to the building's high-quality and beautiful design in this case.

10.31 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, and 59 and the NPPF.

10.32 Trees

10.33 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.

10.34 The application is accompanied by an Arboricultural Technical Note prepared by FLAC.

10.35 The note advises that the proposed construction approach seeks to retain the existing slab/foundations of the current synagogue and shift all high weight elements of the structure (kitchen, lift etc) to the front of the site and outside of any root protection zones. The note states the parameters by which the development should sit in order to avoid harm to existing trees.

10.36 Place Services, on behalf of the Council's Tree Officer has advised that the proposed approach is considered to prevent conflict with existing trees, however, there is still potential for existing trees to be harmed by the demolition and construction activities which will take place to facilitate the proposed development. The Place Services team on behalf of the Tree Officer have stated that an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) are required, however, these can be dealt with at condition stage.

10.37 A condition shall be added which requires further arboricultural information to be submitted prior to any demolition/construction activities take place.

10.38 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

10.39 Heritage Assets

10.40 The application falls within the Cambridge Historic Core Conservation Area. The application site is within the setting of the Old Vicarage (Grade II listed) and St Clement's Church (Grade II* listed). The site is situated adjacent to Portugal Place (Grade II listed). The site sits opposite 30-31 Thompsons Lane (Grade II listed) and 32-35 Thompsons Lane (Buildings of Local Interest).

10.41 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of

preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

10.42 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. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.

10.43 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.

10.44 Whilst in close proximity to several heritage assets, the site is only considered to be within the setting of two listed building; the Old Vicarage and St Clements Church.

10.45 St Clements Church (Grade II* Listed) shares a boundary with the application site. The application site is considered to be within the setting of St Clements Church. Whilst the development is within close proximity to the Church, the site only shares a rear boundary which abuts the church graveyard, which provides a landscape buffer between the development site and grade II* listed church. The development is considered recessive in terms of appearance and materiality, and is therefore considered to have a neutral impact on the setting of the church which is acceptable.

- 10.46 The development seeks to retain key views of the Old Vicarage from Thompsons Lane. The proposed positioning of the principal elevation is set back from the highway, and is not considered to interrupt views of the Old Vicarage. The impact is neutral.
- 10.47 The development is therefore considered to avoid harm to listed buildings, which is supported.
- 10.48 The site is situated within the Cambridge Historic Core Conservation Area, and is within the context of two key streets; Thompsons Lane and Portugal place.
- 10.49 The Cambridge Historic Core Conservation Area Appraisal includes key positive views for Thompsons Lane. One key positive view for Thompsons Lane, which points north down the centre of Thompsons Lane towards New Park Street. Similarly another key positive view which points south down the eastern side of Thompsons lane. The development is set back from the highway along Thompsons Lane, and therefore does not interrupt, or form part of, these key positive views.
- 10.50 The Cambridge Historic Core Conservation Area Appraisal includes key positive views for Portugal Place. These views are primarily within the Portugal Place Street, viewing north and south. There is another key positive view from Bridge Street looking north-east towards a focal feature. The development site does not interrupt, or form part of, these key positive views.
- 10.51 The proposed synagogue will be visible from the southern end of Portugal Place in views across the existing St Clement's Churchyard. This does not form a key positive view as outlined within the conservation area appraisal, and whilst the proposed synagogue will visible, it will not be prominently visible from Portugal place due to existing vegetation and no.s 28/29 Portugal place, which obscure the site from view.

10.52 The Conservation Officer has advised that the building is not considered to cause harm to adjacent listed buildings, or other heritage assets, and is considered to be a positive introduction to the conservation area.

10.53 It is considered that the proposal, by virtue of its scale, massing and design, would positively impact the character and appearance of the Conservation Area whilst avoiding harm to the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 s.66 and 72, the NPPF and Local Plan policies 60 and 61.

10.54 Carbon Reduction and Sustainable Design

10.55 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

10.56 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.

10.57 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.

- 10.58 The application is supported by a Design and Access Statement and a Planning statement which advise the scheme is targeting a BREEAM excellent rating, with the submitted BREEAM pre-assessment showing a score of 70.8%, giving a slight buffer over the minimum requirement but with the potential to achieve 78.8%. The statements advise that Air/Ground source heat pumps and maximum BREEAM Wat 01 credits for water efficiency shall be used, including the use of rainwater harvesting.
- 10.59 Limited information has been provided in relation to sustainable design and construction at this stage, and a detailed energy/sustainability strategy will need to be submitted to fully satisfy the requirements of Policy 28.
- 10.60 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.
- 10.61 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.62 Biodiversity

- 10.63 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.

- 10.64 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out that 38.4% net gain will be achieved. *(awaiting clarification from Ecology).*
- 10.65 The submitted Bat Survey has found no evidence to suggest that a protected species licence will be required prior to works commencing on site. The report has recommended non-licensable reasonable avoidance measures to remove any residual risk of harm or disturbance to protected or priority species.
- 10.66 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.
- 10.67 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).

10.68 Water Management and Flood Risk

- 10.69 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.70 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The site is below 1ha in size, and thus does not require a Flood Risk Assessment.

10.71 The application proposes that surface water will discharge into the Anglian Water surface water sewerage system with flow rates controlled to 2l/s. Surface water from buildings will be managed through a green roof system. Hardstanding areas will utilise porous paving. Foul water from the proposed development will be disposed of via a dedicated below ground piped network, which discharges into the Anglian Water sewer located on Thompsons Lane.

10.72 The Council's Sustainable Drainage Engineer has advised that they support the Surface Water and Foul Water Drainage Strategies.

10.73 Conditions shall be applied to ensure compliance with the submitted drainage information.

10.74 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

10.75 Highway Safety and Transport Impacts

10.76 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.

10.77 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.

10.78 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions pertaining to: Traffic Management Plans,

demolition/construction vehicle access and highway drainage. The Highway Officer has also requested the inclusion of an informative, outlining the need for further permissions to be secured if works to the highway are required to facilitate the basement.

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

10.80 Cycle and Car Parking Provision

Cycle Parking

10.81 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 Places of Worship states that a minimum of 1 short-stay space for every 4 seats is required.

10.82 The development proposes the inclusion of cycle storage space to the rear of the development, with space for 26no. bicycles. This would be sufficient for 106 seats, although in the absence of specific expectations for attendees, it is expected that a higher number of persons may visit the site at peak times. There is sufficient space to the rear for more cycle storage, and the potential for double stacked cycle racks to assist in enhancing cycle storage capacity further. For these reasons, it is deemed appropriate to deal with final cycle storage designs via condition.

10.83 A condition shall be applied requiring the submission of details pertaining to cycle storage, including reference to double stacked stands to enhance capacity.

Car parking

10.84 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.

10.85 The development proposed is a Place of Worship for which appendix L of the local plan allows for 1 space per 100sqm of floor area plus disabled parking. The development has a floor area of approximately 682sqm, meaning a maximum of 6 car parking spaces, plus disabled parking, would be permitted.

10.86 The application seeks to deliver 1no. parking space, and 1no. disabled parking space. This is within the maximum threshold for places of worship outlined in appendix L of the local plan, and therefore the car parking proposed is acceptable.

10.87 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

10.88 Amenity

10.89 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.

Neighbouring Properties

10.90 Concerns have been received from neighbouring properties with regards to noise impacts, enclosure, loss of light, loss of privacy and light spill. The assessments conducted in response to these concerns are outlined below.

Daylight/Sunlight (All neighbouring properties)

10.91 The applicant has submitted a daylight/sunlight impact assessment, which advises that the impact of the development is small and fully compliant with the default BRE criteria, meaning all neighbouring properties along Portugal Place, and the Old Vicarage on Thompsons Lane will continue to benefit from good daylight and sunlight amenity. The daylight/sunlight impacts are considered acceptable.

10.92 Concerns have been raised regarding the absence of the CVSPA building from the applicant's daylight/sunlight assessment, however, the CVSPA building does not constitute a residential building and so it is not common practice to require full daylight/sunlight assessments to be conducted.

10.93 The CVSPA building is situated to the north of the application site. The first-floor rooms constitute a mezzanine/study space with small rear facing windows, 1 front facing window and rooflights. It is considered that the rooflights are the primary source of light for this room, furthermore, neither the rear or front facing windows are affected by the proposed scheme. A 25- and 45-degree rule of thumb assessment as outlined in BRE guidance was undertaken, and neither the front facing windows (at ground floor and first floor) or the rear facing windows at second floor were breached by the proposed development. Therefore, the development is not considered to allow for adverse impacts to the CVSPA building concerning loss of light.

Light spill (All neighbouring properties)

10.94 Concerns have been raised by neighbouring occupiers with regards to potential light spill impacts which may occur from use of the building in evening hours due to the presence of large windows.

10.95 The applicant seeks to address this concern via the use of an automated blackout blinds system, which would lower blackout blinds at the sign of darkness and prevent excessive light spill from harming neighbour amenity in the evening hours.

10.96 Similar products have been used to overcome light spill/light pollution concerns elsewhere in the UK for both protection of ecological assets and residential amenity. To assess the suitability of these proposed measures, conditions pertaining to the automated blackout blind system, and Artificial Lighting shall be added to any permission granted, in the interest of protecting residential amenity from light pollution.

Loss of Privacy (All neighbouring properties)

10.97 Concerns have been raised by neighbouring parties regarding the potential overlooking which may arise from the large windows on the rear and side elevations of the proposed development. These windows are proposed to be frosted glass, which has been indicated on plans. To ensure a suitable degree of privacy for neighbouring parties can be assured, a condition shall be applied to any permission granted requiring the windows to be obscured to a suitable standard, and fixed shut, to avoid any overlooking concerns arising in future.

10.98 Concerns have been raised from neighbouring occupiers regarding overlooking concerns from the proposed green roof area. The proposed green roof is not an amenity space of any kind. It is a functional biodiverse roof system, which is not sought for use as leisure/amenity space. A condition shall be added to any permission granted which shall restrict the use of the green roof to maintenance purposes only, which shall prevent the use of the space for amenity purposes.

10.99 The development is not considered to allow for any adverse impacts regarding loss of privacy to neighbouring properties.

Noise Impact (All neighbouring properties)

10.100 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.

- 10.101 A Noise Impact Assessment has been provided. The council's EHO has assessed the submitted information.

Plant Equipment

- 10.102 The EHO has raised concerns with the limited information pertaining to potential noise impacts arising from the proposed plant equipment on site. The applicant proposes the use of a ground source heat pump (GSHP), however, they cannot yet confirm whether a GSHP shall be implemented as detailed designs have not been finalised.
- 10.103 In an effort to reduce impacts on neighbours, the applicant has confirmed that the development will not seek the use of any external plant, and intends to use the proposed basement space to accommodate all necessary plant equipment, whether GSHP or ASHPs are used. The Noise Impact Assessment shall be amended to make direct reference to the development not using external plant. The applicant has agreed to facilitate the changes to the Noise Impact Assessment prior to committee.
- 10.104 A condition shall be added to any permission granted requiring strict compliance with the noise impact assessment. Additional conditions shall be applied to ensure details pertaining to the location, type and final noise impacts of plant on site shall be submitted to and agreed by the LPA prior to construction.

Openable Roof form

- 10.105 Concerns have been raised from neighbouring occupiers with regards to noise impacts generated by religious and community events held on site. The EHO has raised concerns with regards to the openable roof space.
- 10.106 The openable roof space has been designed to allow appropriate provisions to be in place for the celebration of Sukkot.

- 10.107 The Sukkot is a religious festival held by members of the Jewish faith whereby celebrations are held under a temporary roof structure. Currently, an area to the rear of the site is used, where attendees use a temporary roof against the boundary wall with Portugal Place residencies. The current location for the festival generates noise impacts on residents at Portugal Place, given it is not contained inside.
- 10.108 The application seeks to relocate the space for celebrating the Sukkot to inside the new development, with an openable roof form to allow for a modern approach to celebrating Sukkot to be achieved. Conditions shall be applied to ensure that when the retractable roof is open, no amplified or acoustic music shall be played. The relocation of the event space to inside the building, alongside the noise prevention measures outlined in the noise impact assessment, will ensure an improved situation regarding noise impact to neighbours when compared with the current situation, which allows the celebration to be held outside adjacent to sensitive receptors.
- 10.109 Furthermore, the applicant has agreed to a condition which shall require the submission of a timetable for when the roof form may open in the year, which shall limit the number of days that the roof form may open, and a condition restricting the hours in which the roof may be open.
- 10.110 The proposed openable roof form allows for the site to maintain the ability for Jewish persons to celebrate Sukkot. It is considered that the openable roof form may allow for some noise impacts on residents, however, when compared with the existing scenario which allows for outdoor celebrations to take place with no restrictions, the resulting impacts from the proposals would be considered modest and not unduly harmful to the amenity of neighbouring residents.

10.111 Concerns have been raised by neighbouring occupiers with regards to the impacts of the waste/refuse store being located adjacent to a neighbouring window. The application seeks to establish a new bin store behind the northern elevation of the proposed development. The bin store will be situated internally behind closed doors, and bins will only be outside on collection days. This approach is an improvement on the current situation and is not considered to allow for adverse impacts on the amenity of neighbouring occupiers.

Enclosure Impacts

10.112 The previous application was refused on grounds of enclosure to outlook of neighbouring properties. The Inspector found that only properties 25 & 26 Portugal Place were adversely affected by the appeal scheme, and concluded that neighbouring properties 27, 28 and 29 Portugal Place already witnessed a significant degree of enclosure from the existing synagogue, and thus the proposed development would not be unduly harmful. This is an important consideration in the assessment of this application. The concerns pertaining to enclosure to amenity spaces on each neighbouring property shall be outlined below.

Enclosure Impact on No.s 28 and 29 Portugal Place

10.113 No.s 28 and 29 Portugal Place are situated to the southeast of the application site. The single storey element (3.4m tall) of the proposed development to the rear will sit within 6m of the rear elevation of these 2 residential properties, yet the two storey element of the scheme (6.8m tall) will be over 6.8m from the rear elevation of no 28 Portugal Place, and approximately 7.3m from the rear windows of 29 Portugal Place, which is an improvement compared with the previously refused scheme which had a 2-storey built form at 6m from the rear elevation of 28/29 PP.

10.114 It is important to note, that the high-pitched roof of the existing synagogue building sits closer to 28/29 Portugal Place than the current proposed scheme. The Inspector noted in their assessment of the previous appeal scheme (20/04261/FUL) that given the substantial height of the existing

pitched roof structure and its proximity to the upper floor windows of Nos 27, 28 and 29, a significant sense of enclosure already exists when using those rooms. The Inspector concluded that: “whilst there would be some change to the outlook experienced by the occupiers of Nos 27, 28 and 29, when compared to the existing situation, the change to their outlook would be modest and this would not be unduly harmful.”

- 10.115 The current proposal is considered an improvement on the previously submitted scheme where the planning inspectorate found the degree of enclosure to properties 28 & 29 Portugal Place to be acceptable. In light of this, the proposed development is considered acceptable in terms of its enclosure impacts to no.s 28 & 29 Portugal Place.

Enclosure Impact on No. 27

- 10.116 The single storey element of the proposed development (3.4m tall) sits approximately 5.2m from the rear elevation of no.27 Portugal Place, whereas the two-storey element of the proposals is approximately 9.4m from the rear windows of no.27 Portugal Place. The application’s proximity to no.27 Portugal Place at two-storey has been shifted by over 4m when compared with the previous application, showing a significant improvement to the outlook from no.27 when compared with the previous appeal scheme. It is important to note, that the inspector concluded that the enclosure impact of the appeal scheme on no.27 would not be unduly harmful and did not constitute a reason for dismissing the appeal.

- 10.117 The proposed development is therefore not considered to allow for any adverse impacts on the amenity of no.27 Portugal Place by means of enclosure.

Enclosure Impact on No.26

- 10.118 The proposed development will have a single storey built form (3.4m tall) sited approximately 5.9m from the rear windows of no.26 Portugal place, there is a protruding segment at 4.5m in height, which acts as a lightwell, which sits 8.3m from the rear windows of no.26 Portugal Place. The

proposed development will have a two-storey built form (6.8m tall) situated approximately 14m from the rear windows of no.26 Portugal Place. The appeal scheme had a two-storey built form at approximately 7.9m from the rear elevation of no.26 PP, meaning this application has made a significant improvement since the previously refused scheme.

- 10.119 The application site is within an urban location where development is reasonably dense. The neighbouring building to the north of the appeal site (the CVSPA) is approximately 16m from the rear windows of no.26 Portugal Place, and utilises a similar height to the proposed development, which is not considered to enclose the outlook from rear windows of no.26. The development is considered suitably distanced from No.26 as to avoid harm by means of enclosure, and thus it is not considered that the proposed development would allow for adverse impacts to the rear outlook of the rear windows at no.26 Portugal Place.

Enclosure Impact on No.25

- 10.120 The proposed development will have a single storey built form (3.4m tall) sited approximately 5m from the rear windows of no.25 Portugal Place, there is a protruding segment at 4.5m in height, which acts as a lightwell, which sits 8.3m from the rear windows of no.25 PP. The proposed development will have a two-storey built form (6.8m tall) situated approximately 16.4m from the rear windows of no.25 Portugal Place.

- 10.121 Whilst neighbouring occupiers at no. 25 Portugal Place will witness a change to their outlook, the change in build height they shall witness from their windows will not be unduly harmful.

Enclosure Impact Rear Gardens (No.s 25-29 Portugal Place)

- 10.122 Rear gardens of Nos 25-29 are shallow in depth and modestly sized and a change in topography results in these rear gardens being set at varying levels lower than the land level of the application site. The gardens are also subject to very tall boundary treatments effectively enclosing the gardens from any positive outlook at ground level.

10.123 With regards to the previous scheme's impacts on rear garden's, the Inspector concluded that: "given the existing boundary treatment and land topography, any change to the outlook of occupiers when using their rear gardens would be very limited and the outdoor space would not result in it becoming a less pleasant space for the occupiers of those dwellings as a consequence of the proposed development."

10.124 The current development is considered an improvement on the appeal scheme in terms of its proximity to boundaries and overall height. The proposed development is not considered to allow for any adverse enclosure impacts on the outdoor amenity space of neighbouring occupiers along Portugal Place.

Enclosure Impact on The Old Vicarage

10.125 The Old Vicarage has 2no. small windows in proximity to the proposed development, and 2no. larger windows closer to Thompsons Lane. The 2no. small windows include a vent style hatch window and a sash window abutting an extension. Neither of the two windows are considered to grant positive views and thus are not considered adversely affected by the development in terms of enclosure.

10.126 The 2no. larger windows closer to Thompsons Lane would retain clear views down Thompsons Lane and thus are not considered to have their outlook adversely affected by the proposed scheme.

10.127 In light of the above paragraphs 10.103-10.117, the development is not considered to allow for an adverse impact on the amenity of neighbouring occupiers by means of enclosure.

10.128 Construction and Environmental Impacts

10.129 Summary

10.130 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, 50, 51, 52, 53 and 57.

10.131 Third Party Representations

10.132 Third-party representations have been addressed in the preceding paragraphs.

10.133 Other Matters

10.134 Bins

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

10.136 The bin store is proposed to be located behind the north (side) elevation of the proposed development in a purpose built refuse store. The proposed bin store details shall be secured by condition, including a refuse management strategy, and thus the application is considered compliant with the provisions of policy 57.

10.137 Planning Balance

10.138 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).

10.139 The application submitted seeks to replace a negative building within the conservation area with a truly unique high-quality building for use by the Jewish community. It is considered the design will enhance the character and appearance of the Conservation, adding to its rich variety and this

should be given considerable weight given the provisions of the local plan and paragraph 131 of the NPPF. No harm would arise upon the setting of nearby listed buildings. This is a bespoke building design tailored for the site which has a positive impact on the character of the area. The provisions of S66 and S72 of the LBCA Act 1990 are satisfied. Furthermore, the improved facility will enable continued community use of the site to take place, that is much needed.

- 10.140 The proposals are considered to have overcome the previous reasons for refusal which were upheld by the Inspector, who's decision is referred to throughout this assessment as a material consideration.
- 10.141 The proposed scheme will improve issues with noise when compared with the current site, and allows for enhancements in sustainability via the introduction of a BREEAM excellent building.
- 10.142 The development poses no threats to protected species and would provide BNG beyond the statutory requirements.
- 10.143 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of the Equality Act 2010, section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval 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.

12.0 Planning Conditions

1 – Time Limit

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 - Drawings

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 – Tree Protection

Prior to commencement of development, including demolition, and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and agreed in writing by the local planning authority before any tree works are carried out and before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition).

In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design (allowing for tree root growth and accounting for heave and subsidence), storage of materials, ground works, installation of services, erection of

scaffolding and landscaping. The development shall be carried out fully in accordance with the approved AMS and TPP.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

4 – Traffic Management Plan

No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

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

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

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

5 - Dust

No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to

and approved in writing by the local planning authority.

The development shall be implemented in accordance with the approved Scheme.

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

6 – Noise Impact Assessment (Compliance)

The development shall be delivered and maintained strictly in accordance with the submitted Noise Impact Assessment.

Reason: In the interest of protecting the amenity of neighbouring properties (Cambridge Local Plan 2018 Policy 35)

7 – Demolition/Construction Noise Impact Assessment

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

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

8

No development shall take place above ground level (except for demolition) until details of all the materials for the external surfaces Of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include joints and interfaces of all materials and external

features such as stone cladding, windows, doors, metal fins. all external metalwork and rainwater goods. The details shall consist of a materials schedule and a design details document, including detailed elevations and sections (scaled 1:5, 1:10, 1:20) and samples as appropriate to the scale and nature of the development in question and shall demonstrate consistency with the approved elevations. The development shall be carried out in accordance with the approved details.

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

9 – BREAAAM Design Stage CErt.

Within 12 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed Development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

10 – BREEAM Post-Construction Cert.

Within 12 months following first occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national

measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

11 – Automated Blinds

Prior to occupation of the development hereby approved, details of the automated blackout blinds system shall be submitted to and approved in writing by the Local Planning Authority. The details shall include measures to be used for reducing light spill and light pollution impacts on residents including the timing of use. The development shall be delivered, maintained and used in accordance with the approved details in perpetuity.

Reason: To protect the amenity of neighbouring occupiers (Cambridge Local Plan Policy 56)

12 – Waste Management Strategy

No development, except demolition or site clearance, shall commence until a strategy for the on-site storage facilities for waste, including waste for recycling have been submitted to and approved in writing by the local planning authority. The Strategy shall identify the specific positions of where wheeled bins, or any other means of storage, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved scheme shall be carried out before the use is commenced and shall be retained as such.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development. (Cambridge Local Plan 2018 policy 57).

13 Falls/Levels (Highways)

All paved areas hereby approved shall be constructed so that the falls

and levels are such that no private water from the site drains across or onto the adopted public highway. The paving shall be retained as such in perpetuity.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

14 Demolition/Construction Vehicles

Demolition/construction vehicles with a gross weight in excess of 3.5 tonnes shall only enter or leave the site between the hours of 9.30hrs-15.30hrs, seven days a week.

Reason: In the interest of highway safety (Cambridge Local Plan Policy 81)

15 – Surface/Foul Water Drainage

The development shall be carried out in accordance with the submitted Foul and Surface Water Drainage Operation and Maintenance document - doc. ref. 0358-SAW-ZZ-ZZ-RP-C-002 Rev p01 Dated 05/06/2025.

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

16 – Green Roof

Prior to any development above ground level of any permanent building with a flat roof, details of the biodiverse green roof(s) shall be submitted to and approved in writing by the Local Planning Authority.

Details of the biodiverse roof(s) shall include the following:

- a) Confirmation of substrate depth, which shall be between 80-150mm (unless otherwise agreed).
- b) A plant /seed mix (with wildflower planting indigenous to the local area and no more than a maximum of 25% sedum (green roofs only)).

- c) A management / maintenance plan including means of access.
- d) Where solar panels are proposed, an array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation.

The biodiverse roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance, repair or escape in case of emergency. All works shall be carried out and maintained thereafter in accordance with the approved details.

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).

17 – Cycle Parking

The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be 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. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

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

18 – Hard and Soft Landscaping

No development above ground level, other than demolition, shall

commence until all details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The works shall be fully carried out in accordance with the approved details prior to the occupation of the development, unless an alternative phasing scheme for implementation has otherwise been agreed in writing by the Local Planning Authority.

If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design (Cambridge Local Plan 2018; Policies 55, 57 and 59).

19 – Plant Equipment/Plant Room Details

No demolition or construction activities shall take place until full details of the plant equipment and associated plant room are submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- Location of Plant
- Ventilation Measures for Plant Room
- Details pertaining to the suppression of noise from plant installed

The plant equipment and its mitigation (suppression of noise) shall be delivered in accordance with the approved details and maintained thereafter.

Reason: In the interest of protecting residential amenity of neighbouring occupiers from noise and vibration (Cambridge Local Plan 2018 Policy 35)

20 – Openable Room (Times)

The openable roof shall always remain closed outside the hours of 8am-9pm.

The playing of amplified music, acoustic instruments or amplified sound will be strictly prohibited at times when the roof form is open.

Reason: In the interest of protecting the amenity of neighbouring occupiers from noise (Cambridge Local Plan 2018 Policy 35)

21 – Openable Roof Form Details

Prior to first occupation/use of the development hereby approved, full details pertaining to the use and management of the openable roof form shall be submitted to and agreed in writing by the Local Plan Authority.

The submission shall include details pertaining to:

- the number of maximum days per year the roof is to be open.
- the management of the facility when the roof form is open.

The development shall be delivered in accordance with the approved details.

Reason: In the interest of protecting the amenity of neighbouring occupiers from noise (Cambridge Local Plan 2018 Policy 35)

23 – Ecology (Compliance)

Prior to the occupation of the development, the ecological mitigation shall be carried out in full in accordance with the details contained within #. The ecological measures shall thereafter be retained for the lifetime of the Development.

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

24 – Ecological Enhancement

No development above ground level shall take place until an ecological

enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan policies 57, 59 and 70 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

25 - Ecological Sensitive Lighting

Prior to the installation of any artificial lighting in any phase, an ecologically sensitive artificial lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall include:

- a) details (including luminaires, fittings and any shrouds) of any artificial lighting on the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries;
- b) unless otherwise agreed, not exceed 0.4 lux level (against an agreed baseline) on the vertical plane at agreed locations;
- c) detail all building design measures to minimise light spillage;
- d) set out a monitoring and reporting regime for the lighting scheme.

The approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

Reason: To fully conserve and enhance ecological interests (South

Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4).

Informatives

1 - Highways

As far as can be determined from the submitted drawings the new basement wall projects to within 3.66m (4 yards) of the public highway and will therefore be acting as a retaining structure for the highway.

The granting of planning permission does not constitute a permission or license to a developer to carry out works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.