



26/00094/S73 – 33 Paget Road, Cambridge

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Trumpington

Proposal: S73 to vary condition 2 (approved drawings) of ref: 24/00973/FUL (Construction of 4 No. dwellings (comprising 4 x 3-bed units) including demolition of existing garages, widening of existing access from Paget Road and associated landscaping) showing changes to car and cycle parking layout, relocated bin store and H bar marking across the entrance.

Applicant: Oluwaseun Obafaiye - Cambridge City Council

Presenting officer: Dominic Bush

Reason presented to committee: Application submitted by a member or officer of the Council

Member site visit date: N/a

Key issues: 1. Car/ cycle parking

2. Refuse arrangements

Recommendation: Approve subject to conditions

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1. Executive summary

- 1.1 The application seeks permission to vary condition 2 (approved drawings) of ref: 24/00973/FUL (Construction of 4 No. dwellings (comprising 4 x 3-bed units) including demolition of existing garages, widening of existing access from Paget Road and associated landscaping) showing changes to car and cycle parking layout, relocated bin store and H bar marking across the entrance.

- 1.2 Officers recommend that the Planning Committee approve the application subject to conditions.

Table 2 Consultee summary

| Consultee | Object / No objection / No comment | Paragraph Reference |
|---|---|--------------------------------|
| County Highways Development Management | No objection | 6.1 |
| Ecology Officer | No objection | 6.3 |
| Environmental Health | No objection | 6.4 |
| Sustainability Officer | No objection | 6.5 |
| Sustainable Drainage Officer | No objection | 6.6 |
| Tree Officer | No objection | 6.7 |
| Waste officer | No objection | 6.8 |
| Third Party Representations (0) | | 7.1 |
| Member Representations (0) | | 8.1 |
| Local Interest Groups and Organisations / Petition (0) | | 9.1 |

2. Site description and context

- 2.1 The site comprises a total of 34 underused domestic garages that are accessed from the western side of Paget Road. The boundary of the site also includes small areas of the rear, residential gardens of 33, 37 and 39 Paget Road that are council owned properties. Each of the proposed dwellings would have associated private garden space and a single car parking space.
- 2.2 The site is located to the southern end of Scotsdowne Road, whilst the western boundary abuts the properties accessed from Lingrey Court. The

surrounding context is almost entirely residential in use with the protected open space of Byron Square located opposite the access from Paget Road to the east.

- 2.3 There are no listed buildings or buildings of local importance within the immediate surrounding area, nor is the site located within a conservation area. The site is located in Flood Zone 1 (lowest fluvial flood risk) and at low risk of surface water flood risk.

3. The proposal

- 3.1 S73 to vary condition 2 (approved drawings) of ref: 24/00973/FUL (Construction of 4 No. dwellings (comprising 4 x 3-bed units) including demolition of existing garages, widening of existing access from Paget Road and associated landscaping) showing changes to car and cycle parking layout, relocated bin store and H bar marking across the entrance.
- 3.2 The initial application was brought to, and approved by planning committee on the 7th August 2024. This application is submitted following discussions with the Council’s waste team which highlighted changes that were required in order to facilitate a suitable refuse storage and collection arrangement.
- 3.3 This application therefore alters the layout of the previously approved scheme resulting in the loss of a visitor car parking space and re-locating the bin collection area so that it is closer to the public highway.

4. Relevant site history

| Reference | Description | Outcome |
|-----------------|--|-----------|
| 22/50055/PREAPP | Erection of 4 new dwellings on garage land located between Paget Road, Scotsdowne Road and Anstey Way | Closed |
| 24/00973/FUL | Construction of 4 No. dwellings (comprising 4 x 3-bed units) including demolition of existing garages, widening of existing access from Paget Road and associated landscaping. | Permitted |

Table 2 Relevant site history

- 4.1 The application site was subject to pre-application advice regarding its residential development, with the full planning permission granted in 2024.

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

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 3: Spatial strategy for the location of residential development
- Policy 5: Strategic transport infrastructure
- Policy 28: Carbon reduction, community energy networks, 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 34: Light pollution control
- Policy 35: Protection of human health from noise and vibration
- Policy 36: Air quality, odour and dust
- 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 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 59: Designing landscape and the public realm
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development

Policy 82: Parking management

5.4 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Landscape in New Developments SPD – Adopted March 2010

Trees and Development Sites SPD – Adopted January 2009

5.5 Other guidance

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – N

County Highways Development Management - No Objection

- 6.1 No objection to the proposed development subject to the same conditions recommended on the previous permission granted.
- 6.2 The applicant should be aware that H-bar marking is not suitable to restrict parking, outside of the extents of a dropped kerb. A TRO would therefore be required to prohibit parking.

Ecology Officer- No Objection

- 6.3 It is requested that an updated BNG metric is provided given that the site plan shows changes to the size of gardens and tree planting.

Environmental Health- No Objection

- 6.4 No objection to the proposed development.

Sustainability Officer- No Objection

- 6.5 The proposed changes under this application do not raise any material, sustainable design and construction issues.

Sustainable Drainage Officer- No Objection

- 6.6 No objection to the proposed development.

Tree Officer- No Objection

- 6.7 No objection to the proposed development.

Waste Officer - No Objection

- 6.8 Following the updated plans, there is no objection to the proposed refuse arrangement. It should be ensured that the access road is constructed to withstanding the loading of 32 tonne refuse vehicles.

7. Third party representations

- 7.1 No representations have been received.

8. Member Representations

- 8.1 None received.

9. Local Groups / Petition

- 9.1 None received

10. Planning background

- 10.1 As a section 73 application, this proposal can only be assessed in terms of the changes that are proposed to the previously approved full application. Unchanged elements of the previous permission are not a consideration within this application.

11. Assessment

- 11.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Car and cycle parking
 - Other matters

12. Principle of Development

- 12.1 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.
- 12.2 The principle of this development, for four residential units within the site was approved within the previous full application and therefore is not a matter for determination within this application.
- 12.3 The applicant has sought to amend the conditions attached to the planning permission by seeking to make a minor material amendment. Paragraph 13 of Planning Practice Guidance advises that there is no statutory limit on the degree of change permissible to conditions under S73, but the change must only relate to conditions and not to the operative part of the permission [Paragraph: 013 Reference ID: 17a-013-20140306] Case law has established the test which governs section 73 cases is to be found in *R v Coventry City Council, ex p. Arrowcroft Group plc* [2001] PLCR 7, in which Sullivan J held that, under that section, a local planning authority: "is able to impose different conditions upon a new planning permission, but only if they are conditions which the council could lawfully have imposed on the original planning permission in the sense that they do not amount to a fundamental alteration of the proposal put forward in the original application." (para. 33).
- 12.4 Where an application under section 73 is granted, the effect is the issue of new planning permission, sitting alongside the original permission, which remains intact and unamended [Paragraph: 015 Reference ID: 17a-015-20140306].
- 12.5 The principle of the development has been established through the extant planning permission for replacement dwelling to which the amendments are sought. The development is therefore acceptable in principle and is in accordance with policy 3 of the Cambridge Local Plan 2018.

13. Design, layout, scale and landscaping

- 13.1 As part of this S73 application, minor changes to the overall layout of the site are proposed to accommodate the revised refuse and car parking arrangement.
- 13.2 Beyond the northern end of the proposed car park, the only change sought is the re-location of the proposed bike sheds which requires a

reduction in the grassed area to the front of plot W2. This is considered to be a minor change that would not significantly alter the character and appearance of the proposed development.

- 13.3 To the southern end of the application site, more significant changes are proposed, primarily, the removal of a previously proposed visitor car parking space and waste collection space that was located to the north western corner of the access road.
- 13.4 This change requires the movement of 1 residents car parking space to the western side of the access, squaring off the corner which currently forms part of the garden of No.33 Paget Road.
- 13.5 The waste collection area is then re-located further to the east, halfway along the access from Paget Road. These changes would materially alter the layout of the site, however they are not considered to be harmful to the character of the area, especially when considering the current nature of the site which is almost entirely paved with hardstanding.
- 13.6 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 policies 55,56,57,58 and 59 of the Local Plan and the NPPF.

14. Trees

- 14.1 The previously approved development included the removal of 3No. trees from within the site, all of which were either category C or U trees. There was no objection from the Council's tree officer on the previous application, with this S73 not seeking any notable changes with regards to trees within or surrounding the site.
- 14.2 As such, there is no objection to this application, conditions relating to replacement planting attached to the previous permission will be re-attached if this application is approved.
- 14.3 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan and the NPPF.

15. Carbon reduction and sustainable design

- 15.1 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal. The changes sought to the previous permission are not considered to raise

any notable sustainability concerns. Conditions attached to the previous permission are recommended to be re-attached in the case of approval.

- 15.2 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with policies 28 and 29 of the Local Plan of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

16. Biodiversity

- 16.1 The application has been subject to formal consultation with the Council's Ecology Officer who noted that changes in the provided site plan may have an impact upon BNG delivery within the site. As such, they have requested that an updated BNG metric is provided to take this into account.
- 16.2 Officers note however, that the previous permission was granted subject to the statutory BNG condition which requires additional information to be submitted, demonstrating how the required 10% net gain would be provided. It is therefore considered reasonable that by re-applying this condition, any necessary changes to the BNG provision can be secured at condition stage and an updated metric is not required prior to determination.
- 16.3 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

17. Water management and flood risk

- 17.1 The proposed development within this application is not considered to result in any significant change to the drainage arrangement of the site, or any increase in potential flood risk. Conditions attached previously shall be re-attached to any permission granted.
- 17.2 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with policies 31 and 32 of the Local Plan and NPPF advice.

18. Highway safety and transport impacts

- 18.1 Access to the site is from an existing access to Paget Road that currently serves the garages within the site. This S73 application does not seek any

changes to this access arrangement that was approved under the previous permission.

- 18.2 The plans provided show an extended H-bar road marking, beyond the extent of the dropped kerb serving the site. The Local Highways Authority have advised that this would not be approved, and that a Traffic Regulation Order (TRO) would be required in order to prohibit parking at any time, beyond the dropped kerb.
- 18.3 There is no objection to the proposed development, subject to the previous conditions being re-attached. The applicant should be aware however, that the H-bar marking shown would not be sufficient or appropriate to restrict car parking.
- 18.4 Subject to conditions, the proposal accords with the objectives of Policies 80/81 of the Local Plan and is compliant with NPPF advice.

19. Car and cycle provision

- 19.1 This application is not proposing any alterations to the cycle parking provision approved within the previous application, however there is a notable change to the car parking provision.

Car parking

- 19.2 The previous permission within the site included the provision of a total of 5 car parking spaces, 1 per residential unit with an additional visitor space. All of the spaces were located to the end of the access, between it and the dwellings themselves.
- 19.3 This application seeks to remove the previously approved visitor space, with a minor alteration to the layout of the other 4 spaces. Local Plan policy 82 and Appendix L do not set any requirement for visitor car parking spaces for residential development of this size. It is also considered that potential on-street parking along Paget Road is available for any visitors to the application site. As such, officers have no objection to the removal of the visitor car parking space proposed.
- 19.4 The proposed car parking arrangement is compliant with policy 81 of the Local Plan.

- 19.5 EV charging provision is shown within each of the car parking spaces proposed within the site. The provision of EV charging is considered to comply with the Greater Cambridge Sustainable Design and Construction SPD
- 19.6 Subject to conditions, the proposal is considered to accord with policies 36 and 81 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

20. Amenity

- 20.1 This application is not considered to result in any notable change to the impact upon neighbouring properties from that approved under the previous application.

Neighbouring properties

- 20.2 No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with policies 35, 50, 52, 53 and 58 of the Local Plan.

Future occupants

- 20.3 The gross internal floor space measurements for units in this application are unchanged from the previous permission and all comply with the relevant national space standard requirements.

Garden size

- 20.4 Each property would benefit from a private garden area or communal amenity space which would meet or exceed the recommendations of the Council's District Design Guide.

Accessible design

- 20.5 The development would comply with the requirements of Part M4(2) of the Building Regulations and would therefore comply with policy 51 of the Local Plan/policy H/9 of the Local Plan. A condition shall be added to ensure that the proposal is built to the Part M4(2) requirements.

Construction and environmental health impacts

- 20.6 It is acknowledged that the proposed changes within this application would, among other things, move the proposed bin collection area closer to the dwelling of No.33 Paget Road. Officers consider however, that as this is only to be used for collections, and not day-to-day storage, any environmental impacts arising from this would be limited in their nature.
- 20.7 The Council's Environmental Health officer has commented on the proposed development and has not raised any objections to the changes sought.

Summary

- 20.8 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policies 55, 56, 57, 58, 59 of the Local plan. The associated construction and environmental impacts would be acceptable in accordance with policies 33, 34, 35 and 36 of the Local Plan.

21. Other matters

- 21.1 This application is necessary in order to provide a suitable refuse arrangement with the waste department only operating a kerbside collection. Waste teams are able to reverse up to 11 metres meaning that the new bin collection point would be within close proximity to any refuse vehicle.
- 21.2 Whilst the proposal would increase the drag distance for residents from their bin storage to the collection point, there is not considered to be a more preferable alternative given the constrained nature of the access to the site. The Council's shared waste service have provided comments on this application and have confirmed that the arrangement proposed is acceptable, with the request that the access road is built to be able to withstand a 32 tonne refuse vehicle.

22. Planning balance

- 22.1 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).
- 22.2 Summary of harm

- 22.3 The changes proposed to the previous permission within this S73 application would result in the loss of a visitor car parking space within the site. This has potential to result in very minor harm through increased parking pressures on surrounding streets.
- 22.4 Summary of benefits
- 22.5 The proposed development would improve the refuse arrangement for the application site, avoiding residents having to present their bins to the highway for collection.
- 22.6 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

23. Recommendation

23.1 Approve subject to:

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

24. Planning conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of the original permission 24/00973/FUL.

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.
 - 2435 PL B 001 P1 - LOCATION PLAN - 14.03.2024
 - 2435 PL B 006 P1 - NORTH SOUTH SITE ELEVATIONS PLAN - 14.03.2024
 - 2435 PL B 101 P1 - PROPOSED FIRST FLOOR PLAN - 14.03.2024
 - 2435 PL B 102 P1 - PROPOSED ROOF PLAN - 14.03.2024

- 2435 PL B 200 P1 - PROPOSED NORTH ELEVATION - 14.03.2024
- 2435 PL B 201 P1 - PROPOSED EAST ELEVATION - 14.03.2024
- 2435 PL B 202 P1 - PROPOSED SOUTH ELEVATION - 14.03.2024
- 2435 PL B 204 P1 - WEST SEMI PROPOSED NORTH ELEVATION - 14.03.2024
- 2435 PL B 205 P1 - WEST SEMI PROPOSED EAST ELEVATION - 14.03.2024
- 2435 PL B 207 P1 - WEST SEMI PROPOSED WEST ELEVATION - 14.03.2024
- 2435 PL B 007 P1 - EAST WEST SITE ELEVATION - 14.03.2024
- 2435 PL B 100 P1 - PROPOSED GROUND FLOOR PLAN - 14.03.2024
- 2435 PL B 203 P1 - EAST SEMI PROPOSED WEST ELEVATION - 14.03.2024
- 2435 PL B 003 P3 - PAGET: PROPOSED SITE PLAN – 13.01.2026
- 2435 PL B 004 P2 - PAGET: PROPOSED SITE PLAN – 13.01.2026

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 demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The Highway Authority requests that the TMP be a stand-alone document separate from any Environment Construction Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements. The principal areas of concern that should be addressed are:
 - i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
 - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
 - iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)

- iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

Reason: in the interests of highway safety, in accordance with Policy 81 of the Cambridge Local Plan (2018).

4. 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)

5. 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. No dwelling shall be occupied until a Carbon Reduction and Water Efficiency Statement, setting out how the proposals meet the requirement for all new dwelling units to achieve reductions as required by the 2021 edition of Part L of the Building Regulations has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate how this requirement will be met following the energy hierarchy of Be Lean, Be Clean and Be Green. Where on-site renewable, low carbon technologies and water efficiency measures are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design;
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance;

- c) Details of water efficiency measures to achieve a design standard of water use of no more than 110 litres/person/day.

The approved measures shall be fully implemented prior to the occupation of any approved dwelling(s) or in accordance with a phasing plan otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions does not give rise to unacceptable pollution and to make efficient use of water (Cambridge Local Plan 2018, Policies 28, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 7. No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:
 - a) details of the volumes and types of material proposed to be imported or reused on site
 - b) details of the proposed source(s) of the imported or reused material
 - c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
 - d) results of the chemical testing which must show the material is suitable for use on the development
 - e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development

All works will be undertaken in accordance with the approved MMP.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with (Cambridge Local Plan 2018 Policy 33).

- 8. Prior to the installation of any Air Source Heat Pumps (ASHPs) a noise impact assessment and any noise insulation/mitigation scheme as required for the ASHPs shall be submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

9. No works to any trees shall be carried out until the Local Planning Authority has received and approved in writing the full details of replacement planting. Details are to include number the of replacements, species, size, location and approximate date of planting. The planting shall be carried out in accordance with the approved details.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity. (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990)

10. 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).

11. The development, hereby permitted, shall not be occupied until the two proposed first floor windows in the western elevations of W1 and W2 shown to serve the bathrooms have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

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

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

13. 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).

14. The proposed widened access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway, in accordance with Policy 81 of the Cambridge Local Plan (2018).

15. The proposed widened access shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety, in accordance with Policy 81 of the Cambridge Local Plan (2018).

16. 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).

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

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

18. No external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried as approved and shall be retained as such.

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

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

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

20. The approved tree protection methodology shall be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any

excavation be made without the prior written approval of the local planning authority.

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)

21. 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 require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interests of visual amenity (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990)

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

- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 mm thick.
- b) Provided with suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

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

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: green-roofs.co.uk

23. Notwithstanding the approved plans, the dwellings hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

24. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining occupiers (Cambridge Local Plan 2018 policies 52, 55, and 57).

25. Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining occupiers (Cambridge Local Plan 2018 policies 52, 55, and 57)

26. Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwelling house(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining occupiers (Cambridge Local Plan 2018 policies 52, 55, and 57)

27. Development may not be begun unless: (a) a biodiversity gain plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

28. The development, hereby permitted, shall not be occupied until the proposed first floor windows in the norther elevation of unit W1 have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

29. Conditions 3 - 28 of planning permission 24/00973/FUL shall continue to apply to this permission, and where they have been discharged, the development of 26/00094/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

