



25/04604/FUL – 1 King's Meadow, Cambridge

Application details

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Cherry Hinton

Proposal: Single storey front extension, single storey side and rear extension and first floor side extension to create change of use from residential (Use Class C3) to a large 7-bed HMO (sui generis) and associated works

Applicant: Mr Irfan Arslan

Presenting officer: Melissa Reynolds

Reason presented to committee: The application site falls within the Cambridge East area as identified within the terms of reference of the JDMC. The application has been referred to JDMC for determination, following consultation with the Chair and Vice Chair, as more than five third-party representations on material grounds have been received.

Member site visit date: N/A

Key issues: 1. HMO use

2. Parking

3. Character and amenity of the area

Recommendation: Approve subject to conditions.

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1. Executive summary

- 1.1 The application seeks full planning permission for: 'Single storey front extension, single storey side and rear extension and first floor side extension to create change of use from residential (Use Class C3) to a large 7-bed HMO (sui generis) and associated works'.
- 1.2 The application originally sought permission for an 8-bedroom HMO but has been amended. Minor revisions to the layout and elevations related to this change were proposed and a second consultation period on the amendments undertaken.
- 1.3 Officers recommend that the Planning Committee approve the application with the recommended planning conditions.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Reference
County Highways Development Management	No objection	6.1
Drainage Officer	No objection	6.2
Environmental Health	No objection	6.3
Waste and Environmental Panning Officer	No objection	6.4
Third Party Representations (15)	Objection	7.2

2. Site description and context

- 2.1** The application site is a detached house with three floors and a flat roof. It has a boxy design with a metal clad second floor. It is a recent build, following planning permission in 2016 and is within a wider residential development. It has a rear garden which is enclosed with 1.8-metre-high timber fencing. To the side of the house, adjacent to the boundary with no. 3 Kings Meadow, is a driveway. There is tandem parking for two cars, along with bin and bike stores and a shed.
- 2.2** The rear garden backs onto the Cambridge Airfield (northeast of the site) and is adjacent to a small area of open space serving the development (northwest of the site). The neighbouring house, no. 3 King's Meadow, is being extended. Opposite the site is a terrace of houses. The site is accessed via a private road off Coldham's Lane.
- 2.3** The site/ application property is in the built-up area of Cambridge. It falls within the Land North of Coldham's Lane allocation and is covered by the Cambridge East Area Action Plan. The site is identified as being potentially constrained by way of contamination related to the airport. The area is covered by a SSSI Impact Risk Zone designated by Natural England.

3. The proposal

3.1 The full planning application seeks permission for: 'Single storey front extension, single storey side and rear extension and first floor side extension to create change of use from residential (Use Class C3) to a large 7-bed HMO (sui generis) and associated works.'

3.2 The application has been amended to address concerns over room sizes internally and further consultations have been carried out as appropriate. The amendments are:

- Description has been revised from an 8-bed HMO to 7-bed HMO reading: 'Single storey front extension, single storey side and rear extension and first floor side extension to create change of use from residential (Use Class C3) to a large **7-bed** HMO (sui generis) and associated works.
- Floor plans (dwg. P103 Rev2):
 - Combined bedrooms 4 and 5 to make one larger room with ensuite to ensure that all the rooms comply with space standards, set out in Policy 50 of the Cambridge Local Plan (2018).
- North and east elevations (dwg. P105 Rev2)
 - Added a rear facing window to bedroom 7 (north elevation)
 - The second floor side window (east elevation) is obscure glazed to ensure adequate outlook for the occupier and to protect the amenity of neighbours using the balcony next door.

4. Relevant site history

Reference	Description	Outcome
17/1733/S73	Application under S73 to vary condition 20 (approved plans) of reserved matters permission 16/0746/REM as amended by 16/0746/NMA2, namely the provision of an additional second floor storey with associated terraces to four approved dwellings location on Plots 54-57, adjacent to the northern boundary of the site.	PERMITTED
17/1381/S73	Section 73 application to remove Condition 9 Code for Sustainable Homes of 16/0970/S73 (Section 73 application to vary condition 38 to amend vehicle access of permission 14/0028/OUT for development of site to provide up to 57 dwellings).	PERMITTED

16/0746/NMA2	Non material amendment on application 16/0746/REM to provide additional condition listing application drawing numbers	PERMITTED
16/0746/NMA1	Non material amendment on application 16/0746/REM for alteration to plot 54-57 to increase to three storeys	REFUSED
16/0746/REM	Reserved matters application pursuant to outline approval 14/0028/OUT, as varied by application 16/0970/S73, for the erection of 57 dwellings including 10 No. 1-bed and 19 No. 2-bed apartments together with 20 No. 3-bed and 8 No. 4-bedroom dwellings, open space, car parking and circulation space.	PERMITTED
16/0970/S73	Section 73 application to vary condition 38 of permission 14/0028/OUT proposing alternative vehicular access	PERMITTED
16/0753/NMA	Non material amendment on application 14/0028/OUT for Revision to the approved access.	REFUSED
14/0028/OUT	Outline application for up to 57 residential dwellings including houses and apartments, open space, landscaping and new access.	PERMITTED

Table 2 Relevant site history

- 4.1** The application site was constructed under an outline permission and subsequent reserved matters permission for 57 dwellings. Various revisions to the original approvals were made via section 73 and non-material amendments. The planning history set out above does not include the extension or planning discharge of conditions applications.
- 4.2** Conditions nos. 25 and 26 of planning permission ref. 16/0970/S73 removed permitted development rights for extensions, additions, garages, windows, and dormers to dwellings within the development. Consequently, planning permission is required for the extensions, some of which would not be permitted under the general permitted development order..
- 4.3** Members may wish to note that a similar extension to that proposed has been permitted in relation to the neighbouring dwelling at 3 King's Meadow, which at the time of the officer's site visits was under construction. The approved householder application granted full planning

permission for 'Single storey front extension and double storey rear extension' (ref. 22/05159/HFUL).

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)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

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 2025, the draft JLP proceeded to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) 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 8: Setting of the city

Policy 9: Review of the Local Plan

Policy 13: Cambridge East

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 33: Contaminated land

Policy 34: Light pollution control

Policy 35: Protection of human health from noise and vibration

Policy 36: Air quality, odour and dust

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

Policy 48: Housing in multiple occupation

Policy 50: Residential space standards

Policy 51: Accessible Homes

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats

Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.4 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

5.5 Other guidance

Greater Cambridge Housing Strategy 2024 to 2029

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Cambridge and Milton Surface Water Management Plan (2011)

Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

Cambridgeshire Design Guide For Streets and Public Realm (2007)

Cycle Parking Guide for New Residential Developments (2010)

Roof Extensions Design Guide (2003)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – N – not required

County Highways Development Management – No Objection

- 6.1** Kings Meadow is not adopted public highway. No significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.

Drainage Officer – No objection

- 6.2** The site lies in flood zone 1 and is identified as in an area of very low surface water flood risk (over 1 in 1000). As the site is not in or immediately adjacent to an area of identified flood risk, it is considered that the submission of a Surface Water Drainage Strategy and Foul Water Drainage Strategy can be addressed by way of condition.

Waste Officer – No Objection

- 6.3** Residents or the managing agent must present their bins to kerbside of Kings Meadow and return to property following collection on refuse collection days.

Environmental Health – No Objection

- 6.4** A condition is recommended to secure construction hours.
- 6.5** The HMO will need to meet certain amenity and safety standards, and an HMO license will be required. Details are provided of the HMO amenity arrangements and room sizes required under licencing. An Officer from the Residential Team will carry out an inspection in due course. Standard HMO informatives are recommended relating to Housing Health & Safety Rating System, Management of Houses in Multiple Occupation (HMOs), and Licencing.

7. Third party representations

- 7.1** 15 representations have been received, none in support, 15 in objection and none raising neutral comments.
- 7.2** Those in objection have raised the following issues:
- Principle of development
 - Character, appearance and scale
 - Residential amenity impact (impacts on noise and disturbance)
 - Construction impacts
 - Highway safety
 - Car parking and parking stress
 - Cycle parking provision

- Loss of biodiversity
- Utilities – water supply
- Waste management

7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8. Assessment

8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Design, layout, scale and landscaping
- Carbon reduction and sustainable design
- Biodiversity
- Water management and flood risk
- Highway safety and transport impacts
- Car and cycle parking
- Amenity
- Third party representations
- Planning obligations
- Other matters
- Planning balance
- Recommendation
- Planning conditions

9. Principle of Development

9.1 The proposal seeks to provide a form of housing. The site is in the urban area of Cambridge. The proposed change of use will help to provide a wider mix of housing provision and is in accordance with Policy 3.

9.2 Policy 48 supports the provision of large Houses of Multiple Occupation (HMOs) and sets out the criteria to be applied when assessing such proposals.

9.3 Large HMOs are defined as those which house 'more than six unrelated individuals sharing basic amenities such as a kitchen or bathroom. This falls outside the Town and Country Planning (Use Classes) Order 2010 and is categorised as sui generis'. The important role such accommodation provides for the housing market in Cambridge is acknowledged, noting that these are 'predominantly occupied by students and young professionals'. It also acknowledges the balance between the

loss of family homes and impact on the character of the area through causing parking problems.

- 9.4** The proposal is assessed against the criteria set out in Policy 48, below.
- 9.5** There is no record of other licensed HMOs in the immediate area. The proposal would not, therefore, create an over-concentration of such a use in the local area. The evidence base for the emerging Local Plan indicates that in Cherry Hinton there is not an over concentration of HMOs within the area. Statistics show a concentration across the Cherry Hinton Ward of between 0.1 - 12.0% of properties, based on licensing, Council Tax, and ONS data from the 2021 Census for the Cherry Hinton Output Area (the lowest level of geographical area for census statistics).
- 9.6** Representations received express concern that a HMO use would be harmful to residential amenity and the surrounding area. Noting that permitted development rights have not been removed for changes of use, the dwelling could lawfully become a small HMO (C4 use class) without requiring planning permission. The existing dwelling is a four-bedroom, 6-person unit. Small HMOs can lawfully accommodate up to six people. This application considers the increased impact of one person.
- 9.7** The 'Housing Needs of Specific Groups in Cambridge and South Cambridgeshire Final Report', which forms part of the evidence base to the emerging Local Plan, indicates at para. 9.63 that Cambridge City Council and Police research has not established any direct correlation between HMOs and perceived increases in anti-social behaviour, drug misuse, and a transient community, all of which impact safety.
- 9.8** The house is the first in the street on the northern side. Comings and goings will be most noticeable by occupiers at no. 3. However, due to its front extension, adjacent to no. 1, this is considered to be limited and will not be discernably different from the comings and goings of a dwelling. With a proper management plan, it may conceivably be less if parking is retained for servicing and delivery vehicles rather than occupiers. This can be secured through a planning condition (Condition 8 – Management Plan).
- 9.9** The property would retain adequate space to ensure that provision is made for refuse and recycling storage, cycle and car parking and drying areas. The car parking to the side is 3.1m wide, which would not be sufficiently wide enough for cars to park and to allow bins and bikes to maneuvered past. However, bin store and bike stores are retained to the front of the dwelling. The bike store measures approximately 2.4m deep

by 2.0m wide and is sufficient to park four bikes in. The bin store is sufficient to store three wheelie bins in. Conditions to secure a bin and bike storage are recommended to ensure that adequate provision is secured (Conditions 8, 9, and 10).

- 9.10** The site is reasonably accessible to sustainable modes of transport, shops and other local services. It is approximately 1km from the Cherry Hinton High Street District Centre and other services close to the site are within walking distance. Bus services regularly run along Coldhams Lane with a stop at Hatherdene Close. Cambridge Railway Station is within 3.2km (2 miles).
- 9.11** Suitable management arrangements can be secured by condition.
- 9.12** The principle of the development is therefore acceptable and in accordance with policy 48.

10. Design, layout, scale and landscaping

- 10.1** The application proposes an infill front extension at ground floor. This is similar to a recently completed extension at the neighbouring house, no. 3. It would continue the flat roof across the front bike and bin store either side of the main entrance.
- 10.2** The ground floor rear extension projects 6.0 metres beyond the rear and steps back at first and second floors. This would be in line with the extension at the rear of no. 3.
- 10.3** The form and scale of the proposal is in keeping with existing and retains the style of development in the street. Subject to requiring materials / materials to match existing it will be in keeping and an appropriate design, layout and scale.
- 10.4** 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, 58, and 59 of the Local Plan and the NPPF.

11. Carbon reduction and sustainable design

- 11.1** To ensure the proposal uses sustainable design and construction conditions are recommended to ensure that energy and water efficiency targets for new development are met.

- 11.2** The application can suitably address the issue of sustainability and renewable energy, subject to conditions. The proposal is compliant with policies 28 and 29 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

12. Biodiversity

- 12.1** The application has a footprint of approximately 47sqm. In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application has not been accompanied by an assessment of BNG metric. The application form indicates that the proposal is de minimis as it effects an area under 25sqm in area of habitat. Although the footprint of the extension proposed is approximately 47sqm, there is an existing hard paved patio area to the rear which it would replace. The area affected is therefore approximately 20sqm. Officers agree that this proposal falls within the de minimis definition and statutory BNG is not required.
- 12.2** A condition to secure ecological enhancements is recommended (Condition 3).
- 12.3** Subject to the condition as referred to above, 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.

13. Water management and flood risk

- 13.1** The site is in Flood Zone 1 and is considered at low risk of flooding. It is not at risk of surface water flooding.
- 13.2** The Council's Drainage Officer has recommended conditions to secure schemes for surface and foul water drainage to ensure that flood risk is not increased.
- 13.3** The issues of water management and flood risk can be suitably addressed, and subject to conditions the proposal is in accordance with policies 31 and 32 of the Local Plan and NPPF advice.

14. Highway safety and transport impacts

- 14.1** Access to the site would be via Kings Meadow which is a private road off Coldhams Lane. The application proposes no alterations to the highway

access or the site itself off the private road. One additional occupant is unlikely to significantly increase traffic.

- 14.2** The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, which raises no objection to the proposal. The proposal will not significantly increase traffic.
- 14.3** The proposal accords with the objectives of Policy 80 of the Local Plan and is compliant with NPPF advice.

15. Car and cycle provision

- 15.1** The application includes two areas of cycle parking and retains two car parking spaces to the side of the house.

Cycle parking

- 15.2** The existing cycle store at the front of the house and a store to the side of the rear extension are proposed. This store would be within 20 metres of the front door and is considered reasonably located.
- 15.3** A seven-bedroom dwelling should have six cycle parking spaces to comply with Policy 81 of the Local Plan. Given concerns raised by locals about parking within the area it is considered reasonable and necessary to secure cycle parking through the addition of a relevant planning conditions (Conditions 8 and 10).
- 15.4** The proposed cycle parking is compliant with policy 81 of the Local Plan.

Car parking

- 15.5** The application does not propose any additional car parking. Two spaces can be retained to the side of the house if the proposed bin storage area is repositioned. These matters can be secured by planning condition to ensure bin storage does not limit car parking. The proposed car parking arrangement is compliant with policy 81 of the Local Plan.
- 15.6** 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.

16. Amenity

Neighbouring properties

- 16.1** No objections have been received in relation to neighbour amenity in terms of overbearing, overshadowing / daylight, privacy, overlooking, outlook, or noise and disturbance. However, concerns have been raised about the amenity of the area in terms of its character and community, which has been covered, above.
- 16.2** 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, 48, 50, 53 and 58 of the Local Plan.

Future occupants

- 16.3** The application has been revised to ensure that all rooms have adequate provision in terms of space. A communal kitchen measuring approx. 20sqm, and living room measuring approx. 20sqm, are provided on the ground floor. Although a licencing matter, it is unclear from the layout on the drawings as to whether the standards for the kitchen layout can meet the needs of seven occupants in terms of space being available for adequate kitchen facilities such as cookers, work top space, and microwave for example. The space is likely to be large enough to accommodate these within a different layout to that shown.
- 16.4** The gross internal floor space measurements for unit is shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	7	14 (applied for 7)	3	129	141	+12

Table 3 Table showing size of the residential unit in comparison with the policy requirement

Garden size

- 16.5** The retained garden area measures approx. 89sqm. It runs the full width of the house and is shown to be approx. 7.5m deep. This is sufficient space for sitting out and clothes drying. Specific area for bin and bikes

stores are not included and have been provided for adequately elsewhere on the site.

Accessible design

- 16.6** The application submission does not indicate whether the proposal complies Building Regulations requirement part M4(2)/ M4(3). While this is a policy requirement, given the proposal is a change of use of an existing dwelling and would utilise the existing stairwells, the proposed unit would not be housed completely within a new building envelope. Therefore, officers do not consider it practicable to require part M4(2) compliance given these circumstances.
- 16.7** On the basis of the above, officers are satisfied that the proposals are acceptable with regard to the requirements of Part M4(2) of the Building Regulations and policy 51 of the Local Plan.

Construction and environmental health impacts

- 16.8** The Council's Environmental Health Team has assessed the application and recommended approval subject to a condition to secure the hours in which works can be carried out.

Summary

- 16.9** The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policies 48, 55, 56, 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.

17. Third party representations

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

Third party comment	Officer response
Covenants	A planning permission would not override covenants and private rights. These are civil matters between different landowners and not a material planning consideration.
Building control	Concerns have been raised regarding the building works. A planning permission does not override the requirement for Building Regulations to be obtained which help ensure

	works are safe, structurally sound, water and fire protected.
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Table 4 Officer response to third party representations

18. Other matters

18.1 Bins

18.2 The application has proposed an additional bin storage area. As noted above, this should be repositioned to enable retention of the two existing car parking spaces. Planning conditions are recommended to secure details of the bin storage area and structure (condition 9) and its ongoing management (condition 10).

19. Planning balance

19.1 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).

19.2 Summary of harm

19.3 An increase of one person will potentially add pressure in terms of access within the housing estate and parking.

19.4 Summary of benefits

19.5 Provision of housing for an additional person.

19.6 Meets a housing need, noting that the evidence base for the Local Plan notes a 'consistently high demand for housing, rooms in HMOs'.

19.7 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.

20. Recommendation

20.1 **Approve** subject to:

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

21. Planning conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 3 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).

- 4 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).

- 5 No development, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented 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 ensure appropriate surface water drainage and prevent the increased risk of flooding (Cambridge Local Plan 2018 policies 31 and 32).

- 6 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).

- 7 The materials to be used in the external construction of the development, hereby permitted, shall be constructed in external materials to match the existing building in type, colour and texture.

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

- 8 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).

- 9 The development shall not be occupied or the permitted use commenced until a scheme for the on-site storage facilities for waste and recycling has been submitted to and approved in writing by the local planning authority. The scheme shall identify:

- a) The specific position where wheeled bins, or any other means of storage, will be stationed for resident access and emptying by vehicles.
- b) That the collection point should be within 10m of the kerbside of the refuse collection vehicle access point.
- c) The quantity of bins on-site and their capacity for waste, recycling and garden and food waste (these arrangements shall subsequently be provided and shall include provision for a minimum of 50% recycling/organic capacity).
- d) A bin 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 bin 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.

- e) Details of any management arrangements if bins are to be moved to collection point for emptying.

The residential unit shall be occupied as a large HMO until the approved arrangements for waste storage and collection have been provided and shall be retained as such unless alternative arrangements are agreed in writing by the local planning authority.

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

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

- a) management of the property and how any management issues will be addressed
- b) external display of contact information for on-site management issues and emergencies for members of the public
- c) provision for refuse, cycle and car parking and drying areas etc.
- d) details of guidance for tenants re acceptable standards of behaviour/use of the premises.

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

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

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

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

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

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

- 13 The existing two car parking spaces on-site shall be retained as such and not used for any other purpose.

Reason: In the interests of the amenity of the area (Cambridge Local Plan 2018 policy 48).

INFORMATIVES

- 1 The Housing Act 2004 introduced the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors. Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed, habitable rooms without adequate lighting or floor area etc.
- 2 Management Regulations apply to all HMOs (whether or not they are licensable) and impose certain duties on managers and occupiers of such buildings. Persons in control of or managing an HMO must be aware of and comply with the Management of Houses in Multiple Occupation (England) Regulations 2006. These regulations stipulate the roles and responsibilities of the manager and also the occupiers of HMOs.
- 3 The Housing Act 2004 introduced Mandatory Licensing for Houses in Multiple Occupation (HMOs) across all of England. This applies to all HMOs occupied by five or more persons forming more than one household. A person managing or controlling an HMO that should be licensed commits an offence if, without reasonable excuse, he fails to apply for a licence. It is, therefore, in your interest to apply for a licence promptly if the building requires one.

Background papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs