



<b>Planning Committee Date</b>	4 <sup>th</sup> September 2024
<b>Report to</b>	Cambridge City Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	23/02127/FUL
<b>Site</b>	Mayflower House, Manhattan Drive, Cambridge, CB4 1JT
<b>Ward / Parish</b>	West Chesterton
<b>Proposal</b>	Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays.
<b>Applicant Presenting Officer</b>	Mr John Muir Dean Scrivener
<b>Reason Reported to Committee</b>	Third party representations
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	The application was deferred at Planning Committee on 11 <sup>th</sup> June for the following reasons:  <ol style="list-style-type: none"><li>1. Loss of Telecommunications</li><li>2. Overheating of single aspect units</li><li>3. Impact upon existing residents within Mayflower House</li></ol>
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions

## **1.0 Executive Summary**

1.1 The application is for full planning permission for a roof extension on top of Mayflower House, which will provide no. 8 flats. This will entail the removal of the existing telecommunications which currently sits on top of the building. The application also proposes a bin and bike store, to serve the future occupants residing in the development.

1.2 This application was deferred by members at Planning Committee on 11<sup>th</sup> June for the following reasons:

- Loss of telecommunications within the area and potential impact upon local residents
- Concerns with single aspect units regarding the amount of light and overheating impact
- Impact upon existing residents within Mayflower House

1.3 The applicant has submitted further information to address the issues raised by members. This comprises the following:

- Effect on existing amenities – Note by the Management Company (Midsummer Estates Ltd, 4<sup>th</sup> July 2024)
- Thermal Comfort Analysis – (Approved Document Part O, Revision 01 June 24, Zenko Consulting)
- Amended Roof Plan – Drawing No. 4D\_1845\_PL\_113\_Rev E
- Sustainable Design/Ventilation Letter dated 18<sup>th</sup> July
- Loss of Telecommunications Statement – dated 3<sup>rd</sup> July 2024 (see appendix 2)

1.4 This report is an addendum report to the original Committee report appended at appendix 1. It is considered by Officers that the additional information submitted addresses the reasons for deferral as set out above. As such, it is recommended that the Planning Committee approve the application, subject to the recommended conditions.

## **2.0 The Proposal**

2.1 This application is for full planning permission for a roof extension which will provide no. 8 flats, following the removal of the existing apparatus which currently sits on top of Mayflower House. The proposal will also provide bin and cycle stores for the future occupiers.

## **3.0 Relevant Site History**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
21/03999/PRIOR	Removal and replacement of 6 antennas, the installation of 10 antennas on 5 no. 2.1m high poles at a height of 21.85m agl and the installation of 4 microwave dishes and ancillary equipment.	Prior Approval Not Required
20/51004/PREAPP	Proposed replacement 7th floor to provide 4 studios, 1 x 1 bed flat and 3 x 2 bed flats.	Supported, subject to details submitted at application stage

## **4.0 Policy**

### **4.1 National**

National Planning Policy Framework

National Planning Practice Guidance

National Design Guide 2021

(Listed Buildings and Conservation Areas) (LBCA) Act 1990

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

## 4.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development  
Policy 3: Spatial strategy for the location of residential development  
Policy 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 34: Light Pollution  
Policy 35: Human health and quality of life  
Policy 36: Air quality, odour and dust  
Policy 50: Residential Space Standards - internal Residential Space Standards  
Policy 51: Accessible Homes  
Policy 55: Responding to context  
Policy 56: Creating successful places  
Policy 58: Altering and Extending Existing buildings  
Policy 59: Designing landscape and the public realm  
Policy 60: Tall Buildings and Skyline in Cambridge  
Policy 61: Conservation and Enhancement of Cambridge's Historic Environment  
Policy 62: Local Heritage Assets  
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  
Policy 84: Telecommunications

## 4.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
Cycle Parking for New Residential Developments SPD – Adopted 2010  
De Freville Conservation Area Appraisal – Adopted 2009  
Chesterton Conservation Area Appraisal – Adopted 2009  
Riverside and Stourbridge Common Area Appraisal – Adopted 2009

## 5.0 **Consultations following the last Committee meeting 11<sup>th</sup> June**

### 5.1 **Sustainability Officer**

5.2 No objections, subject to a condition regarding water efficiency and carbon reduction and an informative to encourage the applicant to achieve water use of no more than 100 litres/person/day.

5.3 The above is a summary of the comments that have been received. All of the original comments and representations received are listed within the existing Committee report and are available on the Council's website.

## **6.0 Assessment**

### **6.1 Principle of Development**

6.2 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

6.3 Given the site is located within a sustainable location and in close proximity to the city centre, the proposed residential units are acceptable and is in accordance with Policy 3 of the Cambridge Local Plan 2018, subject to the below considerations.

### **6.4 Loss of Telecommunications**

6.5 Policy 84 of the Cambridge Local Plan (2018) does not provide for any protection against the loss of existing telecommunications equipment, neither does the NPPF. The application was previously deferred by members due to concerns over the retention of telecommunications within the area, and how this would affect the daily lives of nearby residents.

6.6 The applicant has submitted a statement dated 3<sup>rd</sup> July 2024, which outlines the current situation regarding the relocation of the existing telecommunications and the national legislation which directs Mobile Network Operators (MNOs) in retaining coverage and the necessary contractual agreements which are required to prevent a total loss of coverage.

6.7 Firstly, the statement sets out that there are a number of mobile installations within the area which can send and receive signals over many kilometres. A map showing the number of the mobile installations is presented under paragraph 16, in relation to Mayflower House. Given the sheer number of other mobile installations nearby, it is considered that the reduction of indoor coverage for residents would not be significant, should the telecommunications be lost on top of Mayflower House. Even if some reduction of indoor coverage does arise, this would not result in any real loss of service for mobile devices because most mobile users within buildings, whether commercial or domestic, will connect via Wi-Fi supplied by fixed broadband. The OFCOM broadband checker confirms that ultra fast broadband is available in the wider area with download speeds up to 1,000 Mbps and upload speeds of 100 Mbps, which is significantly faster than current mobile speeds.

### Electronic Communications Code

- 6.8 As aforementioned, Policy 84 of the Local Plan and the NPPF do not protect against the loss of telecommunications. Instead, it is the duty of Electronic Communications Code under Schedule 3A of the Communications Act 2003, which controls the operations MNOs and the delivery of telecommunications. The main objective of the Electronic Communications Code (the Code), is to help facilitate the deployment of digital services, including those provided by the MNOs and the continuation of such services in the public interest. The Code specifically controls against the potential loss of services without restricting or prohibiting the redevelopment of a site or building, which would otherwise place a burden on landowners. Nonetheless, it does include mechanisms under which an MNO can remain on a building for a temporary period of up to 18 months in the absence of any consensual agreement and these can come into play if necessary and considered justified by the Court to ensure the continuation of services.
- 6.9 In the case of Mayflower House, different MNOs occupy space on the roof under different contractual arrangements. In accordance with the Code, Mayflower has been having ongoing discussions with the MNOs regarding the relocation of their services. If an agreement cannot be reached, then the MNOs can seek an agreement under the Code to remain for a temporary period, however, if an agreement is not reached within that temporary period, Mayflower would be legally obliged to remove the telecommunications, as instructed by the Code. Even if the MNOs relied on these backstop arrangements and prevented Mayflower from pursuing their planning application, the MNOs would be liable to compensate Mayflower for any financial losses incurred. This is reflected in the lack of any objection comments on the application received by the MNOs as they are obliged to be proactive and relocate their services.
- 6.10 Schedule 2, Part 16, Class A of the GPDO (2015 as amended) allows applicants to notify the LPA for installing telecommunication apparatus in the case of an emergency where sudden disruption to services may occur. The Code recognises this and confirms that in cases of an emergency, MNOs must react as quickly as possible to retain a service. In this case, the redevelopment of Mayflower House is not an emergency scenario and therefore the MNO cannot apply for notification of providing apparatus elsewhere. Should the MNO wish to install temporary apparatus elsewhere, they would have to apply for Full Planning permission or apply for Prior Approval under the GPDO, for the LPA to assess accordingly. It should be noted that Officers recommend a condition to remove permitted development rights under Part 16, Class A of the GPDO, to ensure that the development if approved is retained in its entirety.
- 6.11 As such, Planning legislation should not, and does not, need to interfere with the legal mechanisms set out within the Code to protect against the loss of the telecommunications as it is in the interests of both Mayflower and the MNOs to relocate or seek an agreement to retain the services for a temporary period and avoid any legal stipulations which could be incurred. Should planning permission be refused on the grounds of loss of

telecommunications, this would interfere with the regulations under the Code, which is not the objective of Planning legislation.

- 6.12 In conclusion, the protection of the existing telecommunications on the roof of Mayflower House not a matter on which the LPA could refuse planning permission on the basis of the NPPF, the Local Plan, or any other reasonable ground, and is therefore acceptable in principle.
- 6.13 **Overheating**
- 6.14 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.
- 6.15 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.
- 6.16 The application was previously deferred by members due to concerns regarding overheating risk of the residential units, especially flats 5-8 facing southwards. The lack of ventilation mechanisms proposed was also a concern. As mentioned previously, the roof overhang by virtue of the proposed butterfly style design, would limit the impact of overheating to some degree, which the Sustainability Officer is satisfied with. In addition, a condition is recommended to ensure the windows for these units would be fitted with solar control glass which would limit the solar rays absorbed and reduce the impact of overheating. It is intended to use high quality Pilkington Suncool (or glass of similar specification) in the south facing units and where required, such as in openable skylights. The Proposed South Elevation drawing has been amended accordingly (Drawing no. PL115 – Rev C).
- 6.17 The applicant has also submitted a Thermal Comfort Analysis – (Approved Document Part O, Revision 01 June 24, Zenko Consulting) and updated the roof plan to incorporate roof windows for each flat (drawing no. 4D\_1845\_PL\_113\_Rev E). The Sustainability Officer has been consulted and has raised no objections but has recommended the inclusion of external heat awning blinds to the south facing roof lights to help further reduce solar gains. Officers consider this detail can be secured via a condition which is recommended.
- 6.18 The submitted Thermal Comfort Analysis has been undertaken using the dynamic thermal modelling route to Part O of Building Regulations, with all units tested passing the requirements of these regulations. With the

additional roof lights serving the flats, this would help allow for natural ventilation which help prevent the flats from overheating.

- 6.19 As such, following the receipt of addition information, Officers are satisfied that the risk of overheating can be sufficiently mitigated, and the development is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 6.20 **Impact Upon the Existing Residents**
- 6.21 Members raised concerns regarding the potential impact the proposed development would have upon the existing residents of Mayflower House. The applicant has submitted a statement on behalf of Midsummer Estates Ltd, dated 4<sup>th</sup> July, which sets out how the proposed development would not have any significantly harmful impact upon the living conditions of existing residents.
- 6.22 In terms of the existing facilities and outdoor space, the proposed flats will be equipped with their own washer-driers to allow future occupiers to wash and dry their own clothes and not rely on the existing laundrette. The new flats will be well insulated for source and impact sound in compliance with the high standards of the current Building Regulations. The existing laundrette has seen a decrease in use since 2015 and therefore the use of the laundrette will not be affected. As for the outdoor space, this will remain open to all residents to use however it is probable that future occupiers will use their own balconies for outdoor space.
- 6.23 The lift is able to accommodate all users and will be replaced in due course as part of further internal refurbishments, to ensure the building is up to modern living standards. A condition is recommended to ensure the development is constructed meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).
- 6.24 Mayflower House is well insulated and well-constructed. The additional floor extension can be accommodated without resulting in any potential risk to the existing foundations of the building. Detailed calculations will be submitted for Building Regulations approval via the Building Safety Regulator of the HSE, who will confirm this in due course.
- 6.25 A condition is recommended to secure a noise/vibration impact assessment prior to any works commencing on site, in order to mitigate any noise impact arising upon existing neighbouring properties. Another condition is also recommended to secure full details of monitoring, public communication, complaint handling and mitigation measures to be taken to protect local residents from noise and / or vibration.

6.26 In conclusion, the applicant has liaised with Midsummer Estates Ltd who manage the estate, and have confirmed that the proposed development would not result in any detrimental impact upon the living conditions upon existing residents of Mayflower House. Conditions are recommended to secure mitigation measures prior to any works commencing on site, to allow the LPA to ensure all necessary measures are in place. As such, Officers consider that the proposed development is in accordance with Policy 35 of the Local Plan.

## 6.27 **Planning Balance**

6.28 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).

6.29 The application proposes to erect a roof extension on top of an existing building, which would provide 8 new flats. This would necessitate the removal of existing telecommunications apparatus which appears very unlikely to ever be relocated back onto the roof due to its structural integrity. There is no protection against the loss of telecommunications within the NPPF (paras. 118 -122), nor within the Local Plan (Policy 84), and is instead controlled by the Electronic Communications Code (the Code). It is therefore not for the purpose of Planning legislation to interfere with the regulations under the Code and is not a reason to refuse the application.

6.30 Following the receipt of additional information in relation to overheating and ventilation, as well as sufficient on site management, the proposed development would provide a good quality of living for future occupiers, as well as protecting the existing living conditions of residents in Mayflower House.

6.31 As mentioned in the original Committee report, the proposal would result in the physical replacement of the existing apparatus on Mayflower House with a form of development which will enhance the character and appearance of the area, as well as preserve the character of the surrounding Conservation Areas. The proposed design, scale and architectural merit would facilitate in providing a sympathetic addition to the existing skyline of Cambridge and would provide more residential units within a sustainable location, whilst respecting the amenities of neighbouring properties.

6.32 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, subject to the conditions set out below.

## 7.0 **Recommendation**

7.1 **Approve** subject to:

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

**8.0 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.

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 (including the removal of the existing apparatus) 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).

4) No construction works shall commence until a Contractors Parking Plan has been submitted to and been agreed in writing by the local planning authority. The aim will need to demonstrate how the developer will control and regulate on street motor vehicle parking for

the contractors and sub-contractors taking the works on both the public highway and private street areas.

The development will 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) 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).

- 6) Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall include full details of monitoring, public communication, complaint handling and mitigation measures to be taken to protect local residents from noise and / or vibration. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory measures are in place to prevent noise disturbance upon existing and future residents (Cambridge Local Plan 2018 Policy 35).

- 7) No development shall commence until a scheme for the disposal of surface water and foul water shall be provided to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

- 8) No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts (Cambridge Local Plan 2018 Policies 31 and 32).

- 9) No development above slab level shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all new residential units shall achieve reductions in CO<sub>2</sub> emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:
- a. Levels of carbon reduction achieved at each stage of the energy hierarchy; and
  - b. A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit.

Where on-site renewable or low carbon technologies are proposed, the Statement shall also include:

- c. A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance schedule; and
- d. Details of any mitigation measures required to maintain amenity and prevent nuisance.

There shall be no occupation of the development until the carbon reduction measures have been implemented in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable

pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and Greater Cambridge Sustainable Design and Construction SPD 2020).

10) 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).

11) No operational plant, machinery or equipment shall be installed until a noise insulation/mitigation scheme as required to mitigate and reduce to a minimum potential adverse impact has been 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 prevent any harm upon the amenities of the neighbouring properties (Cambridge Local Plan 2018 Policy 35).

12) The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof 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.

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

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

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 56, 57, 58 (for extensions) and 60.

14) Prior to first occupation, each dwelling shall be fitted with a means for future occupiers to monitor / measure all of their own energy consumption (electric / water / gas) including the extent of the contribution made to energy consumption from on-site renewable energy sources. The fitted device(s) shall be retained and maintained thereafter.

15) No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

16) All hard and soft landscaping details shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

17) No development above slab level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out in accordance with the approved details.

Reason: To conserve and enhance ecological interest (Cambridge Local Plan 2018 Policy 57 and 70).

18) Prior to the occupation of the development hereby approved, a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the safety of future occupiers against fire risk (Cambridge Local Plan policies 55, 56, 57 and 58).

- 19) No non-masonry walling systems, cladding panels or other external screens shall be erected until details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

- 20) Notwithstanding the provisions of the regulations set out within Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no plant, antennae, railings, enclosures, flues, vents, or other equipment or constructions (excepting awning blinds pursuant to condition 24) shall be fitted to the exterior surfaces of the extension without the specific granting of planning permission by the local planning authority.

Reason: To ensure the development is retained in accordance with the approved details under this permission, in order to reduce any visual harm upon the character and appearance of the local area and settings of the Conservation Areas (Cambridge Local Plan 2018 policies 55, 56, 58, 60, 61), LBCA Act 1990 and the NPPF.

- 21) All proposed balconies hereby approved shall be fitted with obscure glazing to Pilkington obscurity level 3 or greater and shall be retained as such for the lifetime of the development.

Reason: To prevent significant overlooking upon neighbouring properties (Cambridge Local Plan 2018 policies 55 and 58)

- 22) Prior to the installation of any glazing for the new apartments, the type and specification of the solar glazing to be installed on units 5-8, together with an overheating assessment for the apartments, shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to avoid overheating and demonstrate compliance with policy 28 of the Cambridge Local Plan 2018.

- 23) Notwithstanding the approved plans, the development hereby approved, 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 approved plans, external awning blinds shall be inserted to the south facing roof lights and shall be retained as such.

Reason: To help mitigate and further reduce any potential overheating impact (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

## **9.0 Informatives**

- 1) In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.
- 2) To satisfy and discharge Environmental Health recommended conditions (including those related to construction / demolition, operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, should be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (2020). Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.
- 3) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
- 4) Before the existing apparatus is removed, the applicant should contact the Council's Building Control Department to establish the way in which the equipment will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.
- 5) The applicant will need to ensure that the works do not interfere with any assets nearby, which are under the ownership of Cadent Gas Ltd. The applicant should therefore engage with Cadent Gas Ltd prior to the works commencing.

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Background Papers:

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

- Cambridge Local Plan 2018
- Cambridge Local Plan SPD