



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 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. Design

2. Neighbour amenity

3. Highways and parking

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 and associated works’ to a detached house at 1 King’s Meadow, Cambridge.
- 1.2 The application originally sought permission for an 8-bedroom House in Multiple Occupation (HMO) but was amended to a 7-bedroom HMO. Minor revisions to the layout and elevations related to this change were proposed and a second consultation period on the amendments undertaken.
- 1.3 The application was subsequently further amended to entirely remove the change of use element and now only proposes extensions to the dwellinghouse which is to remain in C3 use. A third round of consultation was undertaken.

- 1.4 Officers recommend that the Joint Development Management Committee (JDMC) 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 Planning Officer	No objection	6.4
Third Party Representations (15)	Objection	7.1-7.4

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.
- 2.4 The site is not licenced by Environmental Health as a HMO. Planning permission has not previously been granted for change of use to a large HMO (noting the history of this site and the amended proposal). Permitted development rights were not removed for a change of use from C3 to small HMO use (Class C4) and the application form notes the change of use previously sought was from a C3 (residential dwelling) use to a large HMO (sui generis use).

3. The proposal

- 3.1 The application proposes a single storey front extension, single storey side and rear extension and first floor side extension and associated works.
- 3.2 The application has been amended twice; first to the design and, the second time, to remove the change of use to large HMO from the description of development proposed. Only the proposed extensions are now being considered as part of the assessment of the application proposals.
- 3.3 The application was deferred at the 15 April 2026 meeting of the JDMC, due to queries about the intended future use of the property, and again at the 17 June 2026 meeting of the JDMC, so that the Committee could be provided with the relevant application to allow proper consideration of the proposals.

3.4 First amendments

To address concerns over room sizes internally, the following amendments were made to the proposal:

- The description was revised from an 8-bed HMO to 7-bed HMO.
- Floor plans (dwg. P103 Rev2):
 - Combined bedrooms 4 and 5 to make one larger room with en-suite 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.

3.5 Second amendment

- 3.6 On 9 June 2026, after the publication of the JDMC Agenda, the agent, on behalf of the applicant, requested that the change of use to a large-HMO (sui generis use) be withdrawn from the application. The description was again altered to remove 'change of use from residential (Use Class C3) to a large 7-bed HMO (sui generis)'.

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 proposed, 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

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 **Greater Cambridge Local Plan 2024 – 2045 (Regulation 19 Proposed Submission)**

- 5.2.1 The Proposed Submission Greater Cambridge Local Plan represents the latest 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 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 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 Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2024. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed.
- 5.2.4 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.
- 5.2.5 Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026.

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 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 55: Responding to context
Policy 56: Creating successful places
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

5.3 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

5.4 Other guidance

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

Consultation one:

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.

Amendment consultation (consultation two)

- 6.5 Further consultation was not undertaken with consultees, as it did not materially alter the proposals previously considered.

7. Third party representations

Consultation one

- 7.1 15 representations have been received, none in support, 15 in objection and none raising neutral comments. These were commenting on the original proposal which included an HMO use.
- 7.2 Those in objection 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

Consultation two

- 7.3 One objection has been received to the amended proposal to extend the dwelling as a C3 use building.

The objection raised the following issues in relation to the householder extensions proposed:

- Over-intensification of residential use.
- Impact on residential character and amenity.
- Parking stress and highway safety concerns.
- Refuse/storage and servicing impacts.
- Reference to restrictive covenants as evidence of the intended single-family character of the estate.

- 7.4 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. Member Representations

Consultation one

- 8.1 Cllr Russ McPherson has made a representation objecting to the original application, before it was amended, on the following grounds:

- Agrees with several of the many comments from objectors.

Consultation two

- 8.2 None received.

- 8.3 The above representation is a summary of the comment that has been received. Full details of the representation are available on the Council's website.

9. Planning background

- 9.1 This application is brought before members following its deferral at the meeting of Joint Development Management Committee (JDMC) on 15 April 2026 due to queries about the intended future use of the property.
- 9.2 The proposal was brought to JDMC on 17 June 2026. The application was again deferred. This followed a late request by the applicant to remove the change of use from the description of the proposal. This altered the nature of this planning application in a way which was not reflected in the officer report.
- 9.3 This report provides councillors with a revised, full officer's report covering the proposed extensions only, to provide a clear assessment of the proposals.

10. Assessment

- 10.1 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 and context
 - Residential Amenity
 - Car and cycle parking
 - Third party representations

11. Principle of Development

- 11.1 The application requires planning permission as the extensions proposed are not permitted development.
- 11.2 Policy 58 of the Cambridge Local Plan permits alterations and extensions to existing buildings subject to meeting certain criteria.
- 11.3 The site lies within the Cambridge East Area Action Plan boundary. It also falls within the North of Cherry Hinton policy allocation as a strategic housing allocation. The outline planning permission and subsequent reserved matters were found to accord with the development plan at the time they were permitted.

Condition 25 of reserved matters approval ref. 16/0970/S73, which removed permitted development rights for extensions and alterations, was added to ensure the amenity of the neighbours were protected and to prevent over-development of the site. Policy CE/2 of the Cambridge east Area Action Plan was cited. The proposed extensions as set out in the sections below are relatively modest in scale and will not individually result in overdevelopment of the Cambridge East Area.

- 11.4 Condition 26 of the reserved matters approval sought to remove permitted development rights for additional windows and dormers to protect amenity of neighbours. This has been ensured through the amended plans, as set out in the sections below.
- 11.5 The principle of the development is found to be acceptable and in accordance with policies 58 of the Cambridge Local Plan (2018) and CE/2 of the Cambridge East Area Action Plan

12. Design and context

- 12.1 Policies 55, 56, 57, 58 and 59 of the Local Plan seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 12.2 Policy 58 of the Local Plan sets out the considerations to be made in relation to extending existing buildings to ensure a high-quality proposal. These are considered below.
 - a. do not adversely impact on the setting, character or appearance of listed buildings or the appearance of conservation areas, local heritage assets, open spaces, trees or important wildlife features;*
- 12.3 The proposal is not in the setting of any heritage assets.
- 12.4 The site is adjacent to a small area of play. The extension will continue the building along the boundary to this area. It will not affect the playground's use and occupiers will not be unduly impacted from it. An existing ground floor side window serving a kitchen dining room currently will serve a bedroom and an additional ground floor side window to a bedroom will be added in the single-storey rear extension. The living room will be moved to the centre of the house and it will be adequately lit by the patio doors in the rear of the kitchen, although it will not have any direct external windows

b. reflect, or successfully contrast with, the existing building form, use of materials and architectural detailing while ensuring that proposals are sympathetic to the existing building and surrounding area;

- 12.5 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.
- 12.6 The ground floor rear extension projects 6.0 metres beyond the rear wall and steps back at first and at second floor. This would form staggered side elevations and overall, it would be in line with the extension at the rear of no. 3.
- 12.7 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. The roofing detailing to the flat roof front extension is not as per existing, however it will create a parapet to the side and front which the existing porch and store will adjoin. This is similar to the extension to no. 3 and not considered sufficiently harmful to warrant a reason for refusal on these grounds.
- 12.8 The proposal will reflect the existing architecture and materials. It will repeat the stepped, flat-roofed format of the existing dwelling. By repeating the design of the neighbouring house at no. 3, it will retain a degree of uniformity within the street scene.

c. ensure that proposals for doors and windows, including dormer windows, are of a size and design that respects the character and proportions of the original building and surrounding context;

- 12.9 The windows proposed are in a form and use materials to match the existing house.

d. create altered or new roof profiles that are sympathetic to the existing building and surrounding area and are in keeping with the requirements of Appendix E (Roof extensions design guide);

- 12.10 The roofs will have a flat form as per the existing dwelling.
- 12.11 The proposal would result in the creation of flat roofs. Policy 31(f) of the Local Plan requires that all flat roofs are either green or brown, providing

that it is acceptable in terms of context. This can be ensured by way of condition.

f. respect the space between buildings where this contributes to the character of an area; and

- 12.12 The space between buildings is not altered. The street will retain a uniform appearance on the northeastern side of King's Meadow. The house will still form a hard boundary to the public open space adjacent.

g. retain sufficient amenity space, bin storage, vehicle access and cycle and car parking.

- 12.13 See also section 15, below, for additional detail.

- 12.14 The application proposes to retain existing bin and bike stores at the front of the house. Two car parking spaces to the side of the house will be retained. Additional cycle parking in a store in the rear garden is proposed. Based on the standards set out in Table L.10 of the Local Plan, a seven-bedroom dwelling requires a minimum of six cycle parking spaces. The store is sized for four cycle and therefore additional parking is required. A planning condition is recommended to secure the extra spaces in the rear garden.

- 12.15 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 (subject to condition(s) as appropriate).

13. Amenity

- 13.1 No objections have been received from neighbouring occupiers on grounds of amenity. A site visit has been undertaken.
- 13.2 The application drawings were amended to demonstrate that the second-floor side window will be non-opening and obscure glazed, to prevent overlooking of no. 3 adjacent. A condition is recommended to prevent use of the flat roofs for sitting out to ensure no harmful overlooking of the neighbouring gardens or any future dwelling to the rear (condition 9).
- 13.3 The extensions will not project past the rear wall of the neighbouring dwelling. Consequently, it will not be overbearing visually or result in significant loss of day or sunlight.

- 13.4 The dwelling will retain adequate garden space to the rear, car parking, bin and bike storage.
- 13.5 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 (subject to condition(s) as appropriate).
- 13.6 The Council's Environmental Health Team has assessed the application and recommended a planning condition limiting construction hours.
- 13.7 The associated construction and environmental impacts would be acceptable in accordance with policies 33, 34, 35 and 36 of the Local Plan.
- 13.8 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.

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.
- 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 condition (Condition 3).
- 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 as the proposed bin storage area is no longer required. These matters can be secured by planning condition to ensure car parking is retained (Condition 8). The proposed car parking arrangement is compliant with policy 81 of the Local Plan.
- 15.6 Subject to the condition as described above, 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. Other

- 16.1 The Drainage Officer's requests for a surface and foul water drainage scheme to be secured by planning condition. However, as the property is to remain as a single home, it is not necessary or reasonable to require this. Any additional drainage requirements will be addressed through building regulations. Conditions previously recommended have therefore been removed from the recommendation.

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.

Table 3 Officer response to third party representations

18. Planning balance

- 18.1 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).

Summary of harm

- 18.2 No harm will result from the proposals.

Summary of benefits

- 18.3 Enlarged family home, adding to the mix of properties available in the area.

- 18.4 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.

19. Recommendation

- 19.1 **Approve** application 25/04604/FUL subject to the planning conditions as set out in Section 20 below, with minor amendments to the conditions as drafted delegated to officers.

20. 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 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).

- 4 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).

- 5 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

- 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 development, hereby permitted, shall not be occupied until the proposed second floor side window in the east elevation of the development has, 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).

- 8 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).

- 9 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: To safeguard the privacy of adjoining occupiers (Cambridge Local Plan 2018 policies 55, 57/58).

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 Development Framework SPDs