26/02665/S73 – Botanic Place, 104 - 112 Hills Road, Cambridge, Cambridgeshire

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Petersfield

Proposal: S73 to vary conditions 2 (approved drawings), 40 (Flying Pig Public House works) and 41 (programme of highway works) of planning reference 20/03429/FUL, as amended by 23/02071/S73, 20/03429/NMA2 and 23/02071/NMA1 and 26/00566/S73, to 1. Remove the landlord's ancillary accommodation at first and second floor to provide double-height trading space, 2. Relocate accessible W/C from ground to first floor, 3. Remove external cranked masonry to increase loading capacity, 4. Extend dumbwaiter to first floor area, 5. Introduce kitchen extract to serve public house within a blind dormer roof, 6. Install inset PV solar panels, 7. Amend the cycle storage and office floorspace arrangement at basement mezzanine level within Building B, and 8. Amend the timeline to deliver the highway works along Hills Road.

Applicant: Socius and Railway Pension Nominees Limited

Presenting officer: Ellie O'Donnell

Key issues:

1. Amend timescale for the delivery of highway improvements along Hills Road
2. Removal of the licensee accommodation from the Flying Pig Pub
3. Amend the cycle parking arrangement within Building B

Recommendation: Approve subject to conditions.

1. Reason for referral

1.1 This is a Schedule 2 Application. The application has been referred to Planning Committee in accordance with Regulation 5, as the Nominated Member and Nominated Officer consider that it raises issues of local economic, social or environmental significance and/or significant planning matters that warrant member determination.

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2. Artificial intelligence (AI)

2.1 AI may have been used as an administrative tool to assist in the drafting and formatting of this report. It has not been used to assess the planning merits of the application or to exercise professional planning judgement. The analysis, conclusions and recommendation are those of the case officer.

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3. Executive summary

3.1 The application seeks an amendment to planning permission reference 20/03429/FUL, as amended by 23/02071/S73, 20/03429/NMA2, 23/02071/NMA1 and 26/00566/S73, for the following approved development:

1. The demolition of Betjeman House, Broadcasting House, Ortona House, Francis House, and the rear multi-storey carpark to Francis House, together with existing refuse and cycle stores, to allow for construction of two new commercial buildings of five and seven storeys respectively, providing flexible B1(a), B1(b), A1, A2, A3 uses on the ground floor and Class B1(a) and B1(b) on the upper floors.

2. The construction of basement with mezzanine level to provide for building services, cycle parking and car parking for the proposed commercial buildings, cycle and car parking spaces for Botanic House and services for Flying Pig Public House.

3. The refurbishment of the Flying Pig Public House at 106 Hills Road, including demolition of part single/part two storey outrigger and single storey store, alterations to elevations, construction of extension to enable level access and layout pub garden.

4. Creation of new public realm and landscaping, incorporating segregated vehicular and cycle access from Hills Road, a new access to service areas and substations, and taxi drop off for both the development proposed and existing Botanic House.

3.2 The current section 73 application proposes the following amendments:

- Internal alterations to the Flying Pig Pub, including: 1. Remove the licensee's accommodation from the first and second-floor; 2. Relocate the accessible W/C from the ground-floor to the first-floor; 3. Remove the external cranked masonry to increase loading capacity; and 4. Extend the dumbwaiter to the first-floor.

- External alterations to the Flying Pig Pub, including: 1. Construct a 'blind' dormer roof extension and kitchen extract to the rear roof plane; and 2. Install inset photovoltaic (PV) solar panels on the roof.

- Amendments to the location, type and quantity of bicycle storage within Building B.

- Amend the wording of condition 41 (programme of highway works) so that the approved highway improvements can be delivered post-occupation (scheduled for January-May 2028)

3.3 **Benefits**

3.4 The loss of the licensee accommodation from the first and second-floors to the Flying Pig Pub would secure its long-term, viable use as a public house. The application is accompanied by a Viability Study which includes evidence that the loss of this accommodation would secure the long-term viability of the pub by freeing up additional trading space.

3.5 The variation to the wording of Condition 41 (Programme of Highway Works) would amend the timescale for the delivery of the highway improvements along Hills Road, so that the works can be carried out from the months of January-May 2028. This would minimise the potential for multiple timelines of disruption along the adopted highway through better coordinated improvements.

3.6 The proposed inset PV solar panels in the front (east) roof plane of the Flying Pig Pub would make a positive contribution to climate change adaptation and mitigation. The panels have been selected to minimise harm to the

character and appearance of the New Town and Glisson Road Conservation Area and the identified heritage assets as far as practicable.

3.7 **Harms**

3.8 The Conservation Officer considers that the proposed PV solar panels, the 'blind' dormer roof extension, and the kitchen extractor flue in the Flying Pig Pub roof would result in a very low degree of harm to the character and appearance of the New Town and Glisson Road Conservation Area and the setting and significance of the Buildings of Local Interest (BLI) at Nos. 63-99 Hills Road (including the Centennial Hotel), and to the Flying Pig Pub itself.

3.9 The proposal would see the loss of a single residential unit (i.e., licensee accommodation) in a highly sustainable and well-connected part of Cambridge.

Planning Balance

3.10 The principle of the wider Botanic Place development, including the redevelopment of the site and refurbishment of the Flying Pig Public House, has already been established through planning permission 20/03429/FUL and subsequent amendments granted under Section 73 and non-material amendment applications. **Accordingly, and because this is a S73 application, the scope of the current application is limited to the acceptability of the specific amendments proposed through the variation of conditions 2, 40 and 41 as set out above,** rather than a reconsideration of the principle of the approved development.

3.11 Having assessed the proposed changes, officers conclude that the amendments would not give rise to any material conflict with the Development Plan. The revised public house layout would support the long-term viability of the Flying Pig in accordance with Policy 76, the amended cycle parking arrangements would continue to provide policy-compliant and accessible cycle parking provision, and the revised timing for the approved highway works would continue to appropriately mitigate the transport impacts of the development. Whilst the proposed roof alterations and photovoltaic panels would result in a very low level of heritage harm, that harm is less than substantial and is outweighed by the benefits associated with securing the long-term viability, operational sustainability and energy efficiency of the public house. The proposed amendments are therefore considered to remain consistent with the relevant policies of the Cambridge Local Plan (2018) and the relevant decision-making policies of the NPPF 2026

3.12 Officers recommend that the Planning Committee **approve** the application.

Consultee	**Response**
Access Officer	No comments received
Anglian Water	No comment
Architectural Liaison Officer	No comments received
Cambridge and District CAMRA	Objection
Cambridge City Airport	No objection
Cambridge Past, Present and Future	No comments received
Cambridge Water	No comments received
Conservation Officer	No objection
County Archaeology	No objection
County Highways Development Management	No objection
Cycle and Walking Officer	No comments received
Defence Infrastructure Organisation	No comments received
Drainage Officer	No objection
Ecology Officer	No objection
Enabling and Development Team	No comments received

Environment Agency	No objection
Environmental Health	No objection
Fire and Rescue Services	No comments received
Landscape Officer	No objection
Lead Local Flood Authority (LLFA)	No comment
Ministry of Defence (MOD)	No objection
Natural England	No comment
Public Art	No objection
Shared Waste	No objection
Sustainability Officer	No objection
The Gardens Trust	No comment
Tree Officer	No objection
Urban Design Officer	No objection
Third party representations	Approx. 4 representations in objection
Member representations	None

4. Site description and context

4.1 The application site is contained within the development framework boundary of Cambridge, an approx. 500m walk from Cambridge railway station and guided busway and a 1km walk from the city centre. The site is well connected with cycle paths and footways and there are bus stops within 50m both northbound and southbound directions along Hills Road as well as Station Road. The site is located within a Controlled Parking Zone and there are other residents parking schemes surrounding it.

4.2 The site is within the New Town and Glisson Road Conservation Area and includes the Flying Pig Public House, which has been identified as positively contributing to the character of the conservation area. The Flying Pig is a two-storey Victorian-era building with a slate roof, blue rendered frontage and walled beer garden. The site adjoins the Botanic Garden, a Grade II* Registered Park and Garden, which includes the Grade II listed Cory Lodge. To the south are the Grade II listed Royal Albert Homes almshouses. Opposite the site are Nos. 63-99 Hills Road (including the Centennial Hotel), while to the north-east are Nos. 55-59 Hills Road and 1-7 Station Road, all identified as Buildings of Local Interest (BLI).

5. The proposal

5.1 S73 to vary conditions 2 (approved drawings), 40 (Flying Pig Public House works) and 41 (programme of highway works) of planning reference 20/03429/FUL, as amended by 23/02071/S73, 20/03429/NMA2 and 23/02071/NMA1 and 26/00566/S73, to 1. Remove the landlord's ancillary accommodation at first and second floor to provide double-height trading space, 2. Relocate accessible W/C from ground to first floor, 3. Remove external cranked masonry to increase loading capacity, 4. Extend dumbwaiter to first floor area, 5. Introduce kitchen extract to serve public house within a blind dormer roof, 6. Install inset PV solar panels, 7. Amend the cycle storage and office floorspace arrangement at basement mezzanine level within Building B, and 8. Amend the timeline to deliver the highway works along Hills Road.

6. Relevant site history

6.1 **19/1722/SCOP** – Request for formal scoping opinion for commercial development at above site – **EIA Scoping Report Issued (dated 20.02.2020)**

6.2 **20/03429/FUL** – 1) The demolition of Betjeman House, Broadcasting House, Ortona House, Francis House, and the rear multi-storey carpark to Francis House, together with existing refuse and cycle stores; to allow for construction of two new commercial buildings of five and seven storeys respectively, providing flexible B1(a), B1(b), A1, A2, A3 uses on the ground floor and Class B1(a) and B1(b) on the upper floors. 2) The construction of basement with mezzanine level to provide for building services, cycle parking and car parking for the proposed commercial buildings, cycle and car parking spaces for Botanic House and services for Flying Pig Public House. 3) The refurbishment of the Flying Pig Public House at 106 Hills Road, including demolition of part single/part two storey outrigger and single storey store, alterations to elevations, construction of extension to enable level access and layout pub garden. 4) Creation of new public realm and landscaping, incorporating segregated vehicular and cycle access from Hills Road, a new access to service areas and substations, and taxi drop off for both the development proposed and existing Botanic House. – **Refused Permission (dated 09.04.2021), Appeal Allowed (dated 21.03.2022)**

6.3 **20/03429/NMA1** – Non-material amendment on planning permission 20/03429/FUL to amend wording of conditions 6 and 8 – **Withdrawn (dated 26.07.2022)**

6.4 **23/02071/S73** – S73 planning application pursuant to ref.20/03429/FUL (original planning permission) for the following: 1.Variation to Condition 2 (approved drawings) to allow for the following amendments to the scheme: a) reduction in basement dig, b) a reduction in car parking spaces, c) improved cycle parking, d) relocation of servicing and loading to basement level, e) additional lower ground area for market hall, f) substitution of part roof plant enclosure for office space on both buildings, and g) improved quality of public realm and landscaping enhancements including additional mature tree planting. 2.Variation to effect discharge of planning Conditions 5 (Traffic Management Plan), 6 (Hydrogeological Matters), and 9 (Tree protection methodology). 3. Variation to revise planning condition 8 (Sustainable Urban Drainage) to allow demolition in advance of detailed SUDS information being provided. (The Development is the subject of an Environmental Impact Assessment). – **Granted Permission (dated 10.11.2023)**

6.5 **20/03429/CONDC** – Submission of details required by condition 3 (Phasing plan) of planning permission 20/03429/FUL – **Discharge Condition in Full (dated 15.11.2023)**

6.6 **23/02071/CONDA** – Submission of details required by condition 3 (Phasing plan) of planning permission 23/02071/S73 – **Discharge Condition in Full (dated 29.11.2023)**

6.7 **23/02071/CONDB** – Submission of details required by condition 7 (archaeological work) of planning permission 23/02071/S73. – **Discharge Condition in Full (dated 11.12.2023)**

6.8 **23/02071/CONDC** – Submission of details required by condition 4 (Site wide Demolition and Construction Environmental Management Plan (DCEMP)) of planning permission 23/02071/S73. – **Discharge Condition in Full (dated 14.12.2023)**

6.9 **20/03429/CONDA** – Submission of details required by condition 7 (archaeological work) of planning permission 20/03429/FUL. – **Withdrawn (dated 15.12.2023)**

6.10 **20/03429/CONDB** – Submission of details required by condition 4 (Site wide Demolition and Construction Environmental Management Plan (DCEMP)) of planning permission 20/03429/FUL – **Withdrawn (dated 15.12.2023)**

6.11 **23//02071/CONDC** – Submission of details required by condition 11 (Structural Monitoring System) of planning permission 23/02071/S73. – **Discharge Condition in Full (dated 29.05.2024)**

6.12 **20/03429/NMA2** – Non material amendment on application 20/03429/FUL for Amendment to the entrance doors to improve accessibility, revised balustrade designs, introduction of roof canopies, alterations to the façade including alterations to the ventilation strategy, glazing and louvres, reconfiguration of the stairs and lifts, alterations to the lift overruns, alteration to the footprint of the basement, internal reconfigurations and rearrangement of car and cycle parking and improved landscaping at ground floor level (between Botanic House and Building B) – **Granted Permission (dated 14.08.2024)**

6.13 **23/02071/CONDE** – Submission of details required by condition 8 (sustainable urban drainage system) of planning permission 23/02071/S73 – **Discharge Condition in Full (dated 03.10.2024)**

6.14 **23/02071/CONDD** – Submission of details required by condition 16 (Details Of Tree Pits) of planning permission 23/02071/S73 – **Granted Permission (dated 04.10.2024)**

6.15 **23/02071/CONDF** – Submission of details required by conditions 10 (external facing materials) and 12 (external materials - sample panel) of planning permission 23/02071/S73 – **Discharge Condition in Part (dated 21.01.2025)**

6.16 **23/02071/CONDG** – Submission of details required by condition 12 (external materials - sample panel) of planning permission 23/02071/S73 – **Discharge Condition in Part (dated 19.08.2025)**

6.17 **23/02071/NMA1** – Non material amendment on application 20/03429/FUL, as amended by 23/02071/S73 and 20/03429/NMA2, to remove the basement lightwell in Building B, reconfigure service areas, revise planting between Buildings B and C, increase planting along frontage with Hills Road, changes to tree pit details, regularise works to the adopted highway (as agreed with the Local Highways Authority via S278 agreement), and revise timeline for the submission of landscape details relating to the private terraces and green roofs. – **Granted Permission (dated 11.11.2025)**

6.18 **23/02071/CONDH** – Submission of details required by condition 17 (Public Art Strategy and Outline Delivery Plan) of planning permission 23/02071/S73 – **Discharge Condition in Full (dated 04.12.2025)**

6.19 **23/02071/CONDI** – Submission of details required by condition 20 (Details of Extraction and Filtration (Building B)) and 21 (Details of Extraction and Filtration (Building C)) of planning permission 23/02071/S73 – **Discharge Condition in Full (dated 09.12.2025)**

6.20 **23/02071/CONDJ** – Submission of details required by conditions 10 (external facing materials), 12 (external materials sample panel), 13 (sample panel Building B) and 14 (sample panel Building C) of planning permission 23/02071/S73 – **Discharge Condition in Full (dated 23.12.2025)**

6.21 **23/02071/CONDK** – Submission of details required by condition 18 (Hard and Soft Landscaping) of planning permission 23/02071/S73 – **Discharge of Condition in Full (dated 03.02.2026)**

6.22 **26/00566/S73** – S73 to vary conditions 2 (approved drawings) and 52 (ground floor uses) of 20/03429/FUL, as amended by 23/02071/S73, 20/03429/NMA2 and 23/02071/NMA1 (1. The demolition of Betjeman House, Broadcasting House, Ortona House, Francis House, and the rear multi-storey carpark to Francis House, together with existing refuse and cycle stores, to allow for construction of two new commercial buildings of five and seven storeys respectively, providing flexible B1(a), B1(b), A1, A2, A3 uses on the ground floor and Class B1(a) and B1(b) on the upper floors. 2. The construction of basement with mezzanine level to provide for building services, cycle parking and car parking for the proposed commercial buildings, cycle and car parking spaces for Botanic House and services for Flying Pig Public House. 3. The refurbishment of the Flying Pig Public House at 106 Hills Road, including demolition of part single/part two storey outrigger and single storey store, alterations to elevations, construction of extension to enable level access and layout pub garden. 4. Creation of new public realm and landscaping, incorporating segregated vehicular and cycle access from Hills Road, a new access to service areas and substations, and taxi drop off for both the development proposed and existing Botanic House.) to replace the rear food and beverage area in Building B with flexible office space, include a podcast studio in the reception lobby, and amend the wording of condition 52 to reflect the revised Use Classes Order. – **Granted Permission (dated 29.05.2026)**

6.23 **23/02071/CONDL** – Submission of details required by condition 33 (BREEAM Design Stage Certification (Water)) of planning permission 23/02071/S73 – **Discharge Condition in Full (dated 09.06.2026)**

6.24 **26/00566/CONDA** – Submission of details required by condition 24 (Noise Assessment (Building B)) and 25 (Noise Assessment (Building C)) of planning permission 26/00566/S73 – **Discharge Condition in Full (dated 27.08.2026**

7. Policy

7.1 National policy

- National Planning Policy Framework 2026
- 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

7.2 Draft Greater Cambridge Local Plan 2024-2045

7.2.1 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. 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. At this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.

7.3 NPPF 2026

7.3.1 The updated NPPF (2026) is a material consideration which must be considered where it is relevant to a planning application. It is intended to create a clearer, more rules-based planning system, accelerate housing delivery, support economic growth, and make planning decisions more predictable. The NPPF introduces a suite of national Development Management decision making policies. This includes applying the

presumption in favour of sustainable development found in Policies S3 and S4, which require approving development proposals that accord with an up-to-date development plan without delay, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the decision-making policies in the Framework.

7.3.2 For the purposes of decision making, Annex A of the NPPF states that Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight.

7.3.3 A review of the adopted Local Plan policies has been undertaken in the context of the updated NPPF. This has found that most policies in both adopted plans remain broadly consistent with national policy and can be given weight until replaced by policies in the Greater Cambridge Local Plan.

7.4 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 9: Review of the Local Plan
Policy 10: The City Centre
Policy 14: Areas of Major Change and Opportunity Areas
Policy 21: Station Areas West and Clifton Road
Policy 25: Cambridge Railway Station, Hills Road Corridor
Policy 28: Sustainable design and construction, and water use
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 40: Development and expansion of business space
Policy 42: Connecting new developments to digital infrastructure
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 76: Protection of public houses
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

7.5 **Supplementary Planning Documents** (prepared in parallel with the Local Plan preparation and shortly to be adopted by the Executive Councillor by an out of cycle decision)

- Sustainable Design and Construction SPD – Adopted January 2020

7.6 **Area Guidelines**

- New Town and Glisson Road Conservation Area Appraisal (2012)

8. Consultations

8.1 **Publicity**

Neighbour letters – Yes

Site notice – Yes

Press notice – Yes, on the grounds that the application is for major development and affects a conservation area

8.2 **Anglian Water** – Anglian Water has no recommendations or comments to make on the application.

8.3 **Cambridge and District CAMRA** – Objection to the loss of the licensee accommodation at first- and second-floor level in the Flying Pig Pub. The majority of traditional pubs in Cambridge comprise trading areas at ground-level and licensee accommodation at upper-level, and this arrangement would be beneficial in attracting suitable licensees both now and in the future. Upper-floor trading areas tend to be function rooms and are less well used compared to the ground-floor trading areas. The revenue raised per unit area of upstairs areas will be significantly less than that raised per unit area downstairs. CAMRA considers that the benefits of on-site licensee accommodation outweigh the increased income that would result from having a first-floor trading area, as the licensee would otherwise need to pay for accommodation elsewhere.

8.4 **Cambridge City Airport** – No objection.

8.5 **Cambridge Past, Present and Future** – No comments were received.

8.6 **Conservation Officer** – No objection. The site lies within the New Town and Glisson Road Conservation Area and includes the Flying Pig Pub, identified

as making a positive contribution to the character and appearance of the surrounding area. The Heritage Addendum (Bidwells, July 2026) sets out that the proposed interventions would be relatively minor and that any effects on the identified heritage assets – including the New Town and Glisson Road Conservation Area; the neighbouring Grade II* Registered Park and Garden and Grade II listed Cory Lodge; the neighbouring Grade II listed Royal Albert Homes almshouses; the Buildings of Local Interest (BLI) along Hills Road; and the non-designated Flying Pig Pub – would be limited. While some original fabric would be lost, the building would retain its historic features and continue to contribute positively to the conservation area. The most visible changes, including the dormer roof extension, extractor flue, and inset PV solar panels, are considered sensitively designed and would secure the long-term viability and improve energy efficiency of the Flying Pig Pub. The very low degree of harm to the identified heritage assets is weighed against the private and public benefits of improving the energy efficiency and long-term use of the Flying Pig Pub.

1.1 **County Archaeology** – No objection. No archaeological intervention is necessary in connection with this application.

1.2 **County Highways Development Management** – No objection. The variation to condition 41 (programme of highway works) would provide an appropriate and enforceable mechanism for securing the delivery of the approved highway improvements whilst allowing sufficient flexibility for the detailed design and implementation process. It is requested that all highway related conditions and informatives attached to planning permission 20/03429/FUL, 23/02071/S73, 20/03429/NMA2 and 23/02071/NMA1 and 26/00566/S73, insofar as they remain relevant and applicable to the development, are re-imposed on any subsequent permission granted pursuant to this application.

1.3 **Defence Infrastructure Organisation** – No comments were received.

1.4 **Drainage Officer** – No comment. Please contact Cambridgeshire County Council as the Lead Local Flood Authority (LLFA) on this major application.

1.5 **Ecology Officer** – No objection.

1.6 **Enabling and Development Team** – No comments were received.

1.7 **Environment Agency** – No objection.

1.8 **Environmental Health** – No new comments or recommended conditions.

1.9 **Fire and Rescue Services** – No comments were received.

1.10 **Historic England** – Historic England has no recommendations or comments to make on the application.

1.11 **Landscape Officer** – No objection. The external cycle parking arrangements and landscaping would remain largely unimpacted by the proposal.

1.12 **Lead Local Flood Authority (LLFA)** – No comments or recommendations. The application relates to the internal and external changes to the buildings and does not appear to have any surface water flood risk or drainage implications.

1.13 **Ministry of Defence (MOD)** – No objection. The proposed development falls outside of MOD safeguarded areas and does not affect other defence interests.

1.14 **Natural England** – No comments or recommendations. Please consider whether this application will materially affect any of the advice Natural England have previously provided. If it is unlikely to do so, further consultation is unnecessary.

1.15 **Public Art** – No objection.

1.16 **Shared Waste** – No objection. It is assumed that the proposed alterations can be accommodated within the existing waste management strategy for the building. However, should the amendments result in any changes to waste storage, collection arrangements, or operational requirements, an updated Waste Management Strategy should be submitted for assessment.

1.17 **Sustainability Officer** – No objection. The proposal would enhance the long-term operational sustainability of the Flying Pig Pub and the addition of inset PV solar panels is welcomed.

1.18 **The Gardens Trust** – The Gardens Trust have no comments to make on the application.

1.19 **Tree Officer** – No objection.

1.20 **Urban Design Officer** – No objection. The mix of cycle parking provision across the lower basement and basement mezzanine levels is acceptable.

1.21 Consultee responses are material considerations. They assist the Local Planning Authority in reaching its planning judgement but do not determine the outcome of the application.

2. Third party representations

2.1 Approx. 4 representations have been received, totalling approx. 4 in objection, 0 in support, and 0 raising neutral comments.

2.2 Those in objection have raised the following issues:

- Loss of a housing unit in an area where housing is in high demand
- Vertical and wall-mounted bicycle stands are inaccessible to some people
- Access to the wheelchair-accessible W/C would be dependent on a mechanical platform lift, which may fail due to power interruptions, mechanical faults, door interlocks, sensor failures, inadequate maintenance etc.
- The kitchen extract may result in noise disturbance to neighbouring occupiers
- There will be excessive pedestrian, bicycle and motor vehicle movements along Hills Road during busy periods

2.3 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.

3. Assessment

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF sets out the Government's policies for plan making and for making decisions on development proposals. It is a material consideration of considerable importance. In making decisions, the NPPF should be read alongside policies in the development plan. It advises that proposals which accord with an up-to-date development plan should be approved without delay.

3.2 Planning Practice Guidance states that new issues may arise after planning permission has been granted, which require modification of the approved proposals. [Paragraph: 001 Reference ID: 17a-001-20140306].

3.3 The applicant has sought to amend the conditions attached to the planning permission by seeking to make a minor material amendment. Paragraph 13 of Planning Practice Guidance advises that there is no statutory limit on the degree of change permissible to conditions under S73, but the change must only relate to conditions and not to the operative part of the permission [Paragraph: 013 Reference ID: 17a-013-20140306] Case law has established the test which governs section 73 cases is to be found in R v Coventry City Council, ex p. Arrowcroft Group plc [2001] PLCR 7, in which Sullivan J held that, under that section, a local planning authority: "is able to impose different conditions upon a new planning permission, but only if they are conditions which the council could lawfully have imposed on the original planning permission in the sense that they do not amount to a fundamental alteration of the proposal put forward in the original application." (para. 33).

3.4 Where an application under Section 73 is granted, the effect is the issue of new planning permission, sitting alongside the original permission, which remains intact and unamended [Paragraph: 015 Reference ID: 17a-015-20140306]. **The principle of the wider development is not a matter for reconsideration through this application, having already been established by the extant planning permission.**

3.5 Modifications include:

- Internal alterations to the Flying Pig Pub, including: 1. Remove the licensee's accommodation from the first- and second-floor; 2. Relocate the accessible W/C from the ground-floor to the first-floor; 3. Remove the external cranked masonry to increase loading capacity; and 4. Extend the dumbwaiter to the first-floor

- External alterations to the Flying Pig Pub, including: 1. Construct a 'blind' dormer roof extension and kitchen extract to the rear roof plane; and 2. Install inset photovoltaic (PV) solar panels on the roof

- Amendments to the location, type and quantity of bicycle storage within Building B

- Amend the wording of Condition 41 (Programme of Highway Works) so that the approved highway improvements can be delivered post-occupation (scheduled for January-May 2028)

3.6 Taking each proposal in turn;

Internal alterations to the Flying Pig Pub

3.7 The application proposes to amend the internal arrangement within the Flying Pig Pub. The most significant intervention is the removal of the licensee accommodation from the first- and second-floor levels to create double height trading space at first-floor level.

3.8 The Flying Pig is listed as a protected public house under Policy 76 (Appendix C) of the Cambridge Local Plan (2018). Policy 76 states that the loss of any part of a public house, or its curtilage, will be permitted if it can be demonstrated that:

d. the viability of the public house use will not be adversely affected, sufficient cellarage, beer garden, parking and dining/kitchen areas will remain to retain a viable public house operation; and

e. the loss including associated development will not detract from the prevailing character and appearance of the area, including where the building is of merit or has any distinctive architectural features.

3.9 Supporting paragraph 8.42 states that when considering proposals for the development of part of a pub, the Council will require supporting evidence explaining how the development proposal will support and not undermine the viability of the pub.

3.10 Supporting paragraph 8.43 states that developers will need to provide an independent professional assessment by a professional Royal Institution of

Chartered Surveyors (RICS) valuer with expertise in the licensed leisure sector and who is not also engaged to market the property.

3.11 The application includes a Viability Study (Savills, June 2026) which seeks to demonstrate that there is minimal demand for on-site landlord accommodation within Cambridge. The report sets out that on-site residential accommodation is no longer an operational requirement for the majority of modern public houses and identifies a growing trend towards the removal of licensee accommodation in Cambridge city centre. The study concludes that the proposed removal of the ancillary residential accommodation would enable additional trading space whilst maintaining the essential operational components of a viable public house, including cellarage, kitchen and customer facilities.

3.12 This supports the findings of the Viability Assessment (Coffer Group, June 2022) submitted with the application to part-demolish and redevelop The Emperor Pub (under planning reference 21/05549/FUL). The report concluded that there is limited demand for on-site landlord accommodation in central Cambridge. Given the viability testing was carried out within the past five years, and the Flying Pig Pub is located only a short walking distance from The Emperor, it is expected that future licensees of the Flying Pig are unlikely to require on-site accommodation. Officers are satisfied that the evidence demonstrates that the viability of the Flying Pig as a public house would not be adversely affected by the removal of the licensee accommodation. The proposal accords with Policy 76 of the Cambridge Local Plan (2018).

3.13 The application also seeks to relocate the wheelchair-accessible W/C from the ground-floor to the first-floor, which would be reached by a mechanical platform lift. While this proposal raises accessibility considerations, compliance with Approved Document M (Access to and Use of Buildings) of the Building Regulations (2010) would be assessed separately through the Building Control process. Subject to the provision of an appropriate accessible route between floors (i.e., mechanical platform lift), officers are satisfied that the layout and configuration would enable inclusive access to the public house. The proposal accords with Policies 51 and 56 of the Cambridge Local Plan (2018) and is consistent with NPPF Policy DP3.

3.14 The application also proposes to demolish and reconstruct the first-floor structure, the ground-floor structure above the cellar, a section of the cranked masonry wall in the side (south) elevation, and the two chimney stacks. The Conservation Officer has been formally consulted on the application notes that while these interventions would result in a greater loss of original fabric, the building has already been substantially altered, retains no internal features of historic interest, and is of only modest architectural interest. The principal (east) elevation would remain largely unaltered, and the deteriorated windows and doors would be replaced with matching fittings. The proposals are considered to preserve and enhance the significance of the Flying Pig as a non-designated heritage asset and the

character and appearance of the New Town and Glisson Road Conservation Area.

External alterations to the Flying Pig Pub

3.15 The external alterations to the Flying Pig Pub comprise the construction of a 'blind' dormer to accommodate the extended dumbwaiter, together with the installation of a kitchen extraction flue and rooflight in the rear (west) roof slope. It is also proposed to install approx. twelve inset PV solar panels in the front (east) roof slope, replace the window frames and doors with matching fittings, raise the roof profile and construct a parapet gutter, and associated alterations and repairs to the building.

3.16 The proposed 'doghouse' dormer, by virtue of its modest scale and form, would not be readily visible from important views from, or into, the New Town and Glisson Road Conservation Area and would be entirely screened from view from the Grade II* Registered Park and Garden (Botanical Gardens) to the west. The dormer would be partially screened from view from public vantage points along Hills Road and Station Road by the rest of the roof and Buildings B and C and would not be visually prominent within the street scene. The proposal would be relatively modest in scale, bulk, form, and roof design, measuring approx. 2.7m in height (2.1m to eaves), 1.5m in width, and 4.4m in projection, and would be constructed in slate rooftiles to match the rest of the roofscape. This element of the proposal would preserve and enhance the special character, setting and significance of the conservation area and the adjacent BLIs, in accordance with Section 72 of the Planning (LBCA) Act 1990, NPPF Policies HE4-HE7, and Policy 61 of the Cambridge Local Plan (2018).

3.17 The proposed PV solar panels in the front roof plane would sit flush with the roof and would be colour-matched to the slate tiles. The Sustainability Officer welcomes the incorporation of PV solar panels as a measure that would improve the long-term operational sustainability of the public house. The proposal is considered to accord with NPPF Policies CC2, CC3 and DP3(2)(b) and the Greater Cambridge Sustainable Design and Construction SPD (2020).

3.18 The Conservation Officer has been formally consulted and considers that while the external alterations would result in a very low degree of harm to the special character and significance of the New Town and Glisson Road Conservation Area, and to the Flying Pig Pub itself, the works would assist in the long-term retention and viability of the public house and are necessary for compliance with Approved Document L (Conservation of Fuel and Power) of the Building Regulations (2010). This low level of harm to the identified

heritage assets is weighed against the benefits of improving the energy efficiency of the building and its ongoing use as a public house. The proposal is therefore considered to accord with Policies HE4-HE7 of the NPPF (2026).

Cycle storage arrangement (siting. quantity and type)

3.19 The proposals also include amendments to the location, type and quantity of cycle parking within Building B. The revised arrangement relocates part of the cycle parking provision from the basement mezzanine level to the lower basement and introduces a mix of cycle storage types.

3.20 Policy 82 of the Cambridge Local Plan (2018) sets out that a development of this nature and scale should provide two spaces for every five members of staff, or one space per 30m² of gross floor area, and visitor parking provision on merit. The minimum requirement for cycle parking is therefore 1,300 spaces across the site.

3.21 The Local Plan states in Appendix L (Car and cycle parking requirements) that Sheffield stands are the preferred option, but the use of high-low and two-tier/double stacker racks will be considered on a case-by-case basis for non-residential developments. A minimum of 20% of the cycle parking spaces required should be Sheffield stands as these are more practical and accessible to users.

3.22 The parent application 20/03429/FUL (as amended by 23/02071/S73, 20/03429/NMA2, 23/02071/NMA1 and 26/00566/S73) was approved with 1,430 bicycle spaces throughout the site, including 1,014 two-tier ‘assisted’ stands and 416 Sheffield stands.

3.23 The current Section 73 application seeks to spread the cycle parking across the basement mezzanine and lower basement levels, increase the number of Sheffield stands to 1,106, and introduce 124 wall-mounted and 104 vertical stands. The location, quantity and type of cycle storage provision would accord with the requirements set out in Appendix L (Car and cycle parking requirements) and Policy 82 of the Cambridge Local Plan (2018).

3.24 The Urban Design Officer raises no objection to the amended cycle parking arrangement and considers the revised mix of cycle parking provision across the lower basement and basement mezzanine levels acceptable.

3.25 In the interests of ensuring that the development provides convenient and accessible cycle storage for users, Conditions 50 (Bicycle Racks (Building B)) and 51 (Bicycle Racks (Building C)) shall be reimposed, which require the developer to submit details of the two-tier bicycle stands, which shall be

assisted, prior to first occupation of the buildings. These stands shall be installed in accordance with the approved details and retained as such in perpetuity.

3.26 Condition 47 (Car and Cycle Parking Management Plan (CCPMP)) shall also be reimposed, which requires the developer to submit a CCPMP to the Local Planning Authority prior to first occupation of the development. The CCPMP shall include details of how the bicycle storage spaces would be allocated and how access to the cycle storage areas would be controlled.

3.27 Subject to the reimposition of the above conditions, the proposal is considered to promote sustainable transport through the provision of appropriate bicycle storage facilities, suitably prioritising its provision through secure and accessible design. The proposal accords with the car and cycle parking guidance contained within Appendix L and Policies 80, 81 and 82 of Cambridge Local Plan (2018), and is consistent with NPPF Policy TR4.

Variation to the wording of Condition 41 (Programme of Highway Works)

3.28 The application also proposes to vary the wording of Condition 41 (Programme of Highway Works) so that the highway improvements along Hills Road, including a toucan crossing, relocation of the bus stop, and upgraded southbound cycle lane, can be delivered following first occupation of the development (expected approx. Autumn-Winter 2027-28). The intention is for the highway improvements to be carried out in conjunction with other planned works along Hills Road (scheduled for January-May 2028). The highway works would require the closure of this part of Hills Road for approx. five months and would therefore be highly impactful; however, the proposed variation to Condition 41 is considered to minimise the potential for multiple timelines of disruption along the adopted highway through better coordinated improvements.

3.29 The approved works would continue to comprise the package of improvements previously secured under planning permission 20/03429/FUL (as amended by 23/02071/S73, 20/03429/NMA2, 23/02071/NMA1 and 26/00566/S73), including the provision of a new toucan crossing, floating bus stop, and associated improvements to pedestrian and cycle infrastructure along Hills Road. The amendment does not alter the scope, design or extent of the approved highway works, but instead amends the delivery timescale to better align with the practical requirements and the statutory approvals, including a S278 agreement with the Local Highways Authority.

3.30 It is proposed to amend the wording of Condition 41 to the following: *"Prior to first occupation of any part of the development, a programme for the*

delivery of the highway works to Hills Road shall be submitted to and approved in writing by the Local Planning Authority. The programme shall provide for the delivery of highway works substantially in accordance with the principles shown on Drawing No. 07022-PJA-XX-XX-DR-TR-000100 General Arrangement P04. The works shall thereafter be delivered in accordance with the approved programme."

3.31 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection and confirm that the revised wording would provide an appropriate and enforceable mechanism for securing the delivery of the approved highway improvements whilst allowing sufficient flexibility for the detailed design and implementation process.

3.32 Officers therefore consider that the proposed amendment would appropriately mitigate the transport impacts of the development and would accord with Policies 80 and 81 of the Cambridge Local Plan (2018).

Summary

3.33 Having considered the submitted information, consultation responses, the characteristics of the proposal and context of the site, the development would not give rise to unacceptable impacts on the health, amenity or environmental quality of existing or future occupiers. Subject to condition(s), the proposal accords with the relevant provisions of the adopted Local Plan and is consistent with Policies DP3 and P2 of the NPPF, which seek to secure high-quality development and ensure that potential risks to human health, living conditions and the environment are appropriately assessed and mitigated.

4. Planning Balance

Decision-Making Framework

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF 2026 is a material consideration of considerable importance and should be read alongside the Development Plan.

4.2 The proposal has been assessed against the adopted Development Plan, relevant supplementary planning documents, consultee responses, representations received and all other material considerations. Officers have

also assessed the proposal against the relevant national decision-making policies contained within the NPPF 2026.

4.3 Officers have additionally had regard to the statutory duties contained within Sections 66(1) and/or 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and have attached considerable importance and weight to those duties in reaching a recommendation.

Consistency with the Development Plan and NPPF

4.4 Having assessed the proposed changes, officers conclude that the amendments would not give rise to any material conflict with the Development Plan as a whole and are consistent with it. The revised public house layout would support the long-term viability of the Flying Pig in accordance with Policy 76, amended cycle parking arrangements would continue to provide policy-compliant and accessible cycle parking provision, and the revised timing for the approved highway works would continue to appropriately mitigate the transport impacts of the development.

4.5 Whilst the proposed roof alterations and photovoltaic panels would result in a very low level of heritage harm, that harm is less than substantial and is outweighed by the benefits associated with securing the long-term viability, operational sustainability and energy efficiency of the public house. The proposed amendments are therefore considered to remain consistent with the relevant policies of the Cambridge Local Plan (2018) and the relevant decision-making policies of the NPPF 2026

Overall

4.6 In determining a Section 73 application, the Planning Committee's role is to assess whether the proposed variations to the approved scheme are acceptable in planning terms. Members are not invited to revisit the principle of the development, which has already been established through the extant planning permission and remains capable of implementation irrespective of the outcome of this application. The assessment must therefore focus on the planning consequences of the proposed amendments only.

4.7 Officers conclude that the proposed amendments would deliver a number of benefits, including supporting the long-term viability of the Flying Pig Public House, improving the environmental performance of the building through the installation of photovoltaic panels, improved cycle parking provision, and allowing the approved highway works to be coordinated with wider programmed works on Hills Road to reduce disruption. The limited adverse effects identified, including the loss of the licensee accommodation and the

very low degree of heritage harm arising from the roof alterations, attract limited weight and do not outweigh the identified benefits. Having regard to the Development Plan as a whole, the NPPF 2026 and all other material considerations, officers conclude that the proposed variations are acceptable and that the amended scheme continues to represent sustainable development. Planning permission should therefore be **GRANTED**

Recommendation

4.8 That the Committee resolves to **GRANT PLANNING PERMISSION** subject to the following conditions, with revisions to the conditions delegated to officers:

Time Limit

1. The development hereby permitted shall be begun before 21 March 2025.

   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).

Approved Plans

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.

Demolition and Construction Phasing Plan

3. The development shall be carried out in strict accordance with the details contained in the Demolition and Construction Phasing Plan (Summary 'Base' Programme (Rev 02) dated 2 November 2023; Planning Agent Cover Letter dated 21 November 2023) approved under planning reference 23/02071/CONDA.

   Reason: To ensure demolition and construction works are phased appropriately in the interests of residential amenity and to provide the best opportunity to reopen the community use (public house) as expeditiously as possible. (Cambridge Local Plan 2018, policies 35 and 76).

Demolition Construction and Environmental Management Plan

4. The development shall be carried out in strict accordance with the details contained in the Demolition Construction and Environmental Management Plan (Demolition and Construction Environmental Management Plan (Rev. 13) dated 1 November 2023; Addendum letter in respect of crane installation and licensing (Socius, dated 12 December 2023) approved under planning reference 23/02071/CONDC.

   Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policies 35 and 37).

Traffic Management Plan

5. The development shall be carried out in accordance with the approved Traffic Management Plan (Rev. 07, dated 11 September 2023).

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

Hydrogeological Effects

6. The development shall be carried out in accordance with the hereby approved hydrogeological report, reference 2022.014.001_v01. All mitigation shall be carried out in accordance with approved report and its subsequent addendum advice.

   Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased groundwater flood risk on or off site resulting from the proposed development in accordance with Policy 32 of the Cambridge Local Plan 2018.

Archaeology

7. The development shall be carried out in strict accordance with the details contained in the archaeological Written Scheme of Investigation (WSI) and associated documents (Archaeological Evaluation (Report No.1570, dated October 2023); Written Scheme of Investigation (dated May 2023); Trench Plan (dated 27 November 2023) approved under planning reference 23/02071/CONDB.

   Reason: To ensure appropriate consideration of Cambridge's historic environment in accordance with the Framework and policy 61 of the Cambridge Local Plan 2018.

Sustainable Urban Drainage System

8. The development shall be carried out in strict accordance with the details contained in the approved Drainage Strategy (AKT II Ltd, Rev. P1, dated 14 April 2023) and Surface Water Drainage Scheme and associated documents (BOTANIC PLACE - SUDS CONDITION 8_20240613 REV P04_PART1 - 18.06.2024; BOTANIC PLACE - SUDS CONDITION 8_20240613 REV P04_PART2 - 18.06.2024; BOTANIC PLACE - SUDS CONDITION 8_20240613 REV P04_PART3 - 18.06.2024; BOTANIC PLACE - SUDS CONDITION 8_20240613 REV

P04_PART4 - 18.06.2024; BOTANIC PLACE - SUDS CONDITION 8_20240613 REV P04_PART5 - 18.06.2024; Response to SuDS Comments and updated Microdrainage Calculations, produced by AKT II, 10/09/2024; Response to SuDS Comments and Anglian Water S106 Agreement, Anglian Water Pre-Planning Enquiry, updated Microdrainage Calculations and summary of catchment areas produced by AKT II, 16/08/2024; Appendix 9 - Anglian Water Response 23.12.2023) approved under planning reference 23/02071/CONDE.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Arboricultural Method Statement

9. The development should be carried out in accordance with the submitted phased tree protection methodology as set out within the Hayden's Arboricultural Method Statement & Tree Protection Plan dated 25.04.2023 (Rev A). The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

   Reason: To satisfy the local planning authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

External Facing Materials

10. The development shall be carried out in strict accordance with the details contained within the following plans and documents approved under planning reference 23/02071/CONDF and 23/02071/CONDJ:

    - Cover Letter dated 13 December 2024
    - Facade Finishes Stage 4 Report (dated 13th June 2025, Rev. C01)
    - Building B Mock Up (Drawing No. BP-TEC-ZB-XX-DR-X-09300)
    - Building B Panel Mock Up (Drawing No. 22100-AHMM-ZB-XX-DR-A-94100)
    - Building B Visual Mock Up (Drawing No. 22100-AHMM-ZB-XX-DR-A-94101)
    - Building B Visual Mock Up (Drawing No. BP-TEC-ZB-XX-DR-X-03000-C02)

- Building C Visual Mock Up (Drawing No. 22100-AHMM-ZC-XX-DR-A-94101)
- Building C Visual Mock Up (Drawing No. BP-TEC-ZC-XX-DR-X-03100-C02)
- East and West Elevation No Context (Drawing No. 18059_(00)_P212)
- Hills Road Proposed Context Elevation (Drawing No. 18059_(00)_P210)
- Hills Road Proposed Context West Elevation (Drawing No. 18059_(00)_P211)
- North Elevation Proposed Building B and C No Context (Drawing No. 18059_(00)_P213)
- South Elevation Proposed Building B and C No Context (Drawing No. 18059_(00)_P214)
- Proposed East Hills Road Elevation (Drawing No. 18059_(00)_P201)
- Proposed South Elevation (Drawing No. 18059_(00)_P202)
- Proposed North Elevation (Drawing No. 18059_(00)_P203)
- Proposed West Elevation (Drawing No. 18059_(00)_P204)
- Proposed North Elevation Building C (Drawing No. 18059_(00)_P206)
- Proposed South Elevation Building B (Drawing No. 18059_(00)_P205)
- Building B Brickwork Photo 1
- Building B Brickwork Photo 2
- Building B Brickwork Photo 3
- Building B Sample Photo 1
- Building B Sample Photo 2
- Building C Sample Photo 1
- Building C Sample Photo 2

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

Structural Monitoring System (Flying Pig)

11. The development shall be carried out in strict accordance with the details contained within the Structural Monitoring System Report and associated documents (Monitoring Proposal and Quotation (dated 3 April 2024); Monitoring Report 04/01/2024 (dated 3 April 2024); Monitoring Report 18/12/2023 (dated 3 April 2024); Monitoring Report 29/01/2024 (dated 3 April 2024); Flying Pig Monitoring Requirements - 4644-AKT-HSK-0170 REV T1 (dated 3 April 2024); Pavement Monitoring Requirements - 4644-AKT-HSK-0171 (dated 3 April 2024); Garden Wall Monitoring Requirements - 4644-AKT-HSK-0172 (dated 3 April 2024)) approved under planning reference 23//02071/CONDC.

    Reason: To ensure appropriate protection of the public house in accordance with Policies 61 and 62 of the Cambridge Local Plan 2018.

External Materials (Sample Panel)

12. The development shall be carried out in strict accordance with the details contained within the following plans and documents approved under planning reference 23/02071/CONDF, 23/02071/CONDG and 23/02071/CONDJ:

- Cover Letter dated 13 December 2024
- Covering Letter dated 17 April 2025
- Brickwork Panel Mockup - Building C (ref. 22100-AHMM-ZC-XX-DR-A-94100, rev. P03)
- Brickwork Panels Review (ref. 22100, dated 12 May 2025)
- Facade Finishes Stage 4 Report (dated 13th June 2025, Rev. C01)
- Building B Mock Up (Drawing No. BP-TEC-ZB-XX-DR-X-09300)
- Building B Panel Mock Up (Drawing No. 22100-AHMM-ZB-XX-DR-A-94100)
- Building B Visual Mock Up (Drawing No. 22100-AHMM-ZB-XX-DR-A-94101)
- Building B Visual Mock Up (Drawing No. BP-TEC-ZB-XX-DR-X-03000-C02)
- Building C Visual Mock Up (Drawing No. 22100-AHMM-ZC-XX-DR-A-94101)
- Building C Visual Mock Up (Drawing No. BP-TEC-ZC-XX-DR-X-03100-C02)
- East and West Elevation No Context (Drawing No. 18059_(00)_P212)
- Hills Road Proposed Context Elevation (Drawing No. 18059_(00)_P210)
- Hills Road Proposed Context West Elevation (Drawing No. 18059_(00)_P211)
- North Elevation Proposed Building B and C No Context (Drawing No. 18059_(00)_P213)
- South Elevation Proposed Building B and C No Context (Drawing No. 18059_(00)_P214)
- Proposed East Hills Road Elevation (Drawing No. 18059_(00)_P201)
- Proposed South Elevation (Drawing No. 18059_(00)_P202)
- Proposed North Elevation (Drawing No. 18059_(00)_P203)
- Proposed West Elevation (Drawing No. 18059_(00)_P204)
- Proposed North Elevation Building C (Drawing No. 18059_(00)_P206)
- Proposed South Elevation Building B (Drawing No. 18059_(00)_P205)
- Building B Brickwork Photo 1
- Building B Brickwork Photo 2
- Building B Brickwork Photo 3
- Building B Sample Photo 1
- Building B Sample Photo 2
- Building C Sample Photo 1
- Building C Sample Photo 2

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

Sample Panel (Building B)

13. The development shall be carried out in strict accordance with the details contained within the following plans and documents approved under planning reference 23/02071/CONDJ:

- Facade Finishes Stage 4 Report (dated 13 June 2025, Rev. C01)

- Building B Mock Up (Drawing No. BP-TEC-ZB-XX-DR-X-09300)
- Building B Panel Mock Up (Drawing No. 22100-AHMM-ZB-XX-DR-A-94100)
- Building B Visual Mock Up (Drawing No. 22100-AHMM-ZB-XX-DR-A-94101)
- Building B Visual Mock Up (Drawing No. BP-TEC-ZB-XX-DR-X-03000-C02)
- Building B Brickwork Photo 1
- Building B Brickwork Photo 2
- Building B Brickwork Photo 3
- Building B Sample Photo 1
- Building B Sample Photo 2

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

Sample Panel (Building C)

14. The development shall be carried out in strict accordance with the details contained within the following plans and documents approved under planning reference 23/02071/CONDJ:

- Facade Finishes Stage 4 Report (dated 13th June 2025, Rev. C01)
- Building C Visual Mock Up (Drawing No. 22100-AHMM-ZC-XX-DR-A-94101)
- Building C Visual Mock Up (Drawing No. BP-TEC-ZC-XX-DR-X-03100-C02)
- Building C Sample Photo 1
- Building C Sample Photo 2

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

Details of Garden Wall (Flying Pig)

15. Prior to construction of the Flying Pig pub garden wall as set out on Drawing No. 764.01_(SC)_007 Flying Pig Garden and Building B P4, details of its appearance, method of construction and proposed materials shall be submitted to and agreed in writing by the local planning authority. Where practicable, the materials shall include brick and flint salvaged from the existing right rear boundary wall of the pub garden. The wall shall be constructed in accordance with the approved details and retained in perpetuity.

Reason: In the interests of visual amenity, acoustic performance and local historic character in accordance with Policies 35, 55 and 62 of the Cambridge Local Plan.

Details of Tree Pits

16. The development shall be carried out in strict accordance with the details contained within the following plans and documents approved under planning reference 23/02071/CONDD and 23/02071/NMA1:

- BP-LDA-ZZ-00-DR-L 20001 - GENERAL ARRANGEMENT PLAN - GROUND FLOOR - 09.10.2025
- BP_LDA_ZZ_ZZ_DR_L_20005 P01 - GENERAL ARRANGEMENT PLAN - ROOT CELL DIAGRAM - 04.06.2024
- BP_LDA_ZZ_ZZ_DR_L_20002 P02- GENERAL ARRANGEMENT PLAN - ROOF AREAS - 04.06.2024
- BP-LDA-ZZ-ZZ-DR-L-20003 P02 - GENERAL ARRANGEMENT PLAN - ROOF AREA BUILDING B - 04.06.2024
- BP_LDA_ZZ_ZZ_DR_L_20004 P02 - GENERAL ARRANGEMENT PLAN - ROOF AREA BUILDING C - 04.06.2024
- BP-LDA-ZB-ZZ-DR-L-50015 P01 - BUILDING B PLANTING PLAN - SHEET 1 of 2 - 04.06.2024
- BP-LDA-ZB-ZZ-DR-L-50016 P01 - BUILDING B PLANTING PLAN SHEET 2 OF 2 - 04.06.2024
- BP-LDA-ZC-ZZ-DR-L-50017 P01 - BUILDING C PLANTING PLAN - SHEET 1 OF 2 - 04.06.2024
- BP-LDA-ZZ-00-DR-L 41001 - TOPSOIL PLAN - GROUND FLOOR - 09.10.2025
- BP-LDA-ZB-05-DR L-41003 - TOPSOIL PLAN - LEVEL 05 BUILDING B - 09.10.2025
- BP-LDA-ZB-06-DR-L 41004 - TOPSOIL PLAN - LEVEL 06 BUILDING B - 09.10.2025
- BP-LDA-ZB-07-DR-L 41005 - TOPSOIL PLAN - LEVEL 07 BUILDING B - 09.10.2025
- BP-LDA-ZB-08-DR-L 41009 - TOPSOIL PLAN - ROOF BUILDING B - 09.10.2025
- CBP-LDA ZC-03-DR-L-41006 - TOPSOIL PLAN - LEVEL 03 B - 09.10.2025
- CBP-LDA-ZC-04-DR L-41007 - TOPSOIL PLAN - LEVEL 04 BUILDING - 09.10.2025
- BP-LDA-ZC-05-DR-L 41008 - TOPSOIL PLAN - LEVEL 05 BUILDING C - 09.10.2025
- BP_LDA_ZZ_ZZ_DR_L_40001 P02 - SOFTWORKS PRINCIPLES PLAN - GROUND FLOOR - 04.06.2024
- BP-LDA-ZZ-00-DR-L 40001 - GROUND FLOOR SOFTWORKS GA PLAN - 09.10.2025
- BP_LDA_ZZ_ZZ_DR_L_40002 P02 - SOFTWORKS PRINCIPLES PLAN - ROOF AREAS - 04.06.2024
- BP_LDA_ZZ_ZZ_DR_L_40003 P02 - SOFTWORKS PRINCIPLES PLAN - ROOF AREA BUILDING B - 04.06.2024
- BP_LDA_ZZ_ZZ_DR_L_40004 P0 - SOFTWORKS PRINCIPLES PLAN - ROOF AREA BUILDING C - 04.06.2024
- CBP-LDA-ZC-05-DR L-40010 - SOFTWORKS PLAN - LEVEL 05 BUILDING - 09.10.2025
- BP-LDA-ZZ-00-DR-L 30001 - HARDWORKS GA PLAN - GROUND FLOOR - 09.10.2025

- BP_LDA_ZZ_ZZ_DR_L_30002 P02 - HARDWORKS PLAN - ROOF AREAS - 04.06.2024
- BP_LDA_ZZ_ZZ_DR_L_30003 P02 - HARDWORKS PLAN - ROOF AREAS BUILDING B - 04.06.2024
- BP_LDA_ZZ_ZZ_DR_L_30004 P02 - HARDWORKS PLAN - ROOF AREAS BUILDING C - 04.06.2024
- BP-LDA-ZZ-00-DR-L 30005 - HARDWORKS GA PLAN - WALL BOUNDARY TREATMENT - 09.10.2025
- BP-LDA-ZZ-00-DR-L 32001 - GROUND FLOOR FURNITURE PLAN - 09.10.2025
- BP-LDA-ZZ-00-DR-L 50001 - GROUND FLOOR PLANTING PLAN - SHEET 1 OF 3 -09.10.2025
- BP-LDA-ZZ-00-DR-L 50002 - GROUND FLOOR PLANTING PLAN - SHEET 2 OF 3 -09.10.2025
- BP-LDA-ZZ-00-DR-L 50003 - GROUND FLOOR PLANTING PLAN - SHEET 3 OF 3 -09.10.2025
- BP-LDA-ZZ-00-DR-L 60001 - LEVELS PLAN - GROUND FLOOR - 09.10.2025
- BP-LDA-ZZ-00-DR-L 70002 - LANDSCAPE SECTION PLANS - GROUND FLOOR - SHEET 2 OF 2 - 09.10.2025
- BP-LDA-ZZ-ZZ-DR-L 90007 - TYPICAL DETAILS - TREE PIT - SHEET 1 OF 2 - 09.10.2025
- BP-LDA-ZZ-ZZ-DR-L 90008 - TYPICAL DETAILS - TREE PIT - SHEET 2 OF 2 - 09.10.2025
- BP-LDA-ZZ-ZZ-DR-L 90011 - TYPICAL DETAILS - TREE PIT - SHEET 3 - 09.10.2025
- BP-LDA-ZZ-ZZ-DR-L 90012 - TYPICAL DETAILS - TREE PIT - SHEET 4 - 09.10.2025

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Public Art Strategy

17. The development shall be carried out in strict accordance with the details contained within the Public Art Strategy and Outline Delivery Plan (dated 18 July 2025) approved under planning reference 23/02071/CONDH.

    Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) (Cambridge Local Plan 2018, Policy 56).

Details of Hard and Soft Landscaping

18. The development shall be carried out in strict accordance with the details contained within the Hard and Soft Landscaping Scheme and associated documents approved under planning reference 23/02071/NMA1 and 23/02071/CONDK:

- BP-LDA-ZZ-00-DR-L 20001 - GENERAL ARRANGEMENT PLAN - GROUND FLOOR - 19.12.2025
- BP_LDA_ZZ_ZZ_DR_L_20005 P01 - GENERAL ARRANGEMENT PLAN - ROOT CELL DIAGRAM - 19.12.2025
- BP-LDA-ZZ-00-DR-L 30005 - HARDWORKS GA PLAN - WALL BOUNDARY TREATMENT - 19.12.2025
- BP-LDA-ZZ-00-DR-L 30001 - HARDWORKS GA PLAN - GROUND FLOOR - 19.12.2025
- BP-LDA-ZZ-00-DR-L 40001 - GROUND FLOOR SOFTWORKS GA PLAN - 19.12.2025
- BP-LDA-ZZ-00-DR-L 50001 - GROUND FLOOR PLANTING PLAN - SHEET 1 OF 4 - 19.12.2025
- BP-LDA-ZZ-00-DR-L 50002 - GROUND FLOOR PLANTING PLAN - SHEET 2 OF 4 - 19.12.2025
- BP-LDA-ZZ-00-DR-L 50003 - GROUND FLOOR PLANTING PLAN - SHEET 3 OF 4 - 19.12.2025
- BP-LDA-ZZ-00-DR-L 50004 - GROUND FLOOR PLANTING PLAN - SHEET 4 OF 4 - 19.12.2025
- BP-LDA-ZZ-00-DR-L 60001 - LEVELS PLAN - GROUND FLOOR - 19.12.2025

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Details of Green Roofs and Roof Gardens

19. Prior to first occupation of the development, full details of the green roofs and roof gardens shall be submitted to and approved in writing by the local planning authority and these works shall be carried out to an agreed programme and maintained as approved. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategies (if applicable) and drainage and irrigation details where applicable.

    Reason: In the interests of responding suitably to climate change and water management and creation of habitat and biodiversity. (Cambridge Local Plan 2018; Policy 31).

Details of Extraction and Filtration (Building B)

20. The development shall be carried out in strict accordance with the details contained within the mechanical services (Building B) plans and associated documents (Mechanical Services Building B Combined Services Level 07 (Drawing No. 3104079-HLEA-ZB-07-DR-M-100008-P05); Mechanical Services Building B Combined Services Roof Level (Drawing No. 3104079-HLEA-ZB-RF-DR-M-100006-P05)) approved under planning reference 23/02071/CONDI.

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

Details of Extraction and Filtration (Building C)

21. The development shall be carried out in strict accordance with the details contained within the mechanical services (Building C) plans and associated documents (Mechanical Services Building C Combined Services Level 05 (Drawing No. 3104079-HLEA-ZC 05-DR-M-100019-P05); Mechanical Services Building C Combined Services Roof Level (Drawing No. 3104079-HLEA ZC-RF-DR-M-100006-P05)) approved under planning reference 23/02071/CONDI.

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

Plant Equipment (Building B)

22. The roof-mounted plant/equipment shown on Drawing No. 18059_(00)_P110 Roof Plan - Proposed P05 shall not be installed on Building B until details of the plant/equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include the type, dimensions, materials, location and the means of fixing. The development shall be carried out and retained in accordance with the approved details.

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

Plant Equipment (Building C)

23. The roof-mounted plant/equipment shown on Drawing No. 18059_(00)_P110 Roof Plan - Proposed P05 shall not be installed on Building C until details of the plant/equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include the type, dimensions, materials, location and means of fixing. The development shall be carried out and retained in accordance with the approved details.

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

Noise Assessment (Building B)

24. No operational plant, machinery or equipment both internal (including any plant rooms with louvres) and external including proposed electricity substations shall be installed associated with Building B until a noise assessment and any noise insulation / mitigation scheme as required to mitigate and reduce to a minimum potential adverse impacts, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and retained as such.

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

Noise Assessment (Building C)

25. No operational plant, machinery or equipment both internal (including any plant rooms with louvres) and external including proposed electricity substations shall be installed associated with Building C until a noise assessment and any noise insulation / mitigation scheme as required to mitigate and reduce to a minimum potential adverse impacts, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out as approved and retained as such.

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

Materials Management Plan

26. Prior to importation or reuse of material for the development (or any part or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

    a) details of the volumes and types of material proposed to be imported or reused on site;

    b) details of the proposed source(s) of the imported or reused material;

    c) details of the chemical testing for all material to be undertaken before placement onto the site;

    d) the results of the chemical testing which must show the material is suitable for use on the development; and

    e) confirmation of the chain of evidence to be kept (and how held) during the materials movement, including material importation, reuse placement and removal from and to the development.

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

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

Unexpected Contamination

27. If unexpected land contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning

Authority has been notified in writing and the contamination has been fully assessed and a remediation strategy has been submitted to, and approved by, the Local Planning Authority. Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation strategy.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with Framework paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements and to ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).

SuDS Compliance

28. No hardstanding areas shall be constructed on the site (or brought into use) until the works under the approved surface water drainage scheme (pursuant condition 8) as they relate to hardstanding areas have been completed in accordance with the approved surface water scheme.

    Reason: To ensue appropriate implementation of the surface water drainage scheme in accordance with Policies 31 and 32 of the Cambridge Local Plan 2018.

Artificial Lighting Impact Assessment

29. No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

    (i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to both on and off site receptors);

    (ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors; and

    (iii) demonstration that proposed lighting scheme adheres to Advice Note 2 'Lighting Near Aerodromes' where necessary.

    The scheme shall be carried out in accordance with the approved details and shall be retained as such.

    Reason: To protect the amenity of nearby properties and respond appropriately to nearby sensitive receptors including Cambridge Airport (Cambridge Local Plan 2018 policies 36, 37, 69 and 70).

Photovoltaic Glare Study (Building B)

30. Prior to the installation of any rooftop photovoltaic panels on Building B, a photovoltaic glint and glare study shall be submitted to and approved in writing by the Local Planning Authority. The installation of any photovoltaic panels on Building B shall take place in accordance with approved details of the study.

    Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through confusion with aeronautical ground lights or glare in accordance with Policy 37 of the Cambridge Local Plan 2018.

Photovoltaic Glare Study (Building C)

31. Prior to the installation of any rooftop photovoltaic panels on Building C, a photovoltaic glint and glare study shall be submitted to and approved in writing by the Local Planning Authority. The installation of any photovoltaic panels on Building C shall take place in accordance with approved details of the study.

    Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through confusion with aeronautical ground lights or glare in accordance with Policy 37 of the Cambridge Local Plan 2018.

Crane Rig Lighting

32. Obstacle lights shall be placed on any crane above a maximum jib height of 10m AOD to be used in the development and the obstacle lights shall be retained throughout the period any crane is on site. The obstacle lights must be steady state red lights with a minimum intensity of 200 Candela. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at www.caa.co.uk).

    Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment in accordance with Policy 37 of the Cambridge Local Plan 2018.

BREEAM Design Stage Certification (Water)

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

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

SuDS Maintenance

34. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The approved details shall be maintained in full.

    Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 181 and 182 of the National Planning Policy Framework 2024.

Materials Management Plan Completion Report (Building B)

35. Building B hereby approved shall not be occupied until a completion report demonstrating full compliance with the approved MMP pursuant to Condition 26 (Materials Management Plan) and any remediation works required by the Local Planning Authority as a result of the discovery of any unexpected contamination, has been submitted to and approved in writing by the local planning authority.

    Reason: To ensure that the reuse or importation of material on site has been appropriately managed on site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

Materials Management Plan Completion Report (Building C)

36. Building C hereby approved shall not be occupied until a completion report demonstrating full compliance with the approved MMP pursuant to Condition 26 (Materials Management Plan) and any remediation works required by the Local Planning Authority as a result of the discovery of any unexpected contamination, has been submitted to and approved in writing by the Local Planning Authority.

    Reason: To ensure that the reuse or importation of material on site has been appropriately managed on site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

Travel Plan (Building B)

37. Prior to first occupation of Building B a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify

the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative means of sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with the approved Travel Plan.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, Policies 80 and 81).

Travel Plan (Building C)

38. Prior to first occupation of Building C a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative means of sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with the approved Travel Plan.

    Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

Landscape Management and Maintenance Plan

39. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the Local Planning Authority in writing. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

    Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Flying Pig Public House Works

40. Before the occupation of any building hereby permitted all the works in respect of the Flying Pig Public House as shown on Drawing Nos. 18059_(12)_P140 Rev. P02, 18059_A_ (00)_P400 Rev. P06, 18059_A_(00)_P402 Rev. P05, 18059_(00)_P401 Rev. P04, 18059_(00)_P099 Rev. P11, 18059_(00)_P100 Rev. P08, 764.01_(DP)_006 Rev. P1, 764.01_(DP)_009 Rev. P3, 764.01_(DP)_011 Rev. P1 and 764.01_(SC)_007 Rev. P4 must be completed.
    Reason: To ensure the works to the public house including all associated works are undertaken and completed to enable to re-opening of the public house in accordance with Policy 76 of the Cambridge Local Plan 2018.

Programme of Highway Works

41. Prior to first occupation of any part of the development, a programme for the delivery of the highway works to Hills Road shall be submitted to and approved in writing by the Local Planning Authority. The programme shall provide for the delivery of highway works substantially in accordance with the principles shown on Drawing No. 07022-PJA-XX-XX-DR-TR-000100 General Arrangement P04. The works shall thereafter be delivered in accordance with the approved programme.

    Reason: In the interests of highway safety and to mitigate the impact of the development (Cambridge Local Plan 2018, Policy 81).

Details of Plant and Filtration

42. The operation of any food and beverage uses, including the Flying Pig public house, shall not commence until a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours and to discharge at an appropriate outlet height / level, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed before the use is first commenced and shall be retained as such. All odour filtration/extraction/abatement systems shall always be designed and operated in accordance the "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004 report prepared by NETCEN for DEFRA) dated 05-09- 2018" or as superseded.

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

Details of Odour Extraction and Filtration

43. Prior to the first occupation/use of the development, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be installed before the use is first commenced and shall thereafter be retained as such.

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

BREEAM Post Construction Certification

44. Prior to the first use or occupation of each building, or within 12 months of first use or occupation of each building, a BRE issued post Construction Certificate shall be submitted to and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability or building design, the equivalent level of measure shall be applied to the development.

    Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge

Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Lighting and Ecological Management Plan

45. Prior to the first occupation of any of the development a Lighting and Ecological Management Plan (LEMP) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include:

    a) detail on how the proposed ecological features, such as planting and bird/bat boxes will be established and managed for the long-term to enhance the ecological value at the site;

    b) the type and location of bat and bird boxes; and

    c) detail on how the lighting during the operational phases of the development will be designed and managed to minimise impacts on the Cambridge University Botanic Garden County Wildlife Site (CoWS) and across the wider development. This will be based on the Bat Conservation Trust guidance on artificial lighting (BCT, 2018).

    The approved LEMP shall be implemented and retained in accordance with the approved details.

    Reason: To improve the biodiversity on site and to mitigate any potential impacts upon biodiversity within the adjacent Botanic Gardens (Cambridge Local Plan 2018 policy 69).

Bird Hazard Management Plan

46. Prior to first occupation, a Bird Hazard Management Plan (BHMP) shall be submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

    a) the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and resting birds;

    b) physical arrangements for the lidding, collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste;

    c) a good housekeeping plan to ensure spilt or dropped food is cleaned up promptly; and

    d) signs deterring people from feeding the birds.

The BHMP shall be implemented as approved upon first occupation and shall remain in force for the life of the development.

Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment in accordance with Policy 37 of the Cambridge Local Plan 2018.

Car and Cycle Parking Management Plan

47. Prior to first occupation a Car and Cycle Parking Management Plan (CCPMP) shall be submitted to and approved in writing by, the Local Planning Authority. The approved CCPMP shall include details:

    a) how the car and cycle parking spaces will be allocated;

    b) how access to the car and cycle parking area will be controlled, including after hours; and

    c) the location and appearance of proposed security measures such as gates/shutters across the vehicle entrance/exit.

    The development shall be carried out in accordance with the CCPMP and retained thereafter.

    Reason: To ensure the development does not have an unacceptable impact on highways safety (Cambridge Local Plan 2018, policies 81 and 82).

Waste Management Plan (Building B)

48. Prior to first occupation of Building B, a waste management plan shall be submitted to and agreed in writing by the Local Planning Authority. The waste management plan shall be implemented in accordance with the approved details and retained thereafter.

    Reason: To ensure appropriate storage and collection of waste in the interests of visual amenity (Cambridge Local Plan 2018 policies 56 and 57).

Waste Management Plan (Building C)

49. Prior to first occupation of Building C, a waste management plan shall be submitted to and agreed in writing by the Local Planning Authority. The waste management plan shall be implemented in accordance with the approved details and retained thereafter.

    Reason: To ensure appropriate storage and collection of waste in the interests of visual amenity (Cambridge Local Plan 2018 policies 56 and 57).

Bicycle Racks (Building B)

50. Prior to first occupation of Building B, details of the two-tier bicycle racks which shall be assisted shall be submitted to and agreed in writing by the Local Planning

Authority. The two-tier bicycle racks shall be installed in accordance with the approved details and retained in perpetuity.

Reason: To ensure convenient and accessible cycle parking is provided in accordance with Policy 82 of the Cambridge Local Plan 2018.

Bicycle Racks (Building C)

51. Prior to first occupation of Building C, details of the two-tier bicycle racks which shall be assisted shall be submitted to and agreed in writing by the Local Planning Authority. The two-tier bicycle racks shall be installed in accordance with the approved details and retained in perpetuity.

    Reason: To ensure convenient and accessible cycle parking is provided in accordance with Policy 82 of the Cambridge Local Plan 2018.

Restriction of Use Classes Order (Buildings B and C)

52. The areas of internal floorspace identified as 'F&B' and coloured purple at ground-floor level within Building B and Building C on Drawing No. 18059_(00)_P100 Ground Floor Plan - Proposed P07 shall be used only for uses falling with Class A1, A2 or A3 only and for no other purpose. Once an A1, A2 or A3 use is first implemented, any subsequent use of the identified areas shall only be for uses falling within Class E(a), E(b) or E(c) of Schedule 2 Part A Class E(b) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

    Reason: To ensure an appropriate mix of uses at ground-floor level and to provide active uses to the buildings frontages, in accordance with Policies 40 and 56 of the Cambridge Local Plan 2018.

Hours Restriction (Servicing and Deliveries)

53. All servicing, delivery and collections for Building B and Building C shall be undertaken between the hours of 0700 to 2300 Monday to Saturday only, excluding Sundays, bank and other public holidays.

    Reason: In the interest of residential amenity (Cambridge Local Plan 2018 Policy 35).

Pub Use Only (Flying Pig)

54. The Flying Pig public house shall only be used for uses falling within Schedule 2 Part A Class E(b) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Reason: To retain the existing use of the premises for the sale of food and drink mostly undertaken on the premises in accordance with Policy 76 of the Cambridge Local Plan 2018.

Operational Plan (Recording Studio)

55. Prior to the first occupation of Building B, an Operational Plan for a recording studio of at least 10 sq.m, shall be submitted to and approved in writing by the Local Planning Authority. The operational plan shall include:

    a) Details of its location;

    b) Design and recording equipment specification;

    c) Access and booking arrangements, including for members of public, including days and hours of availability and how this is managed;

    d) A statement setting out how its use would complement the music and cultural offerings of the Flying Pig PH and allow for equal and inclusive access; and

    e) A commitment for a review 12 months from first use.

The recording studio shall be implemented in accordance with the approved Operational Plan and shall be provided no later than first occupation of Building B, or in accordance with an alternative timetable approved in writing by the Local Planning Authority.

Reason: To ensure the development provides appropriate opportunity for the community and existing community assets including the Flying Pig Public House as a music, cultural and entertainment venue (Cambridge Local Plan policies 14, 25 and 73).

End of conditions

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 City Local Plan 2018