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|---------------------------|---|--------------------|---------------|
| Application Number | 11/0806/FUL | Agenda Item | |
| Date Received | 8th July 2011 | Officer | Mr John Evans |
| Target Date | 2nd September 2011 | | |
| Ward | West Chesterton | | |
| Site | Land Adjacent To 2 And 2A Trafalgar Road Cambridge Cambridgeshire CB4 1EU | | |
| Proposal Applicant | Construction of 2no two bedroom terrace houses. Salisbury House Station Road Cambridge CB1 2LA | | |

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the eastern side of Trafalgar Road. The site lies immediately south of 2A Trafalgar Road and is currently covered by hard-standing, a 2 metre high wooden fence and gates enclosing the site which can be opened to allow vehicles to take access from the street. The rear of the site (east) faces a single storey flat roof extension to the Co-Op.
- 1.2 2A Trafalgar Road was constructed in 2006, in accordance with planning permission granted under the reference 05/0089/FUL.
- 1.3 The site falls within the controlled parking zone (CPZ) and the majority of the street is subject to double yellow lines.
- 1.4 The site does not fall within a City of Cambridge Conservation Area, but is immediately north of the De Freville Conservation Area, the boundary of which includes 2 Trafalgar Road, with which the proposal site has a mutual boundary.

2.0 THE PROPOSAL

- 2.1 This application seeks consent for the erection of 2 terraced properties. The building is a seamless linked extension from the existing property at 2A Trafalgar Road, with an eaves height of 5.3m and an overall ridge height of 8.7m.

- 2.2 The proposed dwellings are accessed from their side elevation, with the living accommodation arranged over 3 levels. Plot 1 has a larger internal footprint providing 2 bedrooms.
- 2.3 Each property is served by a rear courtyard and associated refuse and bicycle storage provision.
- 2.4 The application is accompanied by the following supporting information:
1. Design and access Statement

Amended Plans

Since the original submission, amended plans have been received making the following changes:

- Insertion of solid doors to the Trafalgar Road frontage.
- Insertion of chimney stack.
- Removal of projecting bay at ground level to improve rear amenity space.

3.0 SITE HISTORY

Land between 60 Chesterton Road and 2 Trafalgar Street

| Reference | Description | Outcome |
|------------------|----------------------------------|----------------|
| 05/0089/FUL | Erection of one 3 bedroom house. | Approved |

Application site

| | | |
|-------------|---------------------------|----------|
| 09/1116/FUL | Erection of one dwelling. | Approved |
|-------------|---------------------------|----------|

4.0 PUBLICITY

| | |
|------------------------|-----|
| 4.1 Advertisement: | Yes |
| Adjoining Owners: | Yes |
| Site Notice Displayed: | Yes |

5.0 POLICY

5.1 Central Government Advice

5.2 **Planning Policy Statement 1: Delivering Sustainable Development (2005):** Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

5.3 **Planning Policy Statement 3: Housing (2006):** Sets out to deliver housing which is: of high quality and is well designed; that provides a mix of housing, both market and affordable, particularly in terms of tenure and price; supports a wide variety of households in all areas; sufficient in quantity taking into account need and demand and which improves choice; sustainable in terms of location and which offers a good range of community facilities with good access to jobs, services and infrastructure; efficient and effective in the use of land, including the re-use of previously developed land, where appropriate. The statement promotes housing policies that are based on Strategic Housing Market Assessments that should inform the affordable housing % target, including the size and type of affordable housing required, and the likely profile of household types requiring market housing, including families with children, single persons and couples. The guidance states that LPA's may wish to set out a range of densities across the plan area rather than one broad density range. 30 dwellings per hectare is set out as an indicative minimum. Paragraph 50 states that the density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. Applicants are encouraged to demonstrate a positive approach to renewable energy and sustainable development.

- 5.4 **Planning Policy Statement 3: Housing** has been reissued with the following changes: the definition of previously developed land now excludes private residential gardens to prevent developers putting new houses on the brownfield sites and the specified minimum density of 30 dwellings per hectare on new housing developments has been removed. The changes are to reduce overcrowding, retain residential green areas and put planning permission powers back into the hands of local authorities. (June 2010).
- 5.5 **Planning Policy Statement 5: Planning for the Historic Environment (2010):** sets out the government's planning policies on the conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. The statement covers heritage assets that are designated including Site, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas and those that are not designated but which are of heritage interest and are thus a material planning consideration. The policy guidance includes an overarching policy relating to heritage assets and climate change and also sets out plan-making policies and development management policies. The plan-making policies relate to maintaining an evidence base for plan making, setting out a positive, proactive strategy for the conservation and enjoyment of the historic environment, Article 4 directions to restrict permitted development and monitoring. The development management policies address information requirements for applications for consent affecting heritage assets, policy principles guiding determination of applications, including that previously unidentified heritage assets should be identified at the pre-application stage, the presumption in favour of the conservation of designated heritage assets, affect on the setting of a heritage asset, enabling development and recording of information.
- 5.6 **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
- 5.7 **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and

reasonably related in scale and kind and reasonable in all other respect.

Community Infrastructure Levy Regulations 2010 – places a statutory requirement on the local authority that where planning permission is dependent upon a planning obligation the obligation must pass the following tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

5.8 East of England Plan 2008

ENV6: The Historic Environment
ENV7: Quality in the Built Environment

5.9 Cambridgeshire and Peterborough Structure Plan 2003

Planning Obligation Related Policies

P6/1 Development-related Provision
P9/8 Infrastructure Provision

5.10 Cambridge Local Plan 2006

3/4 Responding to context
3/7 Creating successful places
3/12 The design of new buildings
4/11 Conservation Areas
4/13 Pollution and amenity
5/1 Housing provision
8/2 Transport impact
8/6 Cycle parking
8/10 Off-street car parking

Planning Obligation Related Policies

3/12 The Design of New Buildings (*waste and recycling*)
5/14 Provision of community facilities through new development

10/1 Infrastructure improvements (*public open space, recreational and community facilities, waste recycling*)

5.11 **Supplementary Planning Documents**

Cambridge City Council (March 2010) – Planning Obligation Strategy

5.12 **Material Considerations**

Central Government Guidance

Letter from Secretary of State for Communities and Local Government (27 May 2010)

The coalition government is committed to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils. Decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans.

Written Ministerial Statement: Planning for Growth (23 March 2011)

Includes the following statement:

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant and consistent with their statutory obligations they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may,

where relevant, include matters such as job creation and business productivity);

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;

(v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

Area Guidelines

De Freville Conservation Area Appraisal (2009)

6.0 CONSULTATIONS

Historic Environment Manager

- 6.1 This gap site is not important to the character and appearance of the conservation area and therefore development in this position is acceptable. The building has taken elements of traditional design, Trafalgar Road was developed in the Victorian era and has many details typical of the period, in order that the front elevation assimilates into the character of the road. Elements on the rear takes references from 2A Trafalgar Road for example the insertion of dormer windows. The ridge height matches that of the modern building rather than that of number 2.

The style of the dormers on the rear is not typical. The bricks, slate, dormer details, windows, and brick arches to the windows and doors should match those of number 2A. I am concerned about the minimal recessing of the first floor windows on the front elevation on 2A. Recessed windows are important in throwing shadows across windows and giving movement and

animation to buildings. This should be increased on the new properties.

This site is wider than the traditional smaller terraced houses on this side of the street, however the way that the applicants have squeezed two dwellings onto the site is not supported. With the previous approved application, the rhythm of the openings to solid along the terrace was maintained. With this application, the rhythm is lost by the way the openings are squashed onto the front elevation to achieve two windows on the first floor and a window and door on the ground.

It is unclear from the elevation drawings whether the access to the rear, where the entrance into each dwelling sits, are gates or doors. In order to fit in with the original terrace, these entrances should read as traditional style doors with appropriate brick arches and architrave. This will disguise the fact that these properties will not be accessed directly from the street as is the norm for properties of this type.

2nd Consultation

The amended plans for this application have taken into consideration many of the comments that I have made. The removal of one of the first floor windows in each property, the addition of a chimney-stack where the two buildings abut 2A and the removal of the bedroom to the rear and relocation of the bin and cycle storage, to improve the amenity space, are an improvement. It is still contended that a more appropriate design could be used for the dormer windows, however, on balance, this application is now supported.

Cambridgeshire County Council (Transport)

- 6.2 No significant impact on the highway should permission be granted.

Head of Environmental Services

- 6.3 No objections subject to noise and contamination conditions.
- 6.4 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations: 2 Trafalgar Road,

7.2 The representations can be summarised as follows:

Design comments

- The proposed building is not in keeping with the rest of the Victorian properties in the area. The elevation is higher than neighbouring terraced properties.
- This is well above the current density of housing in the area.

Amenity concerns

- The new building will overlook both the kitchen and garden of number 2 Trafalgar Road.
- The building will block direct sunlight.

Parking issues

- Parking has become much worse with the construction of 2A Trafalgar Road in the car park of Barkers Bakery.
- Customers of Barkers now nuisance park on the pavement.
- 2A Trafalgar Road currently uses the land next to their house to park, which will be displaced on street.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Car and cycle parking

6. Third party representations
7. Planning Obligation Strategy

Principle of Development

- 8.2 The provision of higher density housing in sustainable locations is generally supported by central government advice contained in Planning Policy Statement (PPS) 3: Housing. Policy 5/1 of the Cambridge Local Plan 2006 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses, which is discussed in more detail in the amenity section below. The proposal is therefore in compliance with these policy objectives.
- 8.3 Local Plan policy 3/10 sets out the relevant criteria for assessing proposals involving the subdivision of existing plots. Such proposals will not be permitted where: a) there is a significant adverse impact on the amenities of neighbouring properties, through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance; b) they provide inadequate amenity space, vehicular access arrangements and car parking spaces for the proposed and existing properties; c) where they detract from the prevailing character and appearance of the area; d) where they adversely affect the setting of Listed Buildings; e) where there is an adverse impact upon trees, wildlife or architectural features within or close to the site; f) where development prejudices the comprehensive development of the wider area, of which the site forms part. The scheme represents a 'windfall' development and could not form part of a wider development in accordance with 3/10 (f). This site is a former car park for the Bakery, so should not in my view be considered as 'garden land'. The proposal nevertheless involves the subdivision of an existing plot for residential purposes, whereby the criteria of policy 3/10 is relevant. The character and amenity sections of policy 3/10 are considered in the relevant subsections below.

Context of site, design and external spaces

- 8.4 The key design issue is the design and appearance of the proposed building within its setting and its impact on the Character and appearance of the adjacent Conservation Area.

- 8.5 New buildings should have a positive impact upon their setting in terms of height, scale, form, materials, detailing and wider townscape views, in accordance with Local Plan policy 3/12. New developments should also demonstrate that they have drawn positive inspiration from their setting in accordance with Local Plan policy 3/4. In addition, development within (or in this case adjacent) Conservation Areas should preserve or enhance its setting by faithfully reflecting its context or providing a successful contrast within it. The proposed building is acceptable because its design and layout represents a positive response to its setting and the constraints of the site.
- 8.6 The principle of infilling the gap in the street scene between number 2 Trafalgar Road and the more recently constructed 2A Trafalgar Road, is considered acceptable. The continuation of the terrace is not considered to be harmful to the character and appearance of the street scene or wider adjacent Conservation Area. The design of the roof follows the higher ridge level of number 2A Trafalgar Road, but this is not considered harmful to the character of the street.
- 8.7 The Council's Conservation Officer initially voiced concerns regarding the window arrangement of the 2 houses and the way in which this matched the character of the main terrace, giving the frontage a cramped appearance. The amended plans remedy this detailed design issue removing 2 first floor windows. In addition, the insertion of a chimney stack will improve the appearance of this infill development within the Trafalgar Road street scene.
- 8.8 The Council's Conservation Officer raises some concerns regarding the detailed design of the rear dormer windows. Their scale and proportion is acceptable and largely reflects the dormer windows of number 2A Trafalgar Road. While the window detailing of the proposed dormers is more modern in appearance, given that they will not be readily visible from the public domain, I do not consider this to be unacceptable.
- 8.9 Externally, the development provides a small but useable rear courtyard area, which adequately accommodates refuse and cycle provision. The building is well designed because it would function effectively for future occupiers. In my opinion the plot can carry a building of this size, containing 2 dwellings, ensuring adequate amenity and essential ancillary services of

refuse and bicycle provision. The proposal therefore has a positive design response in its context and is an appropriate plot subdivision, compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 The proposal will have greatest impact on the adjacent numbers 2A and 2 Trafalgar Road. The proposed new dwellings will have a presence from the rear garden areas of both adjoining properties, where there was previously a gap in the street. I do not however consider this harmful. The first and second floor windows serve the stairs and third level shower rooms so there will not be any direct overlooking into neighbouring gardens.
- 8.11 Given that number 2 Trafalgar Road is to the south of the application site, there is unlikely to be a significant overshadowing of this neighbouring garden. Some shadow would be cast over the rear garden of number 2A late in the afternoon, but I do not consider this to be so harmful as to justify refusal.
- 8.12 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Amenity for future occupiers of the site

- 8.13 The development will provide 2 desirable dwelling houses, with well-designed internal spaces. The courtyard amenity spaces are limited in size, but their manageable area will no doubt be the preference of many potential future occupiers.
- 8.14 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/12.

Refuse Arrangements

- 8.15 The courtyard gardens and rear wing of plot 1 provides adequate space for bin storage. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Car and Cycle Parking

- 8.16 The development provides covered areas sufficient in size to accommodate 2 - 3 bicycles for each house, which is compliant with the Council's bicycle parking standards.
- 8.17 I note concerns regarding the potential impact of the scheme on the availability of on street car parking and the potential loss of off street car parking for number 2A Trafalgar Road. However, the site is located in close proximity to public transport links and local shops and services. As such, this type of accommodation which does not have off street parking, is acceptable in this location and in accordance with the Council's strategy of seeking to reduce reliance on the private car. In addition, each new house would not qualify for a residents car parking permit and so would not increase competition for off street car parking.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.19 The majority of the issues raised have been discussed in the above report.

Planning Obligation Strategy

Planning Obligations

- 8.20 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

(a) necessary to make the development acceptable in planning terms;

- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

8.21 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.

8.22 The application proposes the erection of 1 two-bedroom dwelling and 1 one bedroom dwelling. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

| Outdoor sports facilities | | | | | |
|----------------------------------|------------------|--------------|-----------|----------------------|---------|
| Type of unit | Persons per unit | £ per person | £per unit | Number of such units | Total £ |
| studio | 1 | 238 | 238 | | |
| 1 bed | 1.5 | 238 | 357 | 1 | 357 |
| 2-bed | 2 | 238 | 476 | 1 | 476 |
| 3-bed | 3 | 238 | 714 | | |

| | | | | | |
|--------------|---|-----|-----|--|------------|
| 4-bed | 4 | 238 | 952 | | |
| Total | | | | | 833 |

| Indoor sports facilities | | | | | |
|---------------------------------|------------------|--------------|-----------|----------------------|---------------|
| Type of unit | Persons per unit | £ per person | £per unit | Number of such units | Total £ |
| studio | 1 | 269 | 269 | | |
| 1 bed | 1.5 | 269 | 403.50 | 1 | 403.50 |
| 2-bed | 2 | 269 | 538 | 1 | 538 |
| 3-bed | 3 | 269 | 807 | | |
| 4-bed | 4 | 269 | 1076 | | |
| Total | | | | | 941.50 |

| Informal open space | | | | | |
|----------------------------|------------------|--------------|-----------|----------------------|------------|
| Type of unit | Persons per unit | £ per person | £per unit | Number of such units | Total £ |
| studio | 1 | 242 | 242 | | |
| 1 bed | 1.5 | 242 | 363 | 1 | 363 |
| 2-bed | 2 | 242 | 484 | 1 | 484 |
| 3-bed | 3 | 242 | 726 | | |
| 4-bed | 4 | 242 | 968 | | |
| Total | | | | | 847 |

| Provision for children and teenagers | | | | | |
|---|------------------|--------------|-----------|----------------------|------------|
| Type of unit | Persons per unit | £ per person | £per unit | Number of such units | Total £ |
| studio | 1 | 0 | 0 | | 0 |
| 1 bed | 1.5 | 0 | 0 | | 0 |
| 2-bed | 2 | 316 | 632 | 1 | 632 |
| 3-bed | 3 | 316 | 948 | | |
| 4-bed | 4 | 316 | 1264 | | |
| Total | | | | | 632 |

8.23 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards

Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010).

Community Development

8.24 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

| Community facilities | | | |
|-----------------------------|-----------|----------------------|-------------|
| Type of unit | £per unit | Number of such units | Total £ |
| 1 bed | 1256 | 1 | 1256 |
| 2-bed | 1256 | 1 | 1256 |
| 3-bed | 1882 | | |
| 4-bed | 1882 | | |
| Total | | | 2512 |

8.25 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.26 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

| Waste and recycling containers | | | |
|---------------------------------------|-----------|----------------------|------------|
| Type of unit | £per unit | Number of such units | Total £ |
| House | 75 | 2 | 150 |
| Flat | 150 | | |
| Total | | | 150 |

8.27 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and P9/8, Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Monitoring

8.28 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the costs of monitoring the implementation of planning obligations. The costs are calculated according to the heads of terms in the agreement. The contribution sought will be calculated as £150 per financial head of term, £300 per non-financial head of term. Contributions are therefore required on that basis.

Planning Obligations Conclusion

8.29 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

9.1 The proposed building will not be harmful to the character and appearance of the Conservation Area, or adversely affect the amenities of neighbours, APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. All joinery is to be recessed at least 75mm back from the face of the wall / facade.

Reason: In the interests of maintaining the character and appearance of the Conservation Area, Cambridge Local Plan 2006 policy 3/4 and 4/11.

4. All new joinery is to be of timber and not metal or plastic.

Reason: In the interests of maintaining the character and appearance of the Conservation Area, Cambridge Local Plan 2006 policy 3/4 and 4/11.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

7. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: To protect the amenity of neighbouring residential properties. (Cambridge Local Plan (2006) policies 3/4 and 4/13)

8. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

9. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the LPA for approval.

(a)The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b)The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c)A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

(d)Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e)If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f)Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In the interests of the amenities of future occupiers, Cambridge Local Plan 2006 policy 4/13.

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

Reasons for Approval

1. This development has been approved subject to conditions and the prior completion of a section 106 planning obligation (/a unilateral undertaking), because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

East of England plan 2008: ENV6, ENV7

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8

Cambridge Local Plan (2006): 3/4, 3/7, 3/12, 4/11, 4/13, 5/1, 8/2, 8/6, 8/10.

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.