
MAIN CASE

Reference No: 19/00269/FUL

Proposal: Demolition of existing building and construction of new community centre and flat

Site Address: 34 Broad Street Ely Cambridgeshire CB7 4AH

Applicant: Ely Muslim Community Association

Case Officer: Andrew Phillips, Planning Team Leader

Parish: Ely

Ward: Ely East

Ward Councillor/s: Matthew Downey
Lis Every

Date Received: 28 March 2019

Expiry Date: 17 January 2020

[U144]

1.0 **RECOMMENDATION**

1.1 Members are recommended to approve this application, subject to the recommended conditions below. The conditions can be read in full on the attached appendix 1.

- 1 Approved Plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Hours of use
- 4 Surface and Foul Water
- 5 Archaeology
- 6 Construction Environmental Management Plan
- 7 Construction/demolition times
- 8 Piling
- 9 Fenestration details
- 10 External materials
- 11 No amplified noise
- 12 Biodiversity improvements
- 13 Parking provision

2.0 **SUMMARY OF APPLICATION**

2.1 The proposal is for the demolition of a Victorian two storey terrace property and the construction of a three storey (including basement) designed to look like a pair of

Victorian dwellings. However, the internal use will be a flat on the 1st floor with a D1 Use Class (Non-Residential Institution) being in the ground and basement level.

2.2 The application has been amended to overcome the concerns raised over detrimental impact to the visual/historic character of the area and the applicant has provided additional information to cover noise/disturbance issues raised.

2.3 Councillor Every has sought this application to be called in to be determined by planning committee in order that all planning considerations are fully explored, including opening hours.

2.4 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

3.0 PLANNING HISTORY

3.1 No planning history on site. Relevant planning history in the local area:

08/00009/FUL	First floor rear extension to form additional residential unit, rebuilding of ground floor on footprint of existing conservatory that is to be demolished.	Approved	28.02.2008
14/01123/FUL	First Floor Rear Extension forming New Residential Unit along with re-building of Ground floor on footprint of Conservatory to be Demolished.	Approved	03.12.2014
17/00915/FUL	Change of layout of previously approved application reference 16/01539/FUL	Approved	13.07.2017
11/00205/FUL	Change of use of A1 retail to D2 gym	Approved	08.06.2011

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is within the settlement framework of Ely and is within the conservation area. The site is located within Flood Zone 1.

4.2 To the rear of the site is Forehill Car Park and beyond this to the northwest is Ely Cathedral (Grade I Listed Building).

4.3 Broad Street defines the front boundary (southeast). The side boundaries are defined by attached properties that are both a mix between C3 (Dwellings) and A5 (Hot Food Takeaway).

5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

Ely City Council - 16 April 2019

It has no concerns over this application.

4 June 2019 – No concerns regarding the amendments to this application.

30 July 2019 – It has no concerns regarding the amendments to this application.

20 December 2019 – Has consulted councilors and confirms there are no objections to this proposal.

Cllr Lis Every – 18 May 2019

Seeks the application to be called in.

23 December 2019

States:

“Please add to the above the reasons for calling it in as below

In the interests of public debate on this application and to assure all planning considerations are fully explored including hours of opening.”

Local Highways Authority - 29 April 2019

It has no objections in principle to this application.

Provides guidance on highway legislation in relation to what is offence.

Cambridgeshire Archaeology - 8 April 2019

States that area is in a high level of archaeological potential and seeks a pre-commencement (including demolition) condition to ensure suitable archaeological investigation.

22 July 2019

Amendments do not alter previous advice.

Conservation Officer – 24 April 2019

States that the properties along Broad Street historically mark the boundary between the cathedral precinct and an area of industry around the river.

The proposal is a facsimile to the existing property and while “this a very literal approach to contextualism, it seems rather a missed opportunity”.

The Conservation Officer continues to state:

“it would be far better if the buildings main entrance were in the Broad Street elevation and it honestly expressed its identity as a public building with a logical hierarchy between front and back. Broad Street has more than enough variety to accommodate this within the envelope of No.34’s frontage...

As designed, the scheme is disproportionate and over dominant.”

16 August 2019

States:

“NB The 'lower ground floor' is more properly described as a basement in normal architectural usage.

Whilst the excavation now proposed reduces the building's net bulk, the amendments do nothing to address its flawed design strategy, itemised in the previous response. The token decorative elements introduced on the street elevation are particularly incongruous in the context of a conventional terraced house.

The proposal has great potential but in setting its design ambitions so low, it remains a missed opportunity. As submitted, the scheme neither preserves nor enhances the Ely conservation area and does not begin to meet the NPPF's design objectives.

Recommendation: objection”

23 December 2019

States:

“The latest revisions have improved the composition of the elevations, and the Broad Street elevation is now a reasonably faithful facsimile of the paired C19 cottages in the area. However whilst this may work on a narrowly contextual level, the previously expressed reservations about the design strategy in terms of orientation, circulation and quality of internal spaces remain. Clearly the scheme’s architectural shortcomings must be balanced against the benefits of the amenities it provides, but regrettably it still cannot be supported as it stands from a conservation perspective.

Recommendation: objection”

Environmental Health - 5 April 2019

Recommends a condition to control when construction work can take place and seeks to control the method of piling if required.

Environmental Health - 15 May 2019

Suggest a condition or informative is used to ensure exit doors should be fitted with self and soft closing mechanisms, as well as windows being kept closed outside of the hours 07:30 – 18:00.

Is in support of the recommendations made within the Noise Impact Assessment prepared by Nova Acoustics (Dated 2nd April 2019).

Environmental Health - 17 July 2019

States:

“The only thing I'd wish to add to my previous comments are that if a basement is to be created it would be sensible to ask for a Construction Environmental Management Plan (CEMP) to be submitted and agreed in writing with the Local Planning Authority (LPA) regarding mitigation measures for the control of pollution (including, but not limited to noise, dust and lighting etc) during the construction phase. The CEMP shall be adhered to at all times during the construction phase, unless otherwise agreed in writing with the Local Planning Authority (LPA).”

Environmental Health Officer (Commercial) – Requests an informative to ensure the site meets with relevant food, health and safety legislation.

Waste Strategy (ECDC) - 25 April 2019

States that the design has given no indication of where waste for either the flat or community centre will be stored. Collection via Forehill car park that may cause a hazard to vehicles and pedestrians.

Any waste from the community centre will be classed as trade waste and will need suitable collection.

The waste from the flat will be collected from Broad Street but should be kept within the property until the collection day.

Technical Officer Access - 17 April 2019

Provides guidance on the details of access, including main entrance doors, platform lift and lift.

Anglian Water Services Ltd - No Comments Received

- 5.2 Neighbours – 11 neighbouring properties were notified directly and the responses received are summarised below. In addition an advert was published on the 11 April 2019 in the Cambridge Evening News and a site notice put up on the 18 April 2019. A full copy of the responses are available on the Council's website.

36-38 Broad Street (Fortune Garden) – 19 April 2019

Is very concerned over the proposal and strongly opposes the proposal on the grounds of:

- Parking in the area is a problem.
- Will harm their business, due to lack of parking.
- Health and pollution issues from litter.
- Community centre will increase noise and disturbance.
- Area suffers from sewer floods.
- Loss of light and privacy to their property.
- Structural concerns.
- Loss of property value.

20 July 2019 – Has great concern over the proposed basement and wants to be able to see any engineers report.

38 Broad Street – 25 April 2019

Expects compensation if any damage is caused to their property.

20 December 2019 – Objects on the basis that building work might cause subsidence in the future.

32 and 32A Broad Street – 22 April 2019

Is supportive of the application but does have some concerns over the proposal:

- Is worried about the demolition and construction work, including the likelihood of piling will have on their property.
- Has gained permission for a two storey rear extension and wants the amenity of the extension to be protected.
- If the footpaths are closed during construction will affect the businesses in the area.
- Raises flooding concerns.

32 Broad Street (Ely Spice) – 7 May 2019

States that the long term benefits will outweigh the harm to their business.

28b Broad Street – The benefits of the proposal outweigh the small impact to one of their windows. Supports the proposal.

34 Broad Street – 9 November 2019

Objects to the proposal on the grounds of highway capacity, safety and parking

37 Broad Street – 14 November 2019

Objects to the proposal on the grounds that Broad Street is one of the busiest streets in Ely, which already has parking and transport problems (including heavy footfall).

The Maltings car park is required for people parking there in the early morning for work.

Broad Street is not the area for a community centre.

44 Broad Street – 23 October 2019

Strongly objects to the proposal on the grounds of:

- Harm to the character of the conservation area.
- It will lead to demolition of nearby dwellings to allow the extension of the building in the future.
- With the road busy and the car park getting full from early morning, would lead to parking in dubious areas and cause traffic obstructions.

Site is already being used for morning prayer and the site is a mosque. The use of the word community centre is being used to reduce the number of objections.

States that the Council has not consulted widely enough and believes it is seeking to rush through the application before anyone can object to it.

23 Columbine Road – 8 May 2019

Supports the application, as it will have good transport links.

It will also provide a perfect place for the Muslim community to worship, as well having social and educational space. The space can also be used by the wider community.

The Paradise Centre, Newnham Street – 24 April 2019

Is in support of this application, as the same prayer group has often used their facilities. While they don't want to lose this groups custom, understands that they require a facility that will be suitable for the prayer group's customs/privacy.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
GROWTH 6	Community-led development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 11	Conservation Areas
ENV 12	Listed Buildings

ENV 14	Sites of archaeological interest
COM 4	New community facilities
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

Design Guide
 Flood and Water
 Ely Conservation Area Appraisal
 Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated

6.3 National Planning Policy Framework 2019

Chapter 2	Achieving sustainable development
Chapter 4	Decision Making
Chapter 5	Delivering a sufficient supply of homes
Chapter 7	Ensuring the vitality of town centres
Chapter 8	Promoting healthy and safe communities
Chapter 9	Promoting sustainable transport
Chapter 11	Making effective use of land
Chapter 12	Achieving well designed places
Chapter 14	Meeting the challenge of climate change, flooding and coastal water
Chapter 15	Conserving and enhancing the natural environment
Chapter 16	Conserving and enhancing the historic environment

6.4 Planning Practice Guidance

National Design Guide

7.0 PLANNING COMMENTS

7.1 Principle of Development

7.2 The proposed development seeks to demolish the existing dwelling (C3 Use Class) and rebuild to Non-Residential Institution (D1 Use Class)/ dwelling (C3 Use Class).

7.3 Whether the D1 Use Class is used as a community centre or as a place of worship is immaterial to the determination of this application, as both these uses fall under the same use class. However, the use of a place of worship for the Islamic faith would require longer hours of use than what is normally allowed for a community building in a residential area; the details of this is more specifically covered in the residential amenity section of this report.

7.4 The site is located just outside of the city centre (Fore Hill defining both the southern and eastern edge). However, it is noted that the site is also sited between the city centre, the commercial river side (Ship Lane and Waterside) and the railway station. It is also noted that Broad Street has takeaways, office space, car repair service

and a church (St Peters in Ely). While Broad Street is not purely residential, it is significantly more residential in character than Fore Hill that it joins onto.

- 7.5 Policy COM4 seeks new community facilities to be within the settlement boundary, be well located and accessible (including by foot/cycle), no adverse impact on traffic generation, no significant adverse impact upon the character of the area/residential amenity and be designed to accommodate adaption and long term use.
- 7.6 The site is considered to be in a sustainable location with easy access by foot and cycle (including from the railway station). It also has two public car parks (Fore Hill and Ship Lane) in the locality. While concern has been raised regarding a lack of spaces within these public car parks, they are by definition public and apart from some controls to prevent use as commuter parking (other parking within Ely designed for this) they can be used by everyone equally.
- 7.7 The replacement of one two storey dwelling to a flat will have a neutral impact upon housing figures and on this basis the lack of the Council's five year land supply is considered to be immaterial in determining this application.
- 7.8 The remainder of the considerations of policy COM4 will be covered in greater detail below. However, the principle of the development is considered to be acceptable.
- 7.9 Residential Amenity
- 7.10 The area is primarily residential in character and it would reasonably be expected that external noise levels will be in keeping for this character. So while you might expect high levels of disturbance within the centre of a settlement with a large number of late night uses, it would not be expected here.
- 7.11 Community buildings can be sited within or close to residential areas and there are examples in the local area where non-residential uses have been approved. However, these non-residential uses opening hours were controlled to prevent very early morning or late night disturbance.
- 7.12 It is noted that the Islamic faith has five prayer sessions per day, with the earliest for example happening before sunrise. In the summer months this would mean prayer sessions in the very early morning, which would be inappropriate in a built up residential area. If a fully functioning mosque is sought then this site would not be appropriate, as it would create significant disturbance during anti-social hours with people entering/leaving the site.
- 7.13 However, a community centre with controlled hours that reflect the entire day (when people could genuinely be expected to be awake) could work in this residential area and this can be controlled by way of a condition. It is also noted that by being located between takeaways the night time disturbance is unlikely to be significantly higher than the current situation.
- 7.14 It is noted that 32 Broad Street (A5 Use Class – Hot Food Takeaway) is open till 11:30pm, which is half an hour later than what is recommended by officers on this application. It should also be noted that it does not open until 11am, whereas it is officer recommendation to allow a 6am start during the working week for the

proposed community centre. A takeaway also usually has a steady customer flow and will not have the potential of a large body of people exiting all in one go. It is also noted that the Takeaway on the other side (38 Broad Street) shuts at 11pm.

- 7.15 Other uses along Broad Street have their hours conditioned including the gym. The hours proposed to be conditioned are the same as the gym, as this is considered reasonable.
- 7.16 The construction of a basement will make this a significantly more complicated build that could cause substantial disruption to people's lives and if done incorrectly to people's properties. This can be mitigated against by conditioning the requirements of a Constructional Environmental Management Plan, hours of construction/demolition and the control of any foundations needing piling.
- 7.17 The recommended conditions from Environmental Health that windows must be kept shut during the day is considered unreasonable and difficult to enforce for a D1 use class (therefore failing to comply with the 6 test conditions must meet); in addition the proposed internal floor area will provide some acoustic barriers internally that would lessen the noise disturbance to the public realm.
- 7.18 With the proposal rear element now being primarily single storey flat roof (with basement), with the two storey element similar to the existing rear element the proposal is not considered to have any significant detrimental impact upon loss of light, overbearing or loss of privacy to neighbouring residents. This includes any potential impact upon the commenced but not completed proposal for two flats at 32 Broad Street (14/01123/FUL). It is noted that with a double gable feature protruding rearwards there will be a greater level of overbearing on 36 Broad Street, which has windows facing in this direction. However, these windows appear to either serve non-habitable rooms or have other non-affected windows also serving the same room.
- 7.19 It is noted that the proposed two bedroom flat (replacement dwelling) will have no private amenity space. However, it does benefit from several nearby public open spaces of Cherry Hill Park and Jubilee Gardens. It is on this basis that is considered that while there is not 50 sqm of private amenity space, it would not be a reasonable case for refusal.
- 7.20 The loss of property value is not a material consideration.
- 7.21 The proposal subject to suitable conditions is considered to comply with policy ENV2 of the adopted Local Plan and meets with the overall principles of the Design Guide SPD in regards to residential amenity.
- 7.22 Historic Environment and Visual Amenity
- 7.23 The site is within the Ely Conservation Area and is within the setting of Ely Cathedral (Grade I Listed). Broad Street has a range of traditional buildings with many of these being genuine Victorian properties.
- 7.24 There is also an extremely high potential that there is archaeological remains under the existing Victorian property, especially as properties of this period are extremely

unlikely to have any deep foundations. Any historic archaeology would be significantly damaged or destroyed with the construction of a basement, though this harm can be mitigated via an archaeological investigation that forms a recommended condition.

- 7.25 The proposal seeks to demolish an existing Victorian dwelling and replace it with a slightly taller, and from Broad Street, mock Victorian building designed to look like two terrace properties. It is noted and supported that the developer is proposing to use timber sash windows and doors on the front elevation.
- 7.26 In terms of good design the front elevation is in context within its historic setting, though does not fulfil all the requirements of good architecture. The positive element is that it faithfully reinstates a traditional design that will preserve the conservation area, as well as providing a higher quality of fenestration that meets with the requirements of Policy ENV11.
- 7.27 The more questionable element of architecture is that with the developer seeking to provide both a community building and a flat on a very constrained site the proposed design does not reflect the true use of the building. The best forms of architecture should honestly reflect both the use of the building, as well as providing clear guidance on how to access the building without the need of any signs. This proposal is not designed to look like a community building and the entrance is via the rear.
- 7.28 The rear element has been designed to look like a contemporary extension onto a traditional property. This is not considered to lead to any harm to the character of the Conservation Area, as it will have a neutral impact upon the conservation area. Taking into account the public benefit of providing a community building within Ely weighs in favour of allowing this application. The proposal will have the lowest levels of less than substantial harm to the setting of Ely Cathedral; this harm again is clearly outweighed by the benefit of a new community building.
- 7.29 The professional recommendation by the Conservation Officer is noted and understood, it is not accepted in this case by the Case Officer. This is on the basis that the public benefits of providing a community building, while not leading to the loss of a dwelling unit, weighs in favour of the application. In addition the proposal has been designed that does meet the contextual demands. It is on this basis refusing this application would be unreasonable.
- 7.30 Conditions are recommended to ensure that suitable materials and fenestration detail are used.
- 7.31 There is some concern that with the complexity and the likely cost of the build that this proposal runs a higher risk than normal of not being completed. However, this possibility exists for any proposal and should not form a reason for refusal.
- 7.32 It is considered on balance the proposal is considered to comply with policies ENV2, ENV11, ENV12 and ENV14 of the adopted Local Plan; subject to conditions.
- 7.33 Highways and Parking Provision

- 7.34 The site's vehicular entrance is via Fore Hill car park, which also has access onto Broad Street.
- 7.35 Policy COM8 states that in appropriate circumstances parking requirements can be relaxed if there is good access to non-car modes of transport in the area. It also allows car free development if there is clear justification and clear alternative transport methods.
- 7.36 The addition of a community centre would require approximately up to 18 car parking spaces to cover visitors to this public hall/place of worship in accordance with Policy COM8. The proposal only provides 1 disabled parking space.
- 7.37 The proposal would require at least 14 cycle spaces for this size community building under the recommended parking standards set within Policy COM8. However, the proposal is only providing 4 cycle spaces. This proposal, therefore, relies on other non-car methods to arrive on site.
- 7.38 The proposal is placing a large reliance on its very sustainable location by being within Ely and good access to the railway station (as well as many of the bus services that come into Ely). The site is also adjacent to the public car park of Fore Hill and within easy walking distance is Ship Lane Car Park.
- 7.39 These car parks help serve all the businesses and community buildings within Ely with priority designed for everyone apart from commuters. Many of the community buildings within Ely do not have sufficient dedicated parking to serve all its potential visitors. The proposal is, on this basis, acceptable in regards to its provision of parking due to its central location.
- 7.40 The parking on the public highway is controlled by the Local Highways Authority and it is noted that there is already large areas of double yellow lines on Broad Street.
- 7.41 It is noted and accepted that the Local Highways Authority have no objections to this proposal.
- 7.42 The proposal is considered to comply with policy COM7 and on balance is acceptable in regards to policy COM8 of the Adopted Local Plan as there are clear alternative sustainable transport methods to access the site.
- 7.43 Ecology
- 7.44 With the site being an occupied property with the roof in good repair the potential for existing biodiversity is limited, though it would be advisable for any developer to carefully demolish the dwelling while checking for any species.
- 7.45 With all new development required to provide a net biodiversity improvement, a condition is recommended to ensure the development provides suitable improvements. These improvements could include bird, bat or insect boxes, though there are other measures to improve biodiversity even within a built up area.

- 7.46 The proposal is, therefore, able to enhance biodiversity in accordance with enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015
- 7.47 Flood Risk and Drainage
- 7.48 The site is located within Flood Zone 1 though it is accepted that there is a medium risk of surface water flooding in the local area. This is to be expected with the site being at the bottom of the hill with water flowing across Fore Hill Car Park and the historic dwellings along Broad Street helping to act as a 'dam'.
- 7.49 The creation of a basement could have a substantial impact upon surface water flow, which may lead to additional water being diverted under neighbouring properties through the creation of a basement.
- 7.50 It is also understood that there is a sewer that runs through the rear garden of this property and will likely need a substantial diversion.
- 7.51 In order to ensure suitable surface and foul water a pre-commencement condition is required to ensure suitable details are provided and complied with and on this basis forms a recommended condition. This is required both to ensure suitable sustainable drainage and to protect nearby residents.
- 7.52 Other Matters
- 7.53 An informative can be added in regards to food, health and safety as requested by the Environmental Health Commercial team.
- 7.54 Planning Balance
- 7.55 The proposal seeks the creation of a community (D1 Use/Non-residential institution) in a very sustainable location that is close to the centre of Ely and within relatively easy walking distance from the train station. It also has easy access to two public car parks.
- 7.56 The design of the proposal is suitable for this area of Ely that has a mix of traditional properties, many being authentic Victorian dwellings.
- 7.57 However, the proposal does not enhance the conservation area and relies on a disingenuous architectural style in order to meet the development brief of the applicants that does not reflect the true use of the building. It should also be noted that many developers seek to reflect previous architectural styles and not always to the same quality as being proposed here.
- 7.58 While the site is within one of the most sustainable locations within the district it does not provide car or cycle parking close to the requirement of the Adopted Plan. However, people visiting the site have access to many other methods of sustainable transport (walking, train and bus) and have access to public car parks for those seeking to drive to the site.

- 7.59 The proposal will also be a very complex construction, though this can be mitigated by suitable conditions.
- 7.60 It must also be noted that while a community building is supported and conditions can be used to protect residential amenity; a 24/7 use would never be supported within this residential area, due to the number of potential movements and disturbance to existing residential properties.
- 7.61 It is considered on balance that the proposal is acceptable and is therefore recommended for approval, subject to the conditions contained within appendix 1. Without these conditions the application would have been recommended for refusal.
- 8.0 **APPENDICES**
- 8.1 Appendix 1 – Recommended Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
19/00269/FUL	Andrew Phillips Room No. 011 The Grange Ely	Andrew Phillips Planning Team Leader 01353 665555 andrew.phillips@ea stcambs.gov.uk
08/00009/FUL		
14/01123/FUL		
17/00915/FUL		
11/00205/FUL		

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 19/00269/FUL Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
18063-01	P6.1	9th December 2019
18063-03	P5	9th December 2019
18063-00	P4	28th March 2019

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 Times of use for hereby approved D1 Use Class element shall be limited to -
- 06:00 - 23:00 each day Monday - Friday
- 07:00 - 22:00 Saturdays, Sundays, Bank Holidays and Public Holidays.
- 3 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 4 No development shall take place until a scheme to dispose of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first use/occupation of the hereby approved development.
- 4 Reason: To reduce the impacts of flooding in extreme circumstances on future occupants, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 5 No development (including demolition) shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority..
- 5 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 6 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust, vibration, lighting during the construction phase and the method of building a basement. These shall include, but not

be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.

- 6 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 7 Construction and demolition times and deliveries, with the exception of fit-out, shall be limited to the following hours: 07:30 - 18:00 each day Monday-Friday, 07:30 - 13:00 Saturdays and none on Sundays, Bank Holidays or Public Holidays.
- 7 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 8 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 9 No above ground construction shall take place on site until details of the fenestration and doors; to be used in the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.
- 9 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 10 No above ground construction shall take place on site until details of the external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 10 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 11 No external amplified music or voice is permitted at any time.
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

- 12 Prior to occupation a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 12 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 13 Prior to first occupation or commencement of use the proposed on-site car and cycle parking area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan 18063-01 P6.1 and thereafter retained for that specific use.
- 13 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.