

Our Ref: 18/1930/FUL
Your Ref: Old Press Mill Lane South

19 March 2021



Mr Doug Hann
Indigo Planning Ltd
Eighth Floor, St James' Tower
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Dear Mr Hann

CAMBRIDGE CITY COUNCIL
Application for Planning Permission

Proposal: Redevelopment of site to form expansion of Pembroke College comprising repurposing of existing buildings, demolition and erection of new buildings for a mix of uses comprising 94no. student residential units, 1478sqm B1 College office floorspace, 1773sqm D1 teaching space, 1004sqm D2 College leisure and community floorspace, 363sqm commercial A1, A2, A3, A4 retail, food and drink floorspace; and ancillary uses comprising landscaping and hard surfacing, formation of new courtesy crossing at Trumpington Street, highways, vehicular and cycle parking, and associated works and infrastructure.

Site address: Redevelopment Area Of Mill Lane Cambridge Cambridgeshire

Your client: N/A The College or Hall of Valence Mary (commonly called Pemb...

Further in the above matter, please find enclosed our formal decision notice relating to your client's application for planning permission. Please be sure to remind your client that the scheme should be carried out in line with the approved plans. This will avoid the need for any enforcement action.

Making changes to the approved plans

In the event that you wish to change your proposal, please contact your case officer who will advise you on whether the change can be dealt with as a "non-material" or "material" amendment. In either case you will have to complete a form and provide fresh drawings.

Important information regarding conditions

If you have been granted Planning Permission / Listed Building Consent / Advertisement Consent you may wish to get started immediately, however it is always important to carefully read the decision notice in full before any work begins.

The majority of planning decisions have conditions attached. Some conditions request further information that requires approval by the Local Planning Authority before any development takes place ('pre-commencement'). All conditions are set out on the decision notice.

Under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to carry out unauthorised works to a listed building. Under Section 9 of the Act, a person shall be guilty of an offence should they fail to comply with any condition attached to the consent.

How do I discharge the conditions

Please note that the process takes up to eight weeks from the date the Local Planning Authority receives a valid application. Therefore it is important to plan ahead and allow plenty of time before work is due to commence.

You need to fill in a form to submit your request to discharge conditions, and accompany the relevant details/samples. You can download the necessary form by using the following link: <https://www.greatercambridgeplanning.org>

Alternatively you can submit an application to discharge the conditions through the Government's Planning Portal website: <https://www.planningportal.co.uk/applications>. Please note, The Planning Portal refers to it as 'Approval of details reserved by a condition'.

When the required information has been submitted you will receive a reference and an acknowledgement letter. Once the Local Planning Authority is satisfied that the requirement of the condition have been met you will receive a formal notification that the conditions have been discharged.

Appeals against conditions

You should also be aware that the applicant has the right to appeal against any conditions attached to this Notice, please see <https://www.gov.uk/planning-inspectorate> for details. If you are concerned about any condition you should contact the case officer in the first instance for advice.

Yours sincerely



SJ Kelly
Joint Director For Planning & Economic Development For
Cambridge & South Cambridgeshire

Notice of Planning Permission
Subject to conditions

Reference 18/1930/FUL
Date of Decision 19 March 2021



Mr Doug Hann
Indigo Planning Ltd
Eighth Floor, St James' Tower
7 Charlotte Street
Manchester
M1 4DZ

The Council hereby GRANTS Planning Permission for:

Redevelopment of site to form expansion of Pembroke College comprising repurposing of existing buildings, demolition and erection of new buildings for a mix of uses comprising 94no. student residential units, 1478sqm B1 College office floorspace, 1773sqm D1 teaching space, 1004sqm D2 College leisure and community floorspace, 363sqm commercial A1, A2, A3, A4 retail, food and drink floorspace; and ancillary uses comprising landscaping and hard surfacing, formation of new courtesy crossing at Trumpington Street, highways, vehicular and cycle parking, and associated works and infrastructure.

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Redevelopment Area Of Mill Lane Cambridge Cambridgeshire

In accordance with your application received on 7 January 2019 and the plans, drawings and documents which form part of the application subject to the conditions set out below.

Conditions

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3 Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the Local Planning Authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

(b) A report setting out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

4 Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the Local Planning Authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

5 Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

6 Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the Local Planning Authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all

information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

7 Material Management Plan:

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

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept 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 document.

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.

8 Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking any phase of the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

9 Prior to the commencement of development, a Phasing Strategy shall be prepared and submitted to the local planning authority setting out the phases and sub phases of development, and a mechanism for its update as required. It shall be agreed in writing and implemented in accordance with the agreed details.

Reason: To ensure appropriate timing for the discharge of other conditions. (Cambridge Local Plan 2018 policies 35, 37, 55, 57, 59 and 70)

- 10 Prior to commencement of any phase of the development hereby permitted, details of the following matters for that phase shall be submitted to and approved in writing by the Local Planning Authority:
- i) contractors access arrangements for vehicles, plant and personnel,
 - ii) contractors site storage area/compound,
 - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
 - iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.
- The development shall be undertaken only in accordance with the approved details.
- Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2018 policies 35 and 36)
- 11 No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.
- Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)
- 12 There shall be no collections from or deliveries to the site arising from demolition or construction of the development hereby approved outside the hours of 0800 hours and 1800 hours on 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 2018 policy 35)
- 13 No development in any phase shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with that phase of the development, has been submitted to and approved in writing by the Local Planning Authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. The phase of development concerned shall be carried out in accordance with the approved details only.
- Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.
- Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35)
- 14 No development in any phase shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period of that phase has been submitted to and approved in writing by the Local Planning Authority. That phase of the development shall be implemented in accordance with the approved scheme.

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

- 15 Demolition of No.75 Trumpington Street shall not commence until a method statement for this element of the proposal has been submitted to, and approved in writing by, the local planning authority. Demolition shall take place thereafter only in accordance with the approved method statement.

Reason: To protect the fabric of the adjoining buildings and avoid a harmful impact on the conservation area. (Cambridge Local Plan policy 61)

- 16 Prior to the installation of any plant and equipment associated with the approved development, or any phase of development, a noise impact assessment of plant, equipment and associated plant rooms (including all mechanical and electrical building services, combustion appliances / flues, air source heat pumps, ventilation systems / louvres, , refuse / recycling equipment within waste storage areas / rooms and electricity substations) and details of a noise insulation scheme as appropriate, in order to minimise the level of noise emanating from the said plant and equipment and associated rooms shall be submitted in writing for approval by the Local Planning Authority .

The noise insulation / mitigation scheme as approved shall be fully implemented before the use hereby permitted in the respective phase is commenced and shall be maintained and retained thereafter.

Reason: To protect the amenity of nearby properties. (National Planning Policy Framework 2019 paragraphs 170, 180, 182 and Cambridge Local Plan 2018 policy 35)

- 17 Prior to commencement of superstructure works for the student accommodation, a noise insulation scheme detailing the acoustic / noise insulation performance specification of the external building envelope of habitable rooms (having regard to the building fabric elements - including glazing and alternative ventilation provision) to reduce the level of noise experienced in these rooms as a result of external ambient noise levels in the area, shall be submitted in writing for approval by the local planning authority. Any alternative ventilation provision required shall be capable of achieving a minimum of 2 air changes per hour (ACH) to each habitable room and internal ventilation operational noise levels shall be considered. The scheme as approved shall be fully constructed and implemented before the use hereby permitted is commenced and shall be retained thereafter.

The noise insulation / mitigation scheme shall be in accordance with the principles, mitigation measures and recommendations detailed in the submitted 'Old Press Mill Lane South Noise Impact Assessment, November 2018 (Issue B - 09.11.18: ISSUED FOR PLANNING - MINOR CORRECTIONS, Max Fordham LLP)' apart from (i) below which shall form part of the noise insulation scheme:

(i) With the exception of the need to open external windows / doors for cleaning and maintenance, under a building management regime, all external openings that is windows and doors or similar to the 18 x habitable rooms (bedrooms R.03W.1.04 to 09, R.03W.2.04 to 09, R.03W.1.04 to 07 plus 2 set study area rooms as detailed on drawing nos: 1609_HT_P_03101 (G+1), 1609_HT_P_03102 (G+2) and 1609_HT_P_03103 (G+3) respectively) on the West Elevation of the Dolby Court West Block directly facing / in the direct line of sight of The University Centre shall

be locked in a fully fixed / closed position and shall not be openable by occupiers. No other openings in the facades of these rooms will be permitted.

Reason: To protect the amenity of properties. (National Planning Policy Framework Feb, 2019 paragraphs 170, 180, 182 and Cambridge Local Plan 2018 policy 35)

- 18 Prior to any superstructure works (including any refurbishment works) commencing on site in any phase for any D1 - Non-residential Institutions and D2 - Assembly and Leisure class uses hereby approved, a noise impact assessment of these uses on neighbouring premises (to include existing residential premises in the area and the proposed habitable rooms of the development itself) and a noise insulation scheme or other noise control measures as appropriate, in order to minimise the level of noise emanating from the said D1 and D2 uses and associated internal and external spaces (having regard to nature / type of uses and events to be held, hours of use, typical noise generation - sound system setup with consideration of in system noise limiting devices / independent noise limiters, noise egress and airborne and flanking sound via building structural elements - fabric, glazing, openings and ventilation systems acoustic performance, premises entrances / acoustic lobbies and any associated external spaces and patron noise) shall be submitted in writing for approval by the Local Planning Authority.

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the D1 and D2 uses hereby permitted are commenced and shall be retained thereafter.

Reason: To protect the amenity of nearby properties. (National Planning Policy Framework 2019 paragraphs 170, 180, 182 and Cambridge Local Plan 2018 policy 35)

- 19 All service collections / dispatches from, and deliveries to, the approved development in the operational phase (including refuse / recycling collections) shall take place only between the hours of 0700 hrs and 2100 hrs Monday to Saturday and 0800 hrs and 1900 hrs on Sundays and any Bank / Public Holiday.

Reason: To protect the amenity of nearby properties. (National Planning Policy Framework 2019 paragraphs 170, 180, 182 and Cambridge Local Plan 2018 policy 35)

- 20 All refuse, waste, and recycling material shall be deposited into receptacles inside the ground floor refuse and recycling storage rooms. Refuse and recycling receptacles shall only be taken outside, presented for collection or moved around the external area of the site between 0700 to 2100 hrs Monday to Saturday and 0800 hrs and 1900 hrs on Sundays and any Bank / Public Holiday.

Reason: To protect the amenity of nearby properties. (National Planning Policy Framework 2019 paragraphs 170, 180, 182 and Cambridge Local Plan 2018 policy 35)

- 21 Prior to the installation of any electrical services, an electric vehicle charge point scheme demonstrating that at least one operational active electric vehicle charge point will be installed to 50% of the communal parking spaces (2 of 4 proposed), shall be submitted to and approved in writing by the Local Planning Authority. The active electric vehicle charge point scheme as approved shall be fully installed prior to first occupation of the student residential accommodation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs 110, 170 and 181, Policy 36 of the Cambridge Local Plan (2018) Cambridge City Council's adopted Air Quality Action Plan (2018).

- 22 Prior to the installation of any ventilation systems to buildings used for the provision and cooking of hot food (A3, A4 planning class uses) and on a phased basis as necessary, a ventilation scheme to include details of equipment and systems for the purpose of extraction / discharge, filtration, abatement and control of odours and smoke / fumes to discharge at an appropriate outlet level, including details of sound attenuation for any associated plant / equipment and the standard of dilution / dispersion expected, shall be submitted to and approved in writing by the local planning authority. The ventilation scheme details as approved shall be installed before the uses hereby permitted is commenced and shall be retained thereafter.

Any approved scheme or system installed shall be regularly maintained in accordance with the manufacturer's specifications / instructions to ensure its continued satisfactory operation to the satisfaction of the Local Planning Authority.

Reason: To protect the amenity of nearby properties from odour and smoke / fumes or noise impacts. (National Planning Policy Framework, Feb 2019 - National Planning Policy Framework Feb, 2019 paragraphs 170, 180, 182 and Cambridge Local Plan 2018 - policy 36.

- 23 Prior to the installation of any artificial lighting in any phase an artificial lighting scheme with detailed impact assessment shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the external areas of that phase, and in the case of the phase or phases including the student residential accommodation, shall include internal artificial lighting from windows and doors which directly overlook, or are in direct line of sight from, residential properties in Little St Mary's Lane. An artificial lighting impact assessment with predicted lighting levels at existing residential properties shall be undertaken (including horizontal / vertical isolux contour light levels and calculated glare levels). Artificial lighting on and off site shall meet the Obtrusive Light Limitations for Exterior Lighting Installations for an Environmental Zone - E3 (Urban - medium district brightness / small town centres or suburban location) in accordance with the Institute of Lighting Professionals - Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded) and any mitigation measures to reduce and contain potential artificial light spill and glare as appropriate shall be detailed. The artificial lighting scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity of nearby properties. (National Planning Policy Framework, Feb 2019 - paragraph 180 c) and Cambridge Local Plan 2018 - policies 34 and 59)

- 24 Prior to the commencement of any phase of the development hereby approved, with the exception of below ground works, full details including samples of the materials to be used in the construction of the external surfaces of that phase shall be 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. (Cambridge Local Plan 2018 policies 55 and 57)

- 25 Prior to the commencement of any phase of the development hereby approved, with the exception of below ground works, full details of glass type(s) to be used in curtain walling/windows/doors or other glazed features in that phase shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2018 policies 55 and 57)

- 26 Before starting any brick/stone work in any phase of the development, a sample panel of the facing materials to be used in that phase shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing. The erection of the panel shall be notified to the local planning authority and its details shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development of that phase.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 55 and 57)

- 27 No rooftop plant in any phase shall be constructed on the building hereby approved until such time as full details, to a large scale, of rooftop plant screening systems to be installed in that phase, where relevant, have been submitted to and approved in writing by the local planning authority. This may include the submission of samples of mesh/louvre types and the colour(s) of the components. Colour samples should be identified by the RAL or BS systems. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of development are acceptable. (Cambridge Local Plan 2018 policies 55 and 57)

- 28 The location, scale and materials parameters of proposed signage in any phase of the development shall be submitted to and approved in writing by the local planning authority before any works above ground in that phase commence. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2018 policies 55 and 57)

- 29 New roof coverings shall not be erected on Stuart House until details of the proposed material (including a sample) have been submitted to, and approved in writing by, the local planning authority. Work shall proceed on this element only in accordance with the agreed details.

Reason: To avoid harm to the significance of the conservation area. (Cambridge Local Plan 2018 policy 61)

- 30 No development above ground level in any phase, other than demolition or alteration of existing buildings, shall commence until an outline scheme of both hard and soft landscape works for that phase have been submitted to and approved in

writing by the local planning authority. The outline scheme shall contain a tree planting Strategy. No occupation of any phase shall take place until full details of hard and soft landscaping, in accordance with the approved outline scheme has been submitted to and approved in writing by, the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures; proposed and existing functional services. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme. The approved works shall be carried out in accordance with that programme.

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)

- 31 Prior to first occupation of any phase of the development, a landscape maintenance and management plan for that phase, 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)

- 32 No new construction above ground floor level shall take place until a scheme for the installation of a black redstart box and a peregrine box within the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before occupation of the first phase in which either of these boxes is to be placed.

Reason: To conserve biodiversity and protect priority species (Cambridge Local Plan 2018 policy 70).

- 33 If demolition works are to be undertaken within the bird nesting season, a black redstart survey and pre-works check for nesting peregrine falcons shall be carried out to establish whether any active nests could be subject to disturbance during the works. If active nests are present and liable to be disturbed, the demolition and construction works within the proximity of the nests must be undertaken once breeding has ceased and all young have fledged.

Reason: To conserve biodiversity and protect priority species (Cambridge Local Plan 2018 policy 70).

- 34 If development of any phase does not commence before 1st May 2020, a further bat survey shall take place, and if additional bat roosts are revealed by this survey, no demolition in that phase shall take place until a scheme of mitigation for bats has been submitted to, and approved in writing by, the local planning authority. The

approved mitigation scheme shall be implemented in full before any occupation of buildings in that phase.

Reason: To conserve biodiversity and protect priority species (Cambridge Local Plan 2018 Policy 70)

- 35 Within 6 months of commencement of development of the student residential accommodation, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met (Water efficiency shall be demonstrated by the criteria set out in Condition 38 below). Where the interim certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall 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 applicable to the proposed 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).

- 36 Within 6 months of Practical Completion of the student residential accommodation hereby approved, or within 6 months of occupation, 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 for building design, the equivalent level of measure shall be applicable to the proposed 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).

- 37 The approved renewable energy technologies and associated heating and cooling network infrastructure for any phase of development shall be fully installed and operational prior to the first occupation of that phase of development and shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, policy 28).

- 38 Prior to commencement of the student residential accommodation, a water efficiency specification based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to the local planning authority. This shall demonstrate that all student rooms are able to achieve a design standard of water use of no

more than 110 litres/person/day and that the development shall be carried out in accordance with the agreed details.

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

- 39 Prior to the occupation of any part of Phase 2 of the development hereby permitted, the windows identified as having obscured glass on drawing No. 1609_HT_E_03405 REV P1 shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall be locked completely shut in such a manner as they cannot be opened by occupiers. The windows shall be unlocked and opened only by the building's managers in accordance with a reasonable schedule of cleaning and maintenance. The glazing shall thereafter be retained in accordance with the approved details.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57/58).

- 40 Existing fire hydrants on the site must be retained. The hydrants must be kept in good condition and be available for emergency use during the development and after its completion, regardless of any works in the vicinity.

Reason: To ensure adequate resources to fight fires. (Cambridge Local Plan 2018 policy 56)

- 41 No occupation of any student rooms in the development hereby permitted shall take place until the proposed loading / drop-off area between the Mill Lane highway and the Stuart House gates has been laid out and completed.

Reason: To ensure satisfactory loading and unloading space at the site. (Cambridge Local Plan policy 56)

- 42 No hard-standing areas in any phase shall be constructed until works have been carried out for that stage in accordance with the submitted surface water strategy.

Reason: To prevent environmental and amenity problems arising from flooding. (Cambridge Local Plan policy 32)

- 43 Notwithstanding the approved drawings, no occupation of the student accommodation hereby approved shall take place until full details of cycle parking have been submitted to and approved in writing by, the local planning authority. The approved details shall be implemented before occupation.

Reason: To ensure appropriate cycle parking. (Cambridge Local Plan 2018 policy 82)

- 44 Waste and recycling bins for the student accommodation hereby approved shall be provided so that there are equal numbers of recycling and residual waste bins.

Reason: To ensure appropriate storage for waste and recycling. (Cambridge Local Plan 2018 policy 57)

- 45 Within 90 days of the date of this approval, a full Public Art Strategy shall be submitted to the local planning authority for approval. Once approved, the timetable for the Public Art Strategy shall be adhered to unless the local planning authority agrees to a variation in writing. No part of the development shall be occupied until a timetable for full implementation of the agreed Public Art Strategy has been agreed, and that timetable shall then be implemented.

Reason: To ensure appropriate public art. (Cambridge Local Plan 2018 policy 56)

- 46 No development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

A. the statement of significance and research objectives;

B. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

C. The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

Reason: To protect archaeological remains. (Cambridge Local Plan 2018 policy 61.

- 47 No occupation of the former URC church building shall take place until an Access and Management Plan for the use of the building which sets out the opportunities for, and systems for the management of, community use of the building, has been submitted to, and approved in writing by, the local planning authority. Use of the building shall take place thereafter in accordance with the approved Plan.

Reason: To ensure satisfactory replacement of the existing community sports and leisure facility. (Cambridge Local Plan 2018 policy 73)

- 48 No development shall take place until a plan showing the layout and design of a pedestrian crossing of Trumpington Street between the application site and the main Pembroke College porters' lodge, has been submitted to, and approved in writing by, the local planning authority. The approved crossing design shall be implemented prior to any occupation of the student accommodation hereby approved.

Reason: To ensure highway safety, to avoid harm to the conservation area, and to ensure the satisfactory operation of Hobson's Conduit. (Cambridge Local Plan policies 31, 32, 61 and 81)

- 49 No demolition or construction works shall commence on site in any phase of development until a Traffic Management Plan (TMP) has been agreed in writing with the local planning authority

The TMP shall address:

- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway.)
- ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
- iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
- iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

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

- 50 The development shall take place only in accordance with the approved Sustainable Drainage Strategy (Price and Myers Version 05 dated March 2019) and supporting calculations dated 11 June 2019. The surface water drainage system shall thereafter be maintained in accordance with the Drainage Maintenance and Management Plan prepared by Price and Myers.

Reason: To ensure appropriate drainage of surface water in accordance with Cambridge Local Plan 2018 policies 31 and 32.

Informatives

- 1 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.
- 2 The applicant is advised that the following considerations have been identified in relation to gas pipeline/s identified on site:

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.
Email: plantprotection@cadentgas.com Tel: 0800 688 588

- 3 The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge- Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>.

Hard copies can also be provided upon request

- 4 A premises licence may be required for this development in addition to any planning permission. A premises licence under the Licensing Act 2003 may be required to authorise:

- The supply of alcohol
- Regulated entertainment e.g.
- Music (Including bands, DJ's and juke boxes)
- Dancing
- The performing of plays
- Boxing or wrestling
- The showing of films
- Late Night Refreshment (The supply of hot food or drink between 23:00-05:00)

A separate licence may be required for activities involving gambling including poker and gaming machines.

The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457899 or email Licensing@cambridge.gov.uk for further information.

- 5 As the premises is intended to be run as a business The applicant is reminded of their duty under the Construction (Design and Management) Regulations 2007 to ensure that the that all significant risks related to the design and operation of the premises are minimised. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890 for further information.

- 6 As the premises is intended to be run as a food business the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises will need to be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890 for further information.

- 7 Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2020":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

[http://www.iaqm.co.uk/wp-](http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf)

[content/uploads/guidance/monitoring_construction_sites_2012.pdf](http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf)

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

8 Demolition/Construction noise/vibration report

The noise and vibration report should include:

a)An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.

b)An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

-Agreed target levels are likely to be exceeded

-Upon the receipt of substantiated complaints

-At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Guidance on noise monitoring is given in BS 5228:2009 Part 1 Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at times outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified but where this is not possible the Council's Out of Hours Noise service should be notified on 0300 303 8389.

Contact details for monitoring personnel, site manager including out of hours emergency telephone number should be provided.

9 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil

storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001.

- 10 The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here:

<https://www.gov.uk/government/collections/groundwater-protection>

In addition, they must not be constructed in ground affected by contamination and if the use of deep bore soakaways is proposed, we would wish to be re-consulted. The proposals will need to comply with our Groundwater protection position statements G1 and G9 to G13.

- 11 Foul water drainage (and trade effluent where appropriate) from the proposed development should be discharged to the public foul sewer, with the prior approval of Anglian Water Services, unless it can be satisfactorily demonstrated that a connection is not reasonably available.

Anglian Water Services Ltd. should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding. If there is not capacity in either of the sewers, the Agency must be reconsulted with alternative methods of disposal.

- 12 Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters

- 13 Notification to the Environmental Growth and Quality team will be required under the Environmental Permitting Regulations if an on site concrete crusher will be used during the demolition stage.
- 14 It is a requirement of the Clean Air Act 1993 that no relevant furnace shall be installed in a building or in any fixed boiler or industrial plant unless notice of the proposal to install it has been given to the local authority. Details of any furnaces, boilers or plant to be installed should be provided using the Chimney Height Calculation form (available here: <https://www.cambridge.gov.uk/chimney-height-approval>).

- 15 Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.
- 16 Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.
- 17 To satisfy the plant sound insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of sound sources; details of proposed sound sources / type of plant such as: number, location, sound power levels, sound frequency spectrums, sound directionality of plant, sound levels from duct intake or discharge points; details of sound mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full sound calculation procedures; sound levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

Plans and drawings

This decision notice relates to the following drawings:

Reference/Document/Drawing Title	Date Received
1609_HT_D_25101	18.12.2018
1609_HT_D_25102	18.12.2018
1609_HT_D_25103	18.12.2018
1609_HT_D_25104	18.12.2018
1609_HT_D_25105	18.12.2018
1609_HT_D_25106	18.12.2018
1609_HT_DP_01099	18.12.2018
1609_HT_DP_01100	18.12.2018
1609_HT_DP_01101	18.12.2018
1609_HT_DP_01102	18.12.2018
1609_HT_DP_01103	18.12.2018
1609_HT_DP_01105	18.12.2018
1609_HT_DP_02099	18.12.2018
1609_HT_DP_02100	18.12.2018
1609_HT_DP_02101	18.12.2018
1609_HT_DP_02105	18.12.2018
1609_HT_DP_03099	18.12.2018
1609_HT_DP_03100	18.12.2018
1609_HT_DP_03101	18.12.2018
1609_HT_DP_03102	18.12.2018
1609_HT_DP_03103	18.12.2018
1609_HT_DP_03105	18.12.2018
1609_HT_E_01401	18.12.2018
1609_HT_E_03400	18.12.2018
1609_HT_E_03403	18.12.2018
1609_HT_E_03406	18.12.2018
1609_HT_E_03407	18.12.2018
1609_HT_P_00199	18.12.2018
1609_HT_P_00200	18.12.2018
1609_HT_P_00201	18.12.2018
1609_HT_P_00202	18.12.2018
1609_HT_P_00203	18.12.2018
1609_HT_P_00204	18.12.2018
1609_HT_P_01099	18.12.2018
1609_HT_P_01100	18.12.2018
1609_HT_P_01101	18.12.2018
1609_HT_P_01102	18.12.2018
1609_HT_P_01103	18.12.2018
1609_HT_P_01104	18.12.2018
1609_HT_P_02099	18.12.2018
1609_HT_P_02100	18.12.2018
1609_HT_P_02101	18.12.2018
1609_HT_P_02102	18.12.2018
1609_HT_P_03099	18.12.2018
1609_HT_P_03100	18.12.2018
1609_HT_P_03101	18.12.2018
1609_HT_P_03102	18.12.2018
1609_HT_P_03103	18.12.2018

1609_HT_P_03104	18.12.2018
1609_HT_P_71600	18.12.2018
1609_HT_P_71704	18.12.2018
1609_HT_P_71705	18.12.2018
1609_HT_P_71706	18.12.2018
1609_HT_S_02300	18.12.2018
1609_HT_S_AA_01300	18.12.2018
1609_HT_S_BB_01301	18.12.2018
1609_HT_S_CC_01302	18.12.2018
1609_HT_S_HH_01307	18.12.2018
1609_HT_S_JJ_01308	18.12.2018
1609_HT_S_KK_01309	18.12.2018
1609_HT_S_LL_01310	18.12.2018
1609_HT_S_NN_03312	18.12.2018
1609_HT_S_PP_01313	18.12.2018
1609_HT_S_QQ_03314	18.12.2018
1609_HT_S_RR_01315	18.12.2018
1609_HT_S_TT_01317	18.12.2018
1609_HT_S_UU_01318	18.12.2018
1609_HT_S_VV_03319	18.12.2018
1609_HT_S_YY_01321	18.12.2018
1609_HT_XP_71600	07.01.2019
1609_HT_E_02404 (Revision Rev P1)	25.04.2019
1609_HT_E_03405 (Revision Rev P1)	25.04.2019
1609_HT_S_02301 (Revision Rev P1)	25.04.2019
1609_HT_S_EE_03304 (Revision Rev P1)	25.04.2019
1609_HT_S_QQ_01314 (Revision Rev P1)	25.04.2019
1609_HT_P_71700 (Revision Rev P1)	25.04.2019
1609_HT_P_71701 (Revision Rev P1)	25.04.2019
25669/600 (Revision Rev 5)	

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

Authorisation

Authorised by:



SJ Kelly

Joint Director For Planning & Economic Development For
Cambridge & South Cambridgeshire

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Date the decision was made: 19 March 2021

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

It is an offence under Section 171 of the Highways Act 1980 to temporarily deposit building materials, rubbish or other things on the public highway or make a temporary excavation on it without the written consent of the Highway Authority. The Highway Authority may give its consent subject to such conditions as it thinks fit.

The applicant is reminded that under the Wildlife and Countryside Act 1981 (Section 1) (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees within the application should be assumed to contain nesting birds between the above dates unless a survey has shown it is absolutely certain that nesting birds are not present.

Equality Act 2010

Your attention is specifically drawn to the requirements of the Equality Act 2010 and the Equality Act (Disability) regulations 2010, the British Standards Institution BS8300:2009 "Design of Buildings and their approaches to meet the needs of disabled people – Code of Practice" and to Approved Document 'M' "Access to and use of buildings", volumes 1 and 2 of the Building Regulations 2010 and to Approved Document 'B' "Fire Safety", volumes 1 and 2 of the Building Regulations 2010, in request of guidance on means of escape for disabled people. The development should comply with these requirements as applicable

Building Regulations 2010

The project may be subject to the requirements of the Building regulations 2010.

Advice and assistance can be obtained from our Building Control Team, 3C Building Control on 0300 7729622 or buildingcontrol@3csharedservices.org link to website at www.3csharedservices.org

They will work with you offering competitive fee quotations and pre-application advice upon request.

Working with the applicant

The LPA positively encourages pre-application discussions. Details of this advice service can be found at <https://www.greatercambridgeplanning.org>. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will

help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraph 38 of the National Planning Policy Framework.

Parking Controls

Please note: On-street parking controls, including residents' parking schemes, are in operation in several parts of the City of Cambridge. There are restrictions on eligibility for residents' parking permits, even for residents within the areas covered by schemes. Implementing a planning consent can remove eligibility for a permit. The County Council can advise whether or not properties qualify for a Residents' Parking Permit. If in doubt, please contact Cambridgeshire County Council, Cambridgeshire Parking Services by telephoning (01223) 727900 or by e-mailing parkingpermits@cambridgeshire.gov.uk, mentioning this planning consent. Please also be aware that the criteria for granting parking permits may change from time to time.

Appeals to the Secretary of State

The applicant has a right to appeal to the Secretary of State against any conditions of this planning permission, under Section 78 of the Town & Country Planning Act 1990. The appeal must be made on a form which may be obtained from:

The Planning Inspectorate,
Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN
Telephone 0303 444 5000 or visit
<https://www.gov.uk/planning-inspectorate>

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, **OR** within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

If the Local Planning Authority or the Secretary of State grants permission subject to conditions the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Before starting work

It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Cambridge City Council. Unregistered addresses cannot be passed to Royal Mail for allocation of post codes. Applicants can find additional information, a scale of charges and application form at <https://www.cambridge.gov.uk/street-naming-and-property-numbering>.

For further information please go to <https://www.cambridge.gov.uk/planning>.

Third Party Rights to challenge a planning decision

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision.

Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review.

A 'claim for judicial review' includes a claim to review the lawfulness of a decision, action or failure to act in relation to the exercise of a public function, in this case, a planning decision. The court's permission to proceed is required in a claim for Judicial Review. A claim for Judicial Review is dealt with by the Administrative Court and if leave to judicially review a planning decision is granted, the Judicial Review will be decided by a judge at the High Court.

An application to Judicial Review a decision must be made within **6 weeks** of the decision about which you have a grievance being made. For further information on judicial review and the contact details for the Administrative Courts, please go to <http://www.justice.gov.uk/>

Site address: Redevelopment Area Of Mill Lane Cambridge

Reference: 18/1930/FUL