



Appeal Decision

Site visit made on 18 June 2024

by E Dade BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12th July 2024

Appeal Ref: APP/Q0505/W/23/3335078

Land adjacent to Grafton House, Maids Causeway, Cambridge, Cambridgeshire CB5 8DD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Michael Gunn on behalf of GCR Camprop Four Ltd against the decision of Cambridge City Council.
 - The application Ref is 23/01554/FUL.
 - The development proposed is erection of new office building (use class E) and associated development, infrastructure and works.
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Decision

1. The appeal is allowed and planning permission is granted for erection of new office building (use class E) and associated development, infrastructure and works at land adjacent to Grafton House, Maids Causeway, Cambridge, Cambridgeshire CB5 8DD in accordance with the terms of the application, Ref 23/01554/FUL, subject to the conditions in the attached schedule.

Preliminary Matters

2. As the proposal is in a conservation area and relates to a listed building I have had special regard to sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

Main Issues

3. The main issue is the effect of the proposed development on the character and appearance of The Kite Conservation Area, and setting of nearby listed buildings 32-50 Maids Causeway and building of local interest Grafton House.

Reasons

4. The application site comprises Grafton House, which has recently been converted from offices to flats, and an area of hardstanding formerly used as a car park. The site is enclosed by brick walls and is accessed from Maids Causeway which is an important route in and out of the city centre.
5. The site is located within the Kite Conservation Area (CA). The CA encompasses an area to the immediate east of the historic city centre of Cambridge. The northern boundary is formed by Maids Causeway and Newmarket Road, and the southern boundary by Parker Street and Parkside, both of which are historic routes to the city centre.
6. The Kite Conservation Area Appraisal 2014 summarises the CA's special interest as derived from its built character as a mainly residential area based

on a grid pattern of streets which is notable for its historic terraced properties and its cohesive townscape, enlivened by important open green spaces.

7. Grafton House is a two-storey building constructed of gault brick dating from around 1830. There are sash windows, a panelled door with fanlight, canopy features, and a hipped slate roof. The CA Appraisal identifies Grafton House as a Building of Local Interest (BLI). Therefore, the site's existing built form makes a positive contribution to the CA's character.
8. The area surrounding the application site is predominantly residential, composed of period terraced houses which range in heights but are similar in design and appearance. From the appeal site the rear elevation of terraced rows at Maids Causeway are prominent and provide enclosure to the north.
9. The terrace row includes Grade II listed buildings, nos 32-50 Maids Causeway which were constructed circa 1825 of grey gault brick. The buildings vary in height from two to three storeys and typically have panelled doors, slate roofs, and sash windows with glazing bars. The historic and architectural interest of the buildings therefore contribute to their significance.
10. To the immediate south of the appeal site, a surface car park occupies an elevated position. The car park, and the rear side of a shopping parade and shopping centre, appear dominant from the appeal site and have a modern, functional appearance. Whilst Grafton House once sat in a large garden, its modern setting is now provided by the adjoining car park. The CA Appraisal identifies the loss of Grafton House's garden, along with views down Fitzroy Lane to the shopping centre and its car parks, service yards, and large modern buildings, as having a negative impact on the CA.
11. As set out above, the site is within an urban location, surrounded by a mix of uses, and includes a BLI. The site is nestled between historic buildings which contribute positively to the area's character, and modern development that detracts from the CA's historic qualities.
12. The proposed building would be sited on the vacant area of hardstanding to the immediate west of Grafton House. At present, this area does not enhance the setting of Grafton House or the character of the CA.
13. The proposed building would comprise two storeys, with a pitched-roofed first-floor storey set well back from the edge of the ground floor element, and with a flat roofed section providing separation from Grafton House. The Council's Urban Design Officer advises the two simple volumes would be sympathetic to the context and the scale and massing would be respectful to Grafton House. The form of the building would therefore minimise its massing and prominence.
14. The proposed building would be set down from Grafton House. The roof line of the ground floor element would be below the top of architectural features at Grafton House's ground floor, such as canopies and windows. The ridge of the pitched roof would be set down from the ridge height of Grafton House and therefore the proposed building would be subservient in height.
15. The Urban Design Officer advises the layout of the site provides a good degree of breathing space between the proposed building and Grafton House. The proposed building would not therefore appear cramped in the site.

16. The use of gault brick at the ground floor storey would complement Grafton House and reflect the prevailing character of development in the area. The exterior of the upper storey would comprise contemporary metal cladding, which the Urban Design Officer advises would contribute richness and interest and, due to the sympathetic scale and pitched roof, provide a pleasing contrast that would not dominate or outcompete Grafton House or the surrounding street scene. In addition, the Council's Conservation Officer indicates the materials would be appropriate for this location. The proposed development would utilise both complementary and contrasting exterior materials, reflecting local character whilst providing distinctiveness, and therefore the materials choice would not be inappropriate.
17. The appeal site is visible from within the shopping centre car park, with glimpsed views from Fitzroy Lane. The car park and southern tip of Fitzroy Lane lie outside the CA in an area of unsympathetic modern development. Views into the CA from vantage point of the car park and Fitzroy Lane are predominantly of the back side of dwellings which are of lesser visual interest and sensitivity than the frontages. The single storey component of the proposed building would appear lower than the canopy of Grafton House, and the siting of the building would not obstruct views of the canopies. Therefore, the proposed building would not detract from important views of the CA or BLI.
18. The proposed landscaping scheme would include a planted roof to the single storey part of the building, replacement trees, perimeter beds, and climbing plants. As indicated above, the loss of the garden has had a negative impact upon the CA. The Conservation Officer indicates the landscaping would bring much needed greenery to the site.
19. The development would utilise the existing access from Maids Causeway which provides a vista to Grafton House's front door with canopy above. From Maids Causeway the proposed building would be obscured from view by the terraced dwellings. The siting of the proposed building would therefore not affect views of Grafton House from Maids Causeway.
20. I note the Conservation Officer considers the proposal would provide an appropriate design, scale and massing for the site. The proposed building would be of a modern design that would differ in appearance to Grafton House but would be sympathetic and would not appear dominant when viewed within its context. Therefore, the proposal would successfully integrate with its surroundings and would not harm the setting of Grafton House BLI.
21. The CA Appraisal indicates Maids Causeway's simple late Georgian flat-fronted facades are key characteristics of the CA. As discussed above, the significance of listed buildings nos 32-50 is derived from their form and architectural details at the façade. The rear gardens and associated coach houses of those listed buildings are on the northern side of Salmon Lane. The carriageway and turning head of Salmon Lane provide physical separation between the appeal site and the listed buildings group. Through its siting behind and set down from the terraces, the proposed development would not harm views of the listed buildings. I note the Council's Conservation Officer did not identify harm to the letting of the listed building group. I am therefore satisfied the proposed development would not harm the setting of listed building group, nos 32-50.

22. The appeal site's western boundary comprises a tall brick wall which forms a dominant feature at the end of Salmon Lane. The wall provides strong visual separation from the appeal site and obstructs views of Grafton House.
23. The wall would generally obscure the lower portion of the proposed building from view, with the gable end projecting above the height of the wall. The design responds to the Urban Design Officer's advice through the orientation of the pitched roof gable toward Salmon Lane to reinforce finer grained plots of the two-storey mews character of the street, and to create a silhouette and detailing to provide a positive terminus to the street. The proposed development would therefore integrate successfully with its surrounding and would not appear overly prominent within the context of the wall.
24. The proposed building would differ in appearance to surrounding buildings and would incorporate contrasting materials. However, through its scale, form, and massing, materials, and addition of landscaping, the proposal would successfully integrate with its surroundings. I have been provided no compelling evidence that the proposal would harm the BLI, listed buildings, or their settings, nor adversely impact views within or into the CA.
25. For these reasons, I conclude the proposal would not harm the character and appearance of the CA. The proposal would have a neutral effect on surrounding heritage assets and their settings, namely nearby listed buildings nos 32-50 Maids Causeway, Grafton House BLI, and The Kite Conservation Area. I am satisfied the proposed development would preserve the character of CA, and the listed buildings and their settings and features of special architectural or historic interest which they possess, and would thus comply with the Act.
26. The proposal would therefore comply with Cambridge Local Plan 2018 (LP) Policies 55, 56, and 57, which together require proposals respond positively to their context and draw inspiration from the key characteristics of its surroundings to help create distinctive and high quality places, provide a comprehensive design that achieves the successful integration of buildings, and have a positive impact on their setting in terms of location on the site, height, scale and form, materials and detailing.
27. The proposal would also comply with LP Policies 61 and 62 which require proposals preserve heritage assets, including buildings of local interest, and their setting and the wider townscape, including views into, within and out of conservation areas.
28. In addition, the proposal would satisfy paragraph 205 of the National Planning Policy Framework (the Framework) which gives great weight to the conservation of heritage assets.

Other Matters

29. Some respondents questioned the need for the development, noting the availability of vacant office space elsewhere within the city, and expressed a preference for alternative uses. I note the site has previously been mooted as a communal garden, and a previous scheme with planning permission for nine residential units has now lapsed. However, LP Policies 10 and 40 support development that contributes to Cambridge's role as a multi-functional regional centre and add to its vitality and viability and promote the growth of business space within the city in order to accommodate the forecast employment

growth. Therefore, the proposed use is supported by the development plan in this location. Whilst the development would result in an intensification of the site, the proposed use is not incompatible with surrounding uses.

30. With the exception of an accessible parking space, the Transport Statement proposes the development would be car-free. The site is within the Controlled Parking Zone and therefore no on-street parking is available in the area. The dominant forms of transport to and from the site will be via public transport, cycle or by foot. The Local Highways Authority raised no objection, subject to submission of a traffic management plan. The proposal is not expected to affect informal vehicle or cycle parking at Grafton House. Therefore, the proposed development would not harm highway safety nor adversely impact upon parking and congestion.
31. The development has been designed to avoid overlooking of neighbouring dwellings at Grafton House and Maids Causeway from windows. Additional tree planting at the boundary with dwellings at Maids Causeway would provide further screening. Therefore, the proposal would maintain the privacy of neighbouring occupants. The built form would be directed away from shared boundaries to avoid an enclosing effect on dwellings, and the separation distance would ensure the development does not appear overbearing and would avoid harm to the outlook of neighbouring occupants. The Daylight and Sunlight Assessment accords with BRE guidance and demonstrates neighbouring dwellings would not experience a significant loss of light. I have no reason to consider the proposed development would pose a risk to security of neighbouring properties. Concerns in relation to property values are private interests and do not carry weight in my decision. Consequently, I am satisfied the proposal would not harm the living conditions of neighbouring occupants.
32. Construction would require creation of an opening in the wall at the western boundary with Salmon Lane to allow for the delivery of materials. The Conservation Officer confirms the approach is acceptable, and therefore I have no reason to consider the development would harm the integrity of the wall.

Conditions

33. The Council has provided suggested conditions which I have considered against the Framework's tests. The appellant has provided confirmation of their agreement to pre-commencement conditions. In addition to the standard time limit of the planning permission granted, in the interests of certainty I have attached a condition specifying the approved plans.
34. To maintain the living conditions of occupants of neighbouring dwellings I have imposed a number of conditions to: restrict use of the building as an office only, and specify the time periods where the office may be used; restrict the times when construction may take place; require submission of schemes to monitor and minimise the spread of dust, noise and vibration during construction; and require submission of a noise insulation scheme and mitigation requirements and limits on plant rating sound level emissions.
35. In the interests of highway safety, I have attached conditions requiring submission of a traffic management plan and specifying times when heavy vehicles may access the site. To promote sustainable travel, I have attached a condition requiring submission of details of secure cycle storage provision.

36. To ensure the development does not detract from the character and appearance of the area, I have attached conditions requiring submission of details and samples of external materials, and submission of a hard and soft landscaping scheme, and implementation and future maintenance in accordance with the approved scheme, including the protection and replacement of trees.
37. To avoid increased flood risk on or off site, I have attached a condition requiring submission of a surface water drainage scheme. In the interests of preventing light pollution, I have attached a condition requiring submission of an artificial lighting impact assessment and mitigation scheme. To minimise emissions and promote sustainable construction in accordance with LP Policy 28, I have attached conditions requiring compliance with BREEAM standards.
38. To avoid harm to trees, I have attached a condition requiring submission of, and adherence to, an Arboricultural Method Statement (AMS) and Tree Protection Plan. To enhance biodiversity, I have attached conditions requiring submission of details of construction of the green roof, submission of a scheme of ecological enhancement, implementation of measures identified by the Preliminary Ecological Assessment, and provision of nest boxes.
39. In the interests of maintaining the environment and public health, I have attached conditions specifying the course of action in the event land contamination is discovered during construction.

Conclusion

40. For the reasons given above, having regard to the development plan taken as a whole and all other relevant material considerations, I conclude the appeal should be allowed.

E Dade

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The development hereby permitted shall be carried out in accordance with drawing nos: 2655-P05-01 Rev A Site Location Plan; 2655-P10-02 Rev A Existing Site Plan; 2655-P10-03 Rev B Proposed Site Plan; 2655-P20-01 Rev B Ground Floor Plan; 2655-P20-02 Rev B First Floor Plan; 2655-P20-03 Rev B Roof Plan; 2655-P30-01 Rev B Proposed Elevation A; 2655-P30-02 Rev A Proposed Elevation B; 2655-P30-03 Rev B Proposed Elevation C; 2655-P30-04 Rev A Proposed Elevation D; 2655-P35-01 Rev A Proposed Section 1; 2655-P35-02-Rev A Proposed Section 2; 2655-P35-03 Rev A Proposed Section 3; 2655-P35-10 Bike Stand; 2655-P80-01 Rev A Plant Enclosure Elevations; 2655-P90 01 Rev A Salmon Lane Temporary Works Sketch; 3879_SK300 Rev 1 Boundary Wall Temporary Opening.
- 3) The building, hereby permitted, shall be used for an office building (use class E(g)(i) and for no other purposes within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
- 4) No demolition or construction works (for the avoidance of doubt the Highway Authority seeks that this includes any enabling works) shall commence on site until a traffic management plan has been submitted and agreed in writing with the Local Planning Authority (using the guidance document as a framework). The Highway Authority requests that the TMP be a stand-alone document separate from any Environment Construction Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements. The principal areas of concern that should be addressed are:
 - a) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway);
 - b) Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking;
 - c) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway);
 - d) Control of dust, mud and debris, in relationship to the operation of the adopted public highway.
- 5) No development hereby permitted shall be commenced until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The detailed scheme shall include:
 - a) Full details of the drainage system including proposed attenuation, SuDS and flow control measures;
 - b) Full details of the maintenance/adoption of the surface water drainage system;

- c) Formal agreement from a third party if discharging into their system is proposed.
- 6) No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include external features such as windows and reveals, roof cladding, external metal work shading features, rainwater goods, edge junctions and coping details.

Development shall be carried out in accordance with the approved details.

- 7) No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.
- 8) Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.
- 9) No above ground work shall commence until details of the following items have been submitted and agreed in writing with the Local Planning Authority:
 - i) A brick sample panel prepared on site detailing the choice of brick, bond, coursing, pattern, mortar mix, design and pointing technique;
 - ii) Samples of the external cladding provided on site;
 - iii) Sample of the roofing material.

The works shall be carried out in accordance with the agreed details.

- 10) The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure, parking of cycles for use in connection 64 Maids Causeway, Grafton House, have been submitted to and approved in writing by the Local Planning Authority. The details shall include the timing of provision, the means of enclosure, roof cladding, materials, type and layout. The facilities shall be provided in accordance with the approved details (including timing) and shall be retained as such for the lifetime of the development.
- 11) In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and

approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

12) No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme as required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:

- i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to both on and off site receptors)
- ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the 'Institute of Lighting Professionals - Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded)'.

The scheme shall be carried out as approved and shall be retained as such.

13) No development above ground level, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
- b) 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; If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.
- c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.
- d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

- 14) Within 12 months of commencement of development, 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, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If 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.
- 15) Within 12 months following first 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. If 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.
- 16) Details of the biodiverse green roof shall be submitted to and approved in writing by the Local Planning Authority prior to any development above ground level commencing on site. The green roof shall be:
 - a) Biodiversity based with extensive substrate base (depth 100- 150mm);
 - b) Established across the entire roof of the ground floor level element of the office building hereby approved;
 - c) Constructed with suitable access for maintenance.
 - d) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works. The green/living roofs shall not be used as an amenity or sitting out space of any kind and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.
 - e) Evidence that the roof has been installed in accordance with subpoints a) to c) above shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

The green biodiverse roof(s) shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents.

- 17) No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future and shall include details of nest boxes including box numbers, specification and their location. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

- 18) Any demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 9.30hrs - 15.30hrs, seven days a week.
- 19) All ecological measures and/or works shall be carried out in full in accordance with the details contained in the Preliminary Ecological Appraisal provided by Applied Ecology Ltd April 2023. The ecological measures shall thereafter be retained for the lifetime of the development.
- 20) No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.
- 21) Prior to occupation of the development, hereby permitted, the noise insulation scheme and mitigation requirements shall be implemented in accordance with the detail set out within the Cass Allen Noise Impact Assessment dated 31st July 2023 (Report ref: RP01-23235-R3) shall be fully implemented, maintained and not altered.
- 22) The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development hereby approved shall not exceed the plant rating level emission limits as detailed within Cass Allen Noise Impact Assessment dated 31st July 2023 (Report ref: RP01- 23235-R3) relating to 64 Maids Causeway (planning reference 23/01554/FUL).
- 23) If previously unidentified contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and an appropriate remediation and validation/reporting scheme agreed with the Local Planning Authority. Remedial actions shall then be implemented in line with the agreed remediation scheme and a validation report will be provided to the Local Planning Authority for consideration.
- 24) All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.
- 25) Trees will be planted in accordance with the approved planting proposal so as to ensure establishment and independence. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed, damaged, or die another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.
- 26) The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until

all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

27) The office, hereby permitted, other than for maintenance or cleaning purposes, shall not be used outside of the following hours: 07:00 – 19:00 Monday to Friday and at no time on Saturdays, Sundays or Bank Holidays.

28) No development above ground level shall commence until a scheme for the provision of nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. The development, hereby approved, shall not be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

END OF SCHEDULE