

**Application Ref:** 23/01649/FUL

**Proposal:** Change of use from education (Class F1(a)) to convert and extend existing building, creating 90 apartments (Class C3), erection of four blocks of apartments providing 48 apartments (Class C3), provision of associated access, car parking, landscaping and open space

**Site:** Guild House, Oundle Road, Woodston, Peterborough  
**Applicant:** MJS/Lynchwood Developments Ltd  
**Agent:** Barmach LTD

**Site visit:** 17.01.24

**Case officer:** Miss Molly Hood  
**Telephone No:** 01733 453480  
**E-Mail:** Molly.Hood@peterborough.gov.uk

**Recommendation:** **GRANT** subject to the recommendation conditions and s106 agreement to secure open space off-site contribution

## **1 Description of the site and surroundings and Summary of the proposal**

### 1.1 Site Description

1.1.1 Included within the 1.59ha site is the Guild House building, two access points from Oundle Road, an area of parking to the east and west of the existing building and a parcel of scrub land. A public Right of Way cuts through the site from Wharf Road to Jubilee Street, currently fenced off from the Guild House site in a narrow undefined pathway. A parcel of open space sits forward of the building and enclosed by Swain Court.

1.1.2 Guild House is a locally listed building – recognised for its architecture, with the listing referencing the strong vertical articulation; created by cream louvres, green weathered panelling and repetitive bay across the facade, framed by the feature hoppers. Furthermore, the wider site is part of the setting for the Grade I Church of Augustine and Grade II Woodstone Rectory located to the south of the site.

1.1.3 Situated within the urban area of Peterborough, the building was last used as an education facility for Anglian Ruskin University. Residential properties lie adjacent to the east, west and north of the application site, with rear curtilages or parking areas abutting the boundary. However, properties on Swain Court front onto the development and share vehicular access with resident permit parking on street.

### 1.2 The Proposal

1.2.1 Planning permission is sought for the conversion and extension of the original building into 90 apartments. The extensions to Guild House include infill sections on the side elevations and an addition of an additional storey to form penthouse apartments. Furthermore, the proposal includes the construction of four blocks of apartments surrounding Guild House:

1.2.2 **Block A & B:** Each providing 9no. two bedroom apartments, split across three floors and the blocks measuring approximately 23.7m at its greatest length, 9.7m in depth and with a ridge height of 8.9m. Fronting onto each other, forming a courtyard similar in character to those adjacent western units off Wharf Road.

1.2.3 **Block C:** Provision of 12no. one and two bedroom apartments across three floors, with the

block measuring 31m in length, 16.9m in depth and with a ridge height of 8.8m. Block C runs sits to the west of Guild House, with an L shaped footprint and dual frontage building. Defined amenity spaces are allocated to the rear of the building, bordering on the curtilages of the Wharf Road properties.

- 1.2.4 **Block D:** Provision of 18no. one and two bedroom apartments across three floors, with the block measuring 40.6m in length, 16.9m in depth and with a ridge height of 8.8m. Block D runs parallel to the east of Guild House backing to the Jubilee Street residential dwellings, separated by amenity space.

## **2 Planning History**

No relevant planning history

## **3 Planning Policy**

- 3.1 Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

### **3.2 Peterborough Local Plan 2016 to 2036 (2019)**

LP01 - Sustainable Development and Creation of the UK's Environment Capital  
LP02 - The Settle Hierarchy and the Countryside  
LP03 - Spatial Strategy for the Location of Residential Development  
LP07 - Health and Wellbeing  
LP08 - Meeting Housing Needs  
LP13 - Transport  
LP16 - Urban Design and the Public Realm  
LP17 - Amenity Provision  
LP19 - The Historic Environment  
LP21 - New Open Space, Sport and Recreation Facilities  
LP28 - Biodiversity and Geological Conservation  
LP29 - Trees and Woodland  
LP32 - Flood and Water Management  
LP33 - Development on Land Affected by Contamination

### **3.3 National Planning Policy Framework (2023)**

- 2 Achieving sustainable development  
5 Delivering a sufficient supply of homes  
9 Promoting sustainable transport  
12 Achieving well designed and beautiful places  
15 Conserving and enhancing the natural environment  
16 Conserving and enhancing the historic environment

### **3.3 Planning (Listed Building and Conservation Areas) Act 1990**

S72 Listed Buildings

## **4 Consultations/Representations**

### **4.1 Consultee Responses**

#### **PCC Property Services**

No comments received

#### **Historic England**

No comments received

**Peterborough Civic Society**

No comments received

**Police Architectural Liaison Officer (PALO)**

No comments received

**PCC Travel Choice**

No comments received

**The Wildlife Trusts (Cambridgeshire)**

No comments received

**Peterborough Local Access Forum**

No comments received

**The Open Spaces Society**

No comments received

**Ramblers (Central Office)**

No comments received

**PCC Rights of Way Officer**

No comments received

**Childcare Market Facilitation Manager**

No comments received

**Waste Management (19.08.24)**

Block A - needs space for 2 x 1100l black and 2 x 1100l green plus a food waste unit.

Block B - needs space for 2 x 1100l black and 2 x 1100l green plus a food waste unit

Block C - no issues with space as there are two bin stores

Block D - no issues with space as there are two bin stores

Guild House - needs space for 15 x 1100l black and 15 x 1100l green plus 3 x food waste units.

In terms of location of these bin stores, for Block A, B, C and D it would make more sense to have the bin/bike store on the opposite side of the building just for ease of access. I would also recommend that both the bin stores for C are combined.

No issues with vehicle access/tracking.

**Public Health (13.02.24)**

Recommendation made:

- Contact Building Control on sound insulation requirements and thermal insulation
- Retention of the green space to the front of the site, clarification on the loss of some space for parking and compliance with NPPF.
- Site is well connected.

**Natural England (11.01.24)**

No objection, the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

**PCC Wildlife Officer (16.01.24)**

No objection, subject to the recommended conditions for a Biodiversity Enhancement and Management Plan (BEMP), external lighting scheme and reptiles method statement.

**PCC Tree Officer (12.01.24)**

No objection, subject to a condition seeking compliance to the AIA, AMS & TPP submitted with the

application. Furthermore a condition is sought for the landscaping strategy.

**Archaeological Officer (03.01.24)**

No objection. An archaeological evaluation undertaken on the former site of Guild House in 2008 in advance of proposed development uncovered significant archaeological remains. Given the identified significance of the site, archaeological excavation is recommended. The archaeological work may be conditioned.

**PCC Pollution Team (10.01.24 & 15.07.24)**

Compatibility between rooms of adjacent dwellings can be ensured by 'handing' or 'stacking' identical dwelling plans. The Building Research Establishment Document 'Sound Control For Homes' does however recognise that this may be difficult to achieve. Furthermore, Building Regulations Approved Document E states: good practice to consider the layout of rooms at the design stage to avoid placing noise sensitive rooms next to rooms in which noise is generated.

Whilst Building Regulations address sound insulation this does have its limitations and acoustic design should be considered by LPAs, as simply meeting the minimum standards for airborne and impact sound insulation may not eliminate disturbance.

**PCC Peterborough Highways Services (19.02.24, 26.07.24 & 16.08.24)**

No objection, subject to the recommendation condition.

The additional footway on Swain Court has been provided and the reduced parking provision has been robustly justified, meaning only the additional provision of cycle parking, travel plan and a parking management plan are required. Furthermore, details of the PRoW are required.

**PCC Strategic Housing (15.01.24, 13.02.24 & 04.06.24)**

A viability assessment has been submitted as part of this planning application and this under review by the appropriate Officer.

On the basis that Vacant Building Credit applies to the existing Guild House building we will exclude the 77 units proposed within the existing floor space of Guild House. The Affordable Housing calculation will be based on the proposal for 61 apartments proposed for delivery over Blocks A-D and the 13 new apartments added to the increased floor space at Guild House.

In accordance with our housing needs policy, we would expect a contribution of 30% on this site of 61 dwellings. The total number of affordable dwellings we require would be 18. The current tenure split we would expect to see delivered for affordable housing in Peterborough is 70% affordable rented tenure and 30% intermediate tenure. This would equate to the delivery of 13 affordable rented homes and 5 intermediate tenure in this instance.

**PCC Lifetime Homes (06.06.24)**

The apartments would fail to meet the necessary standards of M4(3)(2)(a), with the concerns flagged on the kitchen, bathroom and ability for turning circle.

**Cambridgeshire Fire & Rescue Service (02.01.24)**

Seek adequate provision for fire hydrants either through s106 agreement or planning condition.

**Lead Local Drainage Authority (15.01.24 & 10.06.24)**

No Objection, subject to recommended condition – There has been an improvement to the rate discharged from the site prior to the current development proposal which indicates betterment. However, the preferred drainage system is above ground features rather than underground. The LLFA would like to see green roofs and permeable paving incorporated into the design of the development.

**Anglian Water Services Ltd (02.01.24, 07.06.24 & 16.08.24)**

Assets owned by Anglian Water subject to an adoption agreement within or close to development boundary, that may affect the layout of the site. The foul drainage from this development is in the catchment of Peterborough (Flag Fen) Water Recycling Centre which does have capacity to treat the flows the development site.

Preferred method of surface water disposal is via a SUDS with connection to the sewer at the last option. The proposed development for Guild House which is a change of use is acceptable to Anglian Water, however the proposed surface water disposal for the new blocks is acceptable in principle at a restricted rate of 2 and 3 l/s, there is insufficient evidence submitted with the application to demonstrate that the surface water hierarchy is followed. We require all sites to fully explore and provide evidence of the surface water hierarchy. If after presenting full evidence and a connection to the public sewerage network is required, we assess the networks' ability to convey additional flows

Condition sought for network reinforcement.

#### **Open Space Officer** (10.01.24, 13.02.24 & 02.07.24)

No objection. The scheme delivers 0.39ha on site, however there is general shortfall in open space provision with the development. As such off site contributions are required and the total sum is £65,677.37 + 5yrs maintenance. The retention of the front area of POS lends itself to be used for informal recreational activity and the memorial tree is retained.

#### **PCC Conservation Officer** (12.01.24, 13.02.24 & 19.06.24)

The new residential blocks, these are of an appropriate scale and siting, they are contemporary in style and respond to the modernist architecture that surround them, their success will hang on the selection of high quality, contextual materials which respond to their context. The location and form of Block D has been altered following Officer advice to ensure that the existing view of the Cathedral from Oundle Road looking over the roof tops of Jubilee Street is preserved.

The flat roof of the locally listed building lends itself to the provision of a recessive additional storey with a flat roof. The proposed addition will be well set-back from the elevations ensuring that it remains subservient to the host building and does not appear top heavy, care has been taken to echo vertical articulation of the principal façade within the additional storey. Consequently, the addition will successfully 'crown' the building and harmonise with the host structure. An existing unwieldy ramped access to the principal entrance is to be removed, which is welcomed

No objection, subject to the recommended conditions for:

- Materials
- Boundary treatments
- Landscaping
- External lighting
- Guard rail for roof terraces
- PD removal
- Rain water goods design with the roof form

#### **Local Residents/Interested Parties**

Initial consultations: 160

Total number of responses: 82

Total number of objections: 78

Total number in support: 1

#### **Support**

- Renovating a rundown building
- Additional blocks are same height a 2-storey house – no increase in overlooking
- Other similar developments in Woodston,
- Making use of brownfield sites
- Retains and enhances majority green space to the front, for the benefit local residents

#### **Objections**

##### **Housing Mix**

- 70 1-bedroom and 61 2-bedroom flats, with no family-size units - not a good mix

- Would prefer family homes over flats
- Woodston already has a high proportion of flats (over 23.5%)

### **Highways**

#### **Access:**

- Location of access should avoid putting addition pressure on Wharf Rd
- No adequate entrance or exit to allow for the safe flow of traffic onto Oundle Road.
- Concerned about access for the larger emergency vehicles

#### **Footpaths and Cycle ways & Street lighting**

- Public footpath access needs to be retained through the site
- What will happen to the public right of way that crosses the site?

#### **Parking:**

- 113 parking spaces or 0.65 parking spaces per flat is insufficient for a development of this size
- Concerns over exacerbating of problems of parking down side streets - which have caused problems for emergency services to gain access and resulting in dangerous parking
- There appears to be no allocated spaces for electrical recharging units.
- Developer has increased parking to 160 spaces, also increased the number of flats to 138 which negates the increase in parking.
- Active Travel is not a realistic viable option for a lower social demographic area and a lower social economic group such as this and where car ownership is high

#### **Increase in Traffic:**

- Increase in traffic will impede the flow of traffic on Oundle Road, which experience congestion especially on match days

### **Design, Character and Context**

- Overdevelopment of the site
- Increase in development particularly tall buildings harming character, area becoming more urbanised
- Multiple blocks of flats does not blend in with the existing street scene of Oundle road or the surrounding streets and is completely out-of-scale and out of character in terms of appearance.
- The design of blocks A, B, C and D don't blend with the local housing
- Blocks A and B are of flat roof design which is far from the aesthetics of a tradition brick-built structure with pitched roof which surround the site.
- Blocks C and D are 3 storeys which is out of keeping for area
- Density too high

### **Heritage**

- Not in keeping with the heritage and aesthetics of the street, threatening the integrity of our historic environment.

### **Trees & Biodiversity**

- Increase number of trees to give more privacy and public parkland
- Trees have been removed

### **Amenity**

- The layout backs to close on to gardens
- Overlooking and overshadowing to Block D to residents on Jubilee St
- Overlooking and loss of privacy to Wharf Road residents
- Guild House is an overbearing structure and would look down upon neighbouring dwellings
- Increasing footprint removes green space - Lack of green spaces for future and current residents to use
- Many units scarcely meet NDSS standards

#### **Pollution (noise, light etc)**

- Noise pollution from building work and machinery
- Change of use will increase hours of use, leading to increase in noise in the evenings

- Causes substantial light pollution
- Increase in traffic exacerbates the poor air quality
- There may be smells omitted during construction affecting neighbours

### **Drainage**

#### **Foul Water:**

- Sewage system in this area would be put under extreme pressure during and after construction
- Existing problems with drains and sewage system repeatedly becoming blocked

#### **Surface Water:**

- Existing problem with capacity of drains on Wharf Road - running water even on days where it does not rain and flooding outside 100 Wharf Road
- Concerns about increased flooding risk raised by Anglian Water need to be taken seriously

### **Other Matters**

- Concerns on capacity of services (doctors, schools, police, public transport etc)
- Concerns over increase in anti-social behaviour
- Guild House is not fit for purpose as it was never designed for residential use
- Hazardous materials – how will they be removed?
- The archaeological report highlights that the possibility of important remains at the site, so any development should take into consideration the need for archaeological excavation
- Loss of employment land and a negative impact on the local economy.
- No allocated bin storage.
- Some ground floor units would benefit from FULLY wheelchair accessible housing
- High ceilings and vast expanse of glazing cannot possibly meet thermal energy efficiency standards

## **5 Assessment of the planning issues**

- 5.1 For clarity the scheme involves
- a) the conversion and extension of the existing Guild House building into residential flats and
  - b) the introduction of four blocks of residential development.

The main considerations are:

- 5.2 Principle of Development
- 5.3 Affordable Housing
- 5.4 Residential Amenity
- 5.5 Design and Heritage
- 5.6 Highway Safety and Parking Provision
- 5.7 Ecology and Trees
- 5.8 Drainage & SUDS
- 5.9 Other Matters

### **5.2 Principle of Development**

5.2.1 Guild House was sold by Anglian Ruskin University (ARU) in 2023 following the relocation of the educational facility to the new campus within Peterborough. ARU operated from the building with it once forming the Peterborough campus for the university, using the premises for teaching and staff facilities. However, the use of the building for the purposes of ARU ceased in March 2023 and has since been vacant. Whilst the site had previously been used as an office, this use was superseded by Anglian Ruskin as an educational facility. As such the merits of Policy LP4 are not deemed to be applicable to the development.

5.2.2 NPPF Paragraph 123 advocates for decisions to '*promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the*

*environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land'.*

- 5.2.3 Located within the urban area of Peterborough, approximately 0.8m from the city centre, the application site is considered to be a sustainable location, with local facilities and public transport links within the vicinity. As such, the introduction of the proposed four blocks of residential units is supported in principle, subject to all other material consideration being addressed.. However, the conversion of the building to residential use would result in a loss of an educational facility - Class F1(a) and the consideration of this loss is required in accordance with Policy LP30 of the Peterborough Local Plan.
- 5.2.4 Following the principles of paragraph 20 (c) of the NPPF, an educational premises is considered to fall under the umbrella of community facilities and Local Plan policy LP30 provides the mechanism for redevelopment of such premises. In accordance with part (L) the education facility is being met by an alternative provision, that exists within reasonable proximity through the purpose built campus which offers the teaching, staff and admin facilities all previously carried out at Guild House.
- 5.2.5 In light of the above, the proposal complies with Policy LP2 and has adequately justified the loss of the community facility in accordance with Policy LP30. As such, the proposed redevelopment of the site to accommodate 133 residential units is acceptable in principle, subject to all other material consideration being addressed.

### **5.3 Affordable Housing**

- 5.3.1 The public comments which express the view that family homes would be better for the area are noted, the LPA must assess the application as submitted, i.e. a development of 138 apartments. This quantum of development triggers an assessment under Policy LP8, with an expectation of 30% affordable housing. However, NPPF paragraph 65 advises to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. The proposal seeks to re-use the existing Guild House building, which equates to 77 units no longer being applicable for 30% affordable housing contributions. The Housing Officer accepts the application of Vacant Building Credit to the scheme, with only the 61 apartments split across blocks A-D and the penthouse applicable to the requirements of Policy LP8.
- 5.3.2 The application is supported by a Financial Viability Appraisal (FVA) which has been subject to extensive, independent review. The viability assessment demonstrates that the proposed development would not be able to provide any affordable housing without unacceptably impacting the viability of the scheme. The development includes abnormal costings to the existing Guild House building due to structural issues as well as the need for ground piling of the foundations. After scrutiny it was deemed the FVA dated July 2024 is a robust and a fair assessment of the viability of the scheme, therefore the conclusions of the appraisal (that affordable housing cannot be provided), are accepted by the LPA.
- 5.3.3 Paragraph 57 of the NPPF sets out three criteria for planning obligations:
- a) necessary to make the application acceptable in planning terms
  - b) directly related to the development, and
  - c) fairly and reasonable related in scale and kind to the development.

The FVA accommodates the off-site contributions relating to open space provision (children's play area, Allotments, natural greenspace, public open space) totalling to £65,667.37 + 5 years maintenance costs. This obligation is deemed necessary to make the application acceptable, given the onsite open space provision fell short of the standards required. It was deemed no further contributions were required for other infrastructure provision across the city.



5.3.4 The submitted FVA demonstrates that the proposed development would be unviable if subject to a requirement for affordable housing. Noting the contributions toward open space provision, the proposed development is, on balance, considered to accord with the provisions of Policy LP8 and is acceptable in this regard.

## **5.4 Residential Amenity**

### Guild House Conversion

- 5.4.1 Overall, all of the proposed apartments are considered to be capable of delivering an acceptable level of amenity for future occupiers, whether this be quantity of living space, outlook, privacy and access to natural light. The conversion of Guild House would have an acceptable relationship with the new build blocks and the introduction of residential use on the site is appropriate to the surroundings.
- 5.4.2 Apartments at an upper level will establish a high privacy level and the inter-relationship between units is sufficient to minimise any inter-looking, in particular with those corner units or the back-to-back distances between the rear projections (33m). The scheme introduces a volume of parking forward of the building and perpendicular to the ground floor fenestration for flats 8-16. Upon further investigation it was evident the internal floor level means the glazing wouldn't allow for significant views from vehicular users or pedestrians passing by and the design can achieve acceptable privacy levels. Furthermore, the pedestrian footpath and landscaping creates 3m separation to the parking spaces which reduces the implications from the proximity of the parking.
- 5.4.3 Whilst it is appreciated there is the potential for visibility into the ground floor units from the internal courtyard, the opportunity is limited and those flats which are most susceptible near access point (7, 11 & 17) have been mitigated accordingly by panels of existing glazing being infilled. On balance the outlook into a partially landscaped courtyard for those ground floor units is considered to outweigh any potential harm and creates greater amenity benefits for the future occupiers.
- 5.4.4 PCC Environmental Health sought for the internal design to carefully consider arrangements (handing & stacking) to minimise noise. It is accepted the scheme is a conversion of the original building and as such will have greater limitations than that of a new build. Where possible rooms have been aligned and the apartments follow a similar layout across the storeys. However, there are units which will require additional levels of noise mitigation in the bedrooms given the adjacent rooms and this can be secured via planning condition.

### Blocks A & B

- 5.4.5 Located to the north of the site, these blocks form a courtyard arrangement. The units will closely relate to No.53-67 Wharf Road to the west. Whilst the scheme includes an additional storey, the design minimises the extent of massing and separation from the boundary. In terms of the neighbours on Flamborough Close, the built form will be separated through a small area of open space. The proximity of block A & B will create an amenity change to the existing occupiers, however the proposed is not considered to be significantly detrimental in terms of overbearing or overshadowing and delivers an acceptable relationship.
- 5.4.6 The western elevation windows of the scheme can be secured as obscure glazing to minimise any impacts to the Wharf Road residents. As for the rear elevation of Block A the glazing will be at a minimum 14m from the side boundary of No.87, which has no southern fenestration. The distance is considered sufficient to achieve acceptable amenity for the future occupiers, whilst still maintaining an acceptable level of privacy for the neighbour's amenity space. All apartments are considered to deliver a high level of living space, outlook, privacy and access to natural light.

## Block C

- 5.4.7 Public concerns of overlooking and loss of privacy were carefully reviewed, and the location of the block has evolved to shift built form further north, reducing the extent of fenestration directed west. The scale and massing of the block would not result in significant overshadowing or overbearing to the amenity space or rear elevations of No.51-45 Wharf Road. Furthermore, the glazing has been reduced from 42 windows to 17 windows/doors, with only 10 of these serving habitable rooms. In addition, second floor fenestration is isolated to the east (exception of the hallway) and no longer projects towards Wharf Road dwellings. It is considered the design is similar in fenestration placement to that of the two storey dwelling opposite, with back to back distances of 31/32m. It is considered Block C can deliver adequate privacy, outlook and light for existing and future occupiers.

## Block D

- 5.4.8 Similarly, the design of Block D has evolved to a 'U' shaped footprint, increasing separation with the neighbours and reducing massing, therefore the proposed built form would not run the entire length of the boundary. Whilst this area of the site borders onto neighbouring dwellings the scale or location of the proposed built form would not result in unacceptable overbearing, overshadowing and oppressive impacts. The revised scheme achieves an acceptable balance in terms of amenity, allowing for adequate separation (approximately 30m between back-to-back fenestration) and careful placement of habitable windows. In addition, the inter-relationship between units has been carefully considered, in particularly those corner apartments and the achievement of 20m separation from the internal north and south elevations.
- 5.4.9 Whilst the easterly projections sit closer to the boundary, these are not considered to result in detrimental overbearing or overshadowing to the Jubilee Street properties. It is noted the scheme incorporates the use of obscure glazing on some of these windows and whilst there is a separation distance of 7.5m from one projection to the boundary, the overall distances between rear elevations are considered acceptable at 25.8 & 31.3m. The use of glazing on these end projections is acceptable, however the windows serving 7,12, 13 & 18 will be conditioned to be obscure glazed and only openable from 1.7m onwards from the finished floor level. This arrangement is to be considered acceptable due to the room being dual aspect.
- 5.4.10 All blocks include the provision of small area of private amenity space for ground floor units, which provides a degree of separation between the ground floor fenestration and the communal landscape area. Those on upper floor apartments are considered to have sufficient access for amenity purposes to the communal informal landscaped area surrounding the blocks and the central open space forward Guild House.
- 5.4.11 Overall, the revisions to the scheme have delivered an acceptable provision of residential amenity for the future occupiers, as well as maintaining acceptable amenity for those existing surrounding residents bordering onto the site. The scheme delivers the principles of Policy LP17, in particular parts a, d, e, h & i. Furthermore, the scheme is considered to deliver the merits of paragraph 135 (f) of the NPPF.

## **5.5 Design and Heritage**

- 5.5.1 Guild House is a locally listed landmark building built in the international style as purpose-built offices in 1962 for the Mitchell Construction Co. Ltd to the designs of Howard V. Lobb and Partners Architects. The conversion of the Guild House maintains the buildings form and design principles, within internal partition work not compromising fenestration. Although partially infilled, the inset design is maintained between the main building and its rear projection, supporting a break in massing and distinction in the existing built form. As recommended by the Conservation Officer, a condition will secure service plans for Guild House to ensure the conversion does not result in vents or pipework disrupting the appearance.

- 5.5.2 The greatest change to Guild House is the additional floor, which is set back 2.35m from the front elevation. The flat roof of the building lends itself to the provision of a recessive additional storey and the set-back, flat roofed design remains subservient and does not appear top heavy. Care has been taken to echo vertical articulation of the principal façade within the additional storey. The Conservation Officer considers the additional floor to successfully 'crown' the building and harmonise with the host structure. A condition can secure details of the guard railing required for the roof terraces.
- 5.5.3 Public concerns over the density and design of the development are noted and considered in the assessment of the scheme. Blocks A & B sit to the north-west of the site and follow the principles of the properties adjacent on Wharf Road, albeit a three-storey design. The blocks interrelate and more importantly Block B interacts with the public right of way to the south of the building. Although the ground floor units of the blocks have defined amenity areas, these boundaries will be softened through planting to minimise intrusion to the surrounding green space. Full details of the boundary treatments can be secured via condition. In addition, the Conservation Officer sought further detail (via condition) of how rainwater goods will sit where roof storeys rise above the brick elevations.
- 5.5.4 The revised location of block C allows for the building to address the greatest aspects of visibility and connect with Wharf Road as well as the approach from St Augustine's Walk. The dual frontage engages with both street scenes and the massing of the block is comparative to its surrounding. Revisions to Block D secure the views of the Cathedral are maintained from Oundle Road and a sympathetic relationship with Guild House. The footprint of Block D mirrors Guild House, effectively utilising this section of the site and the design addresses all three vantage points.
- 5.5.5 Although Blocks C & D offer three floors of accommodation, the design ensures it does not compete with the surrounding two storey dwellings on Swain Court, Wharf Road and Jubilee Street. The variance of materials breaks up the massing but still maintains a cohesion with the surroundings. Whilst there is a material schedule on the drawing, the success of the modernist architecture will depend on a high quality materials palette. Following the recommendation of the Conservation Officer, a condition securing the details of all materials across the development can be imposed.
- 5.5.6 South of Oundle Road are several Listed Buildings, which the development site forms part of the wider setting for, but the immediate frontage onto Oundle Road and Guild House itself are highly notable in the setting of the Grade I Listed Church of St Augustine and its associated Grade II Listed Rectory. The development maintains the open frontage and all new buildings are behind the principal elevation of Guild House. It is considered the development would result in little disruption to... the setting of these Listed Buildings.
- 5.5.7 An important cathedral view exists across the site from Oundle Road (the historic approach to the city), there is an existing townscape gap which permits views of the topmost parts of the Cathedral above the rooftops of the terraces which line Jubilee Street. This view provides a historical link between the Cathedral and the Church of St Augustine which has survived despite the expansion of the city for hundreds of years. The location and form of block D has been altered to ensure that the existing view of the Cathedral from Oundle Road looking over the roof tops of Jubilee Street is preserved, compliant with part (a) of Policy LP19 as it no longer detracts from an important view.
- 5.5.8 The development indicates pockets of landscaping across the site, however a full scheme is yet to be designed. It is considered the layout affords sufficient opportunities around the buildings to include landscaping features to support not only the amenity of the development but add to the surrounding public realm. A full soft landscaping scheme can be secured via condition, along with a maintenance programme.
- 5.5.9 The scheme presents a well-balanced design of the wider site surrounding Guild House and allows the Locally Listed Building to be the prominent focal point from the street scene.

The settings of the heritage assets have been preserved and with the revision those views from the westerly approach on Oundle Road are maintained. The Conservation Officer raises no objection to the development and with the recommended conditions considers little harm to the significance or setting of the heritage assets identified. However, a further condition will be imposed to remove the permitted development rights afforded by Class A, Part 2 of Schedule 2 in order to prevent sub-division of the surrounding landscape by fences etc. as this could harm to the design and setting of the Locally Listed Building. Subject to the imposition of the aforementioned conditions, the proposed development is considered to meet the principles of NPPF paragraph 135 as well as Policy LP16 of the Local Plan 2019.

## **5.6 Highway Safety and Parking Provision**

- 5.6.1 The proposed development seeks to retain the existing arrangement of vehicular access to/from the site from Oundle Road. The two access points (Swain Court) already form part of the adopted highway. The Local Highway Authority have no objections to this connection but sought improvements to the pedestrian connections from the site onto Oundle Road. Therefore, a new 2m footpath is proposed to the western boundary of the open space, which also supports access into the amenity area. The construction details of the footpath will be secured via condition.
- 5.6.2 Overall, the LHA are satisfied with the scheme and recommend a number of conditions to secure finer details of the PROW, cycle infrastructure and details of the road tie into Swain Court. In terms of the highway infrastructure outside of the site, including Oundle Road, the LHA are satisfied that an appropriate assessment of the impact of the development has been carried out. There was a request to assess National Cycle Network Route 53, whilst this assessment hasn't been provided it is not considered to be fundamental to the acceptability of the scheme. It is deemed the development can support the wayfinding of route 53, as the western edge abutting Wharf Road is a point of directional change along the route. Currently there is no directional signage to guide users, therefore, a single sign in this location is sought to enhance the cycle network and will be secured via condition.
- 5.6.3 The Public Right of Way will remain, but the route diverted to better align with the development and improve its width. Whilst there is a separate legal process to secure the realignment, further information is required on how the construction and layout of the PROW as part of the planning application. Within the red line boundary four signs are expected at the following locations, the PROW entrance onto Wharf Road, two signs along the public right of way within the site and the approach onto Jubilee Street as the current is uninviting and offers little information to guide users. The details will be secured via condition.
- 5.6.4 In terms of the parking provision, the scheme does result in a shortfall when assessed against Local Plan Appendix C. However, in accordance with Policy LP13, it has been supported by robust justification for such a reduction, which has been agreed by the Local Highway Authority. The scheme delivers one vehicular parking space per unit (i.e. 138) and 24 visitor vehicular parking spaces. To support a reduction in vehicular parking a Parking Management Plan, increased cycle parking provision (to LTN 1/20 standards) as well as a robust Residential Travel Plan will be required to help manage the reduced parking levels. These can be secured via condition.

## **5.7 Ecology and Trees**

- 5.7.1 Natural England raise no objection to the development and offer no concerns of impacts to statutorily protected nature conservation sites or landscapes. Whilst PCC's Wildlife Officer sought a Biodiversity Enhancement and Management Plan (BEMP), the requirements are similar to those captured under the landscaping condition and therefore only one condition is considered necessary.
- 5.7.2 Due to the proximity of the habitats which are considered suitable for reptiles within the vicinity of the application site, (Boardwalks CWS and the Railway line) and are understood

to accommodate existing reptile populations, a survey is required before works commence on site and can be secured by condition. An informative will be applied on the appropriate times for site clearance and a condition will be applied for a new Preliminary Ecological Appraisal should the permission not be implemented within 2 years.

- 5.7.3 The site is largely open with only a few sporadic trees centrally, with a mature hedge to the southern boundary and vegetation to the west. Only G1 & G2, two low quality trees will be removed from the site. Supported by an Arboricultural Impact Assessment and Method Statement, PCC's Tree Officer seeks a condition to secure development in accordance with the details, include the Tree Protection Plan. The development is considered to have limited implications to any existing trees either on the site or within the neighbour land parcels. A condition to secure an appropriate hard/soft landscaping scheme may be imposed.

## **5.8 Drainage**

- 5.8.1 Public comments express concern on the capacity of the drains. Whilst the LLFA indicated a preference for above ground drainage, the underlying geology of the site means a complete reliance on above ground SUDS would not adequately handle surface water drainage. Therefore, the development will be served by attenuation storage tanks and a piped network, along with permeable paving on all new parking areas to intercept water and control pollutants. Although green roofs were encouraged by the LLFA, this option was not deemed feasible.
- 5.8.2 The proposed system will restrict water flow to 2-3l/s before discharging to the nearest public sewer, which meets the flow rates expected by Anglian Water and the LLFA were satisfied with the design proposed. Anglian Water questioned whether the drainage hierarchy is being followed, with the connection to a watercourse not fully explored. However, the strategy has justified the connection to the network over on-site water management, with connection to a watercourse deemed unfeasible due to the distance over third party land to the River Nene, as the site is 165m from the bank of the River Nene, with housing and the rail line between. The LLFA have reviewed this strategy, as sought by Anglian Water and are satisfied with the reasoning outlined. The LLFA acknowledge that the proposed scheme improves the rate of discharge from the site and indicates an overall betterment. Whilst the comments from Anglian Water are noted, it is considered the strategy does adequately consider the drainage hierarchy, the options for the site and would deliver an effective drainage scheme.
- 5.8.3 Anglian Water sought confirmation on whether network reinforcement is required to support the development. Certainty couldn't be provided on this matter from the application details and as such a condition will be necessary for further investigation on the surface water drainage. Even with Appendix D, it is noted the drainage strategy includes references to 'indicative' and matters to be confirmed at the detailed design stage, therefore a condition will be applied to secure the final details of the drainage schemes (surface and foul), along with a maintenance and management programme.
- 5.8.4 Foul water drainage is proposed via a connection to the existing water main in the area for both the conversion and the new units. Public concerns are raised on the capacity of the existing drainage system and previous blockages. Following discussions with Anglian Water, it is confirmed Peterborough (Flag Fen) Water Recycling Centre has capacity for these flows.
- 5.8.5 Whilst the development cannot be drained via complete above ground SUDS system, the reasoning for a piped system is justified and there are measures incorporated to improve water flows and pollutant control. Therefore, on balance, the proposed development is considered to be acceptable with reference to the requirements of Policy LP32 of the Peterborough Local Plan 2019.

## **5.9 Other Matters**

### Security and Fire Safety

- 5.9.1 Cambridgeshire Fire and Rescue seek the provision for Fire Hydrants on the site, which can be secured via planning condition. Antisocial behaviour was flagged as a public concern and the scheme has been reviewed by the Designing out Crime Officer with recommendations on how the scheme can safely design out crime. These include matters on external lighting, access controls, CCTV, cycle storage, bin store and boundary treatments, which are all to be secured via condition.

### Archaeology

- 5.9.2 An archaeological evaluation was undertaken on the former site of Guild House in 2008 uncovered significant archaeological remains dating from throughout the medieval period, including settlement and structural evidence in the form of pits, postholes and possible wall. Given the identified significance of the site, further archaeological excavation is recommended by PCC's Archaeology Officer and this can be secured by condition.

### Open Space

- 5.9.3 The proposed development retains the green space to the front of Guild House and will provide a financial contribution toward off-site green space. Whilst there will be some land lost to parking provision, this is considered a minor loss of area and the land itself is not formally designated open space. As such the LPA have considered the tests set out in paragraph 103 of the NPPF was not deemed necessary, given the size and status of the land and especially as the land is remaining publicly accessible for enjoyment. The retention of the majority of the space is a benefit to the design of the scheme and amenity of future occupiers.

### Contamination

- 5.9.4 PCC Pollution Control have not flagged the site as being at risk of contamination and no investigatory assessments are required. A condition can be imposed to ensure that any instances of unexpected contamination are appropriately addressed.

### Waste

- 5.9.5 Bin storage is provided within the central courtyard of Guild House and combined bin/cycle stores are positioned around the development blocks. In terms of the visual appearance the bin stores for the blocks are acceptable, however PCC Waste Team seek further information on the ability of the blocks to meet the capacity required and the location of collection areas. A condition can be imposed to secure this detail.

### Energy Standards

- 5.9.6 Public Health and public comments expressed views on the ability of the scheme to comply with thermal energy efficiency standards. The conversion is utilising the existing fenestration design and from a residential amenity perspective there are no concerns with the schemes ability to provide a high quality living space with the glazing. Matters such as overheating and fenestration will be reviewed under Building Regulations, which is a matter separate to the planning process. Whilst Guild House was not originally designed for residential use, this does not negate the ability for it to change use and be retrofitted as a residential scheme.

### Housing Standards

- 5.9.7 In accordance with Policy LP8, all new build units (Blocks A-D) meet M4(2) standards to ensure the apartments can meet changing needs of people and this can be secured by condition. PCC Lifetime Homes were consulted on their M4(3)(2)(a) units and concerns were raised on internal turning circles. Policy LP8 seeks for 5% of the units (7 units) to be

compliant with these standards. The development proposes 6 units across block A & B, with a further 10 units across blocks C & D. There are no concerns with the overall area of the apartments proposed and largely the units could deliver these higher standards, however a condition will be applied to ensure to the submission of a floorplan which demonstrates the required turning circles. The National Described Space Standards are guidance only and the LPA cannot insist these are to be met. Therefore, the development would comply with the requirements of Policy LP8.

### Construction

- 5.9.8 Concerns have been raised regarding noise, dust and air quality during the construction process. A Construction traffic management plan is to be secured with the development and this will largely handle operations relating to traffic but also illustrate compounds for storage and contractor parking which will support amenity protection. An informative will be applied surrounding good working practices and if there are significant issues with noise or dust then these can be reported to Environmental Health and investigated, with recourse via the appropriate channels under legislation outside of the planning process.

## **6 Conclusions**

The proposal as submitted was not in accordance with local and national planning policy. The local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Amendments were discussed and agreed with the applicant to bring the proposal into compliance with policy, and the application can therefore be approved in accordance with Paragraph 38 of the National Planning Policy Framework (2023).

## **7 Recommendation**

The Executive Director of Place and Economy recommends that Planning Permission is **GRANTED** subject to the following conditions:

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

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 The development hereby permitted shall only be carried out in accordance with the following approved plans:

Site Location Plan 1040\_001  
Existing Block Plan 1040\_002  
Proposed Block Plan - 1040\_003 C  
Proposed Public Space 005  
Proposed Highways Layout - 1040\_006 A

Proposed Block A Ground Floor Plan - 1040-030 A  
Proposed Block A Elevations - 033 A  
Proposed Block A Elevations - Sheet 2 - 034 A  
Proposed Block A First Floor Plan - 031 A  
Proposed Block A Second Floor Plan - 031  
Proposed Block A Roof Plan - 032 A

Proposed Block B Ground Floor Plan - 040 A

Proposed Block B First Floor Plan - 1040-040- A  
Proposed Block B Second Floor Plan - 042 A  
Proposed Block B Roof Plan - 043 A  
Proposed Block B Elevations - Sheet 1 - 044 A  
Proposed Block B Elevations - Sheet 2 - 045 A

Proposed Block C Elevations - 1040-052-A  
Proposed Block C Ground and First Floor Plan - 1040-050-A  
Proposed Block C Second Floor and Roof Plan - 1040-051-A

Proposed Block D Elevations - 1040-062-A  
Proposed Block D Ground and First Floor Plan - 1040-060-A  
Proposed Block D Second Floor and Roof - 1040-061-A

Proposed Basement Plan - 1040\_020 B  
Proposed Ground Floor Plan - 021 A  
Proposed First Floor Plan - 022 A  
Proposed Second Floor Plan - 023 A  
Proposed Third Floor Plan - 023a A  
Proposed Roof Plan - 024 A  
Proposed Elevations - Sheet 1 - 025 A  
Proposed Elevations - Sheet 2 - 026 A  
Typical Bin Store - Guild House 081

Transport Statement P23-2098 TR02 dated 8th May 2024  
Transport Technical Note P23-2098-TR04  
Preliminary Ecological Appraisal - Survey Report Version 1 dated 8th May 2024  
Flood Risk Assessment & Drainage Strategy Version P02  
Trees in relation to design, demolition and construction. AIA, AMS & TPP

Reason: For the sake of clarity and proper planning.

- C 3 No demolition/development/change of land use or other work shall take place/commence until an archaeological mitigation strategy, including a Written Scheme of Investigation (WSI), has been submitted to, and approved in writing by, the Local Planning Authority (LPA). The WSI shall fulfil the requirements specified in a Brief issued by the Archaeology Services. Thereafter, for land that is included within the WSI, the demolition/development/change of land use or other work shall not take place except in complete accordance with the approved WSI. The approved WSI shall be implemented in full.

The WSI shall detail the programme of archaeological work and include the statement of significance, research objectives, the programme and methodology of site investigation and recording, and the nomination of a competent person(s) or organisation to undertake the agreed works, with timetables and any phasing of work. It will also detail the programme for post-investigation assessment and subsequent analysis, publication and dissemination, and deposition of archival materials.

This condition may be discharged in stages but shall not be fully discharged until the whole mitigation strategy set out in the WSI has been fulfilled to the satisfaction of the LPA. The typical stages for discharge are as follows:

- 1- Submission and approval of the WSI
- 2 - Completion of the agreed fieldwork and post investigation assessment, as applicable
- 3 - Reporting/publication
- 4 - Archiving



Should significant remains be encountered in the course of the fieldwork, the LPA shall be informed, and the applicant shall ensure that any such exposed remains are undisturbed until their significance can be determined and consideration of their reburial/retention in situ or other mitigation is addressed.

Reason: To secure the requirement of the planning applicant or developer to mitigate the impact of their scheme on the historic environment, and to ensure investigation, recording, reporting and presentation of archaeological heritage assets affected by their scheme, in accordance with Policy LP19 of the Peterborough Local Plan 92019) and Chapter 16 of the National Planning Policy Framework (2023). This is a pre-commencement condition as the WSI must be submitted and approved before any demolition/development change of land use or other work takes place.

- C 4 If the development hereby approved does not commence within 2 years from the date of the planning consent, the approved ecological measures shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of ecological constraints, and ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: In the interests of the conservation and enhancement of biodiversity, in accordance with Policy LP28 of the Peterborough Local Plan (2019) and Chapter 15 of the National Planning Policy Framework 2023.

- C 5 Prior to the commencement of any site works, a method statement for the presence of reptiles should be submitted to and agreed in writing with the Local Planning Authority. All works shall be carried out in complete accordance with the submitted details.

Reason: In the interests of protecting and enhancing biodiversity, in accordance with Policy LP28 of the Peterborough Local Plan (2019) and Chapter 15 of the National Planning Policy Framework 2023. This is a pre-commencement condition because the method and management scheme will be an integral part of the development including during the construction works.

- C 6 Notwithstanding the details supplied within the Flood Risk Assessment & Drainage Strategy P02, prior to the commencement of development a surface water drainage scheme shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall include a review of the existing network on site, the proposed final drainage scheme and the maintenance programme for the proposed system. Engineering drawings should be provided to detail the drainage system.

The works shall be carried out in accordance with the submitted details and prior to the occupation of the first unit, the surface water drainage shall be implemented and in working order.

Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policy LP32 of the Peterborough Local Plan 2019 and Chapter 14 of the National Planning Policy Framework 2023. The condition is pre-commencement as it would

be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.

C 7 The development shall be carried out in accordance with the Tree Protection Plan included within the assessment of 'trees in relation to design, demolition and construction. AIA, AMS & TPP dated 26th April 2024. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of twelve months from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work);

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority;

(c) Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LP16 and LP29 of the Peterborough Local Plan (2019).

C 8 No development, other than groundworks and foundations of blocks A-D, shall take place until details of works to amend the existing turning head(s) within Swain Court to tie-in to the new road alignment (along with associated TRO Amendments), and to provide the new 2m wide adoptable footway along the eastern side of the western spur of Swain Court have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied/brought into use until all of the works have been completed in accordance with the approved details.

Reason: In the interest of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019). This is a pre-commencement condition because the off-site highway works are required to make the development acceptable and will be required before ground works are undertaken.

C 9 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Traffic Management Plan shall include but not be limited to the following:-

a) A scheme of chassis and wheel cleaning for all construction vehicles to include the details of location and specification system together with hard surfacing laid between the apparatus and public highway in either concrete or tarmac, to be maintained free of mud, slurry and any other form of debris whilst in use. A contingency plan including if necessary the temporary cessation of all construction operations to be implemented in the event that the approved vehicle cleaning scheme fails to be effective for any reason.

b) Haul routes to the site.

c) Hours of delivery.

- d) Banksman to ensure that vehicles can access the site upon arrival to ensure that there is no queuing on the public highway.
- e) Details of site compounds, storage area and contractor and visitor parking.
- f) Details of any temporary lighting which must not directly light the public highway.

The development shall thereafter be carried out in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of highway safety in accordance with Policy LP13 of the Peterborough Local Plan 2019. This is a pre-commencement condition as the CMP needs to be in place before works start on site.

C10 No development other than groundworks and foundations of blocks A-D shall take place unless and until details of the external materials shall be submitted to and approved in writing by the Local Planning Authority. These shall include:

- External walls
- Roof coverings
- Windows
- Doors
- Rainwater goods and the design into the roof on Blocks A & B
- Guard rails for the roof terraces

The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy LP16 of the Peterborough Local Plan (2019).

C11 a) No development other than groundworks and foundations shall take place unless and until provision has been made for fire hydrants in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

b) Prior to the first occupation of any dwelling (or building where appropriate) to be served by the scheme, written confirmation shall be submitted to and approved in writing by the Local Planning Authority that the scheme has been implemented in full and is certified as being ready for use.

Reason: In order to ensure that sufficient resources are available for fire-fighting, in accordance with Policies LP16 and LP17 of the Peterborough Local Plan (2019).

C12 No development other than groundworks and foundations shall take place unless and until the details of external lighting (free-standing or building-mounted) has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and implemented prior to the commencement of use.

Reason: In the interests of visual amenity of the area and biodiversity, in accordance with Policies LP16 and LP28 of the Peterborough Local Plan (2019).

C13 Prior to works commencing on the conversion of Guild House, detailed drawings illustrating the service routes and vents shall be submitted to and approved in writing by the Local Planning Authority. All works should be carried out in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy LP16 of the Peterborough Local Plan (2019).

- C14 Prior to occupation of the development hereby permitted a noise mitigation scheme for units 4, 5, 9, 11, 17, 20, 24, 30, 31, 34, 36, 42, 43, 46, 50, 55, 56, 60, 62, 68, 69, 72, 77, 83-87 and 89 shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall provide appropriate mitigation on the shared walls between the bedrooms of the units and the neighbouring kitchen/living areas. The approved noise mitigation scheme shall be implemented prior to first occupation of any unit/room to which it relates and shall thereafter be retained and maintained as such in perpetuity.

Reason: In the interest of providing satisfactory amenity for future occupiers, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

- C15 Prior to occupation the details of the access controls to serve the communal entrance doors and post boxes shall be submitted to and agreed in writing with the Local Planning Authority. The measures shall be installed prior to the first occupation and maintained in perpetuity.

Reason: To ensure the development is safe and designed to minimise crime and antisocial behaviour in accordance with the Policy LP16 of the Peterborough Local Plan 2019.

- C16 Prior to occupation the details of the CCTV (free-standing or building-mounted) 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 and the security measures shall be implemented prior to the first occupation.

Reason: In the interests of visual amenity of the area and biodiversity, in accordance with Policies LP16 and LP28 of the Peterborough Local Plan (2019).

- C17 Notwithstanding the submitted details, prior to the occupation of the development a scheme for soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the following:-

- Proposed finished ground and building slab levels
- Planting plans including retained trees, species, numbers, size and density of planting. The retained boundary habitat of poor-quality hedgerow (H2 and H3) should be enhanced by using native species to fill gaps.
- Proposed planting plans including trees, species, numbers, size and density
- Position, type and recommended number of any biodiversity enhancements

The soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.

Development shall be carried out in accordance with the submitted details. Any trees, shrubs or hedges forming part of the approved landscaping scheme that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Reason: In the interests of visual amenity of the area and the enhancement of biodiversity, in accordance with Policies LP16, LP28 and LP29 of the Peterborough Local Plan (2019) and Chapter 15 of the National Planning Policy Framework 2023.

- C18 A landscape management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The management plan shall be implemented in accordance with a timetable contained therein and as approved.

The plan shall include but not be limited to the following details:

- Long term design objectives
- Management responsibilities
- Maintenance schedules

Reason: In the interests of the visual appearance of the development and the enhancement of biodiversity, in accordance with Policies LP16, LP28 and LP29 of the Peterborough Local Plan (2019) and Chapter 15 of the National Planning Policy Framework (2023).

- C19 Notwithstanding the details shown on the approved plans, prior to occupation of the first unit, the following details shall be submitted to and agreed in writing with the Local Planning Authority:

- details of the realignment and upgrading of the existing the Public Right of Way (PRoW) Footpath to provide an LTN 1/20 compliant shared-use footpath/cycleway including priority crossings across the internal site roads
- 4x directional signs for the Public Right of Way (PRoW)
- 1x directional sign for the National Cycle Network Route 53
- Any associated road markings or traffic signs
- Details of its connection to the existing footpath from Flamborough Close

The units shall not be occupied until the route has been upgraded and the crossings and signage have been installed in accordance with the approved details.

Reason: In the interest of pedestrian safety and to promote the use of sustainable modes of transport, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C21 Prior to first occupation of any unit, a drawing detailing the allocated car parking space (including EV Charger / ducting) and cycle parking (at 1 space per bedroom with 5% of the total number of spaces being for non-standard cycles) for each unit along with the shared turning areas shall be submitted to and approved in writing by the Local Planning Authority.

The allocated parking space for each unit shall be provided in accordance with the approved details prior to the occupation of the dwelling which it serves, and thereafter retained for the sole use of that dwelling.

The un-allocated visitor parking and areas for turning shall be provided in accordance with the approved details to enable vehicles to enter, turn and leave the site in forward gear and park clear of the public highway prior to first occupation of the blocks which they serve and thereafter retained for that specific use in perpetuity.

Reason: In the interest of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C22 Prior to first occupation of the first dwelling, a Parking Management Plan for the site shall be submitted and approved in writing by the Local Planning authority. This plan must detail

how the on-site parking will be managed to ensure that vehicles park only in their allocated bays, the visitors bays are to be managed to ensure that they are kept free for visitors' use and how parking on the roads within and around the site will be prevented.

This plan is an essential mitigation measure to support the reduced level of car parking provided on site and to prevent parking on the nearby highways. The development shall thereafter be occupied/operated in accordance with the approved parking management plan or a plan as subsequently modified and approved in writing by the Local Planning Authority.

Reason: To manage parking for the site and prevent overspill parking on the public highways, in the interests of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C23 Prior to the first occupation of the development a full travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall be written in accordance with current industry best practice including guidance of the Department of Transport and the Peterborough Highway Services 'Transport Assessment Guidelines'.

As part of this Travel Plan, each flat shall have a Sustainable Travel Information Pack (STIP) available prior to occupation. The STIP must comply with the visions of the Travel Plan and confirm the Travel Plan Coordinator responsible for the development.

The development shall thereafter be occupied/operated in accordance with the approved travel plan.

Reason: In the interests of promoting sustainable transport to and from the development, in accordance with Policy LP13 of the Peterborough Local Plan (2019)

- C24 Prior to occupation or commencement of use, details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. These shall be erected in accordance with the approved details and retained in perpetuity.

Reason: In order to protect and safeguard the amenities of the neighbouring occupiers and the visual amenities of the surrounding area in accordance with Policies LP16 and LP17 of the Peterborough Local Plan (2019).

- C25 Notwithstanding the approved details, prior to the first occupation details of the bin stores and collection areas for blocks A-D and Guild House shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory appearance and the collection of waste does not become an obstruction in the highway, compliant with Policies LP13 and LP16.

- C26 Prior to the first occupation of any of the 16 apartments proposed as M4(3) units, details of the internal layout and turning areas shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure the development meets the required standards in accordance with Policy LP8 of the Peterborough Local Plan 2019.

- C27 Prior to the occupation of apartments 7,12,13 and 18 within Block D the proposed living/dining/kitchen window on the east elevation shall be fitted with obscure glazing to a minimum of Pilkington Level 3. The obscure glazing shall be continuous and shall not

incorporate any clear glazing features and the window shall only be openable at a height above 1.7m from finished floor level. The window(s) shall subsequently be retained as such in perpetuity.

Reason: In order to protect the amenities of neighbouring occupants, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

- C28 No apartment shall be occupied unless and until any windows serving rooms identified as 'bathroom' or 'ensuite' within Blocks A & B have been fitted with obscure glazing to a minimum of Pilkington Level 3. The obscure glazing shall be continuous and not incorporate any clear glazing features. The windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall subsequently be retained as such in perpetuity.

Reason: In order to preserve the amenities of occupiers and neighbours, in accordance with Policy LP17 of the Peterborough Local Plan (2019).

- C29 Notwithstanding the provisions of Class A, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates, walls or means of enclosure shall be erected within the site of the development hereby permitted, unless expressly authorised by the details secured under Condition 24 or any future planning permission.

Reason: In order to protect and safeguard the amenity of the area, in accordance with Policy LP16 of the Peterborough Local Plan (2019).

- C30 Notwithstanding the submitted details, no development shall commence until a scheme for the hard landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the following:-

- Proposed finished ground and building slab levels
- Hard surfacing materials

The approved hard landscaping scheme shall be carried out in accordance with the submitted details and implemented prior to substantial completion of the development.

Reason: In the interests of visual amenity of the area and the enhancement of biodiversity, in accordance with Policies LP16, LP28 and LP29 of the Peterborough Local Plan (2019) and Chapter 15 of the National Planning Policy Framework (2023). This condition is pre-commencement as details need to be agreed before construction begins.

- C31 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with, in accordance with Policy LP33 of the Peterborough Local Plan (2019) and paragraph 189 of the National Planning Policy Framework (2023).

## **Copies to Councillors:**

Councillor Daisy Blakemore-Creedon  
Councillor Alan Dowson  
Councillor Nick Thulbourn