

Application for the removal/ variation of Conditions.

Address: The Mill House, 90 High Street, Girton, Cambridge, Cambs., CB3 0QL

Planning Approval reference: S/0169/16/FL

Description: Replacement two bedroom annexe and garages.

Conditions 3 (Materials), 4 (Contamination) & 5 (Contractors Arrangements)

This application requests variance to compliance for two of the conditions and removal of one of the conditions attached to the above Planning approval. This follows expiry of a previous application with reference S/1345/18/DC that has expired.

The previous application agreed with the proposed materials but requested further information on condition 4 for contaminated land and condition 5 the contractor's arrangements.

The last communication I had with the officer dealing with the application, Debra Bell, shortly before she left the council, was on 1st June 2018. A copy of the letter dated 7th June 2018 was not received. It is only recently that a copy of the letter related to the application was discovered and downloaded from the council planning website (copy is attached with this application). It was found that additional information had been required.

The building was constructed according to the approved drawings and to the agreed materials. It was completed in March 2019.

Below are notes and the information provided for consideration for an approval of a new permission with all conditions satisfied.

Condition reference:

Condition No.3 Details of the materials.

Request to vary to compliance:

External brick walls are to consist of BEA Clay Solutions of Huntingdon Majestic facing brick. A clay creased brick with a black fret.

(<http://www.beaclaysolutions.com/product.aspx?guildentifier=e3aa8110-1fa5-4acd-896c-9823a7d44962>)

Elsewhere walls to be finished in black finished timber feather edged boarding. This is a commonly used material. Typical sample can be seen on this link (<http://www.woodensupplies.co.uk/timber-cl1/timber-cladding-c40/exterior-cladding-c88/feather-edge-4-8m-black-timber-cladding-p525>)

Roof on the annexe and the link sections is to be finished in an anthracite dark grey zinc, by VMZINC (Anthra-Zinc). See sample project from the VMZINC website

(<http://www.vmzinc.co.uk/projects/1842-yha-boggle-hole-uk.html>)

Roof over the garages to be finished in natural slate. From Spanish Slate Quarries, the Del Carmen slate gives a dark grey -blue finish with a slightly riven texture, samples can be viewed on their website (<http://www.ssqgroup.com/roofing-slate/del-carmen-slate/>)

Windows and doors will be powder coated aluminium anthracite grey external finish manufactured by VELFAC.

Condition No.4 Site investigation for contamination.

Request to vary to compliance:

Attached with this application is a copy of an Environscreen Report for the site as previously submitted. Following the notes received in the previous discharge of conditions application, EPS Ltd have been commissioned to carry out a Phase II Geo-Environmental Assessment. A full copy of their report is attached with this application. A summary has been provided by EPS Ltd as follows:

- The objectives of this investigation were therefore two fold. Firstly, to investigate and assess the risks posed to the Mill House from landfill gases (methane and carbon dioxide) generated by any organic wastes backfilled into the pit. Secondly, to investigate the overall soil quality in the pit as it forms part of the wider garden for the Red House which is currently being sold.
- Intrusive works comprised the formation of five boreholes to a depth of 4.0m, with gas monitoring standpipes installed in four locations, two either side of Mill House and two over the pit. Ground conditions were found to comprise a thin layer of topsoil over made ground, which was recovered as a gravelly clay in most locations, with deeper made ground of mixed clays, sands and gravels with rare brick and bituminous material fragments in the location of the old pit. Natural soils were recovered under the made ground, as Head Deposits of clayey sands and gravel over Gault Formation clays.
- Laboratory analysis of shallow soils sampled from the infilled pit has identified that the adopted screening criteria protective of site users (residents) have not been exceeded by contaminants of concern. A return monitoring programme and consideration of the site's context and potential sources of soil gases has led to the gassing regime being designated as a very low risk, Characteristic Situation 1 (CS1) scenario for the Mill House building, for which no ground gas protection measures would be required. As such, the site is considered safe and suitable for its ongoing residential usage.

The soil quality investigation was prepared for the applicant in response to a request from a prospective buyer.

Condition No.5 Construction vehicles parking and traffic movements.

Request to remove:

The construction of the building was completed in March 2019. No concerns were raised or reported during the construction period of the building in terms of the contractor management of the site. Utmost care was taken to ensure the safety of neighbouring properties and users of the highway. Care was also taken to limit any inconvenience due to contractor's vehicle movements, deliveries and construction waste removal. Care was taken to ensure no construction waste egressed from the site onto the public footpath or highway. The request to remove is as a result of the completion of the works and therefore no longer relevant.