

# Planning Committee

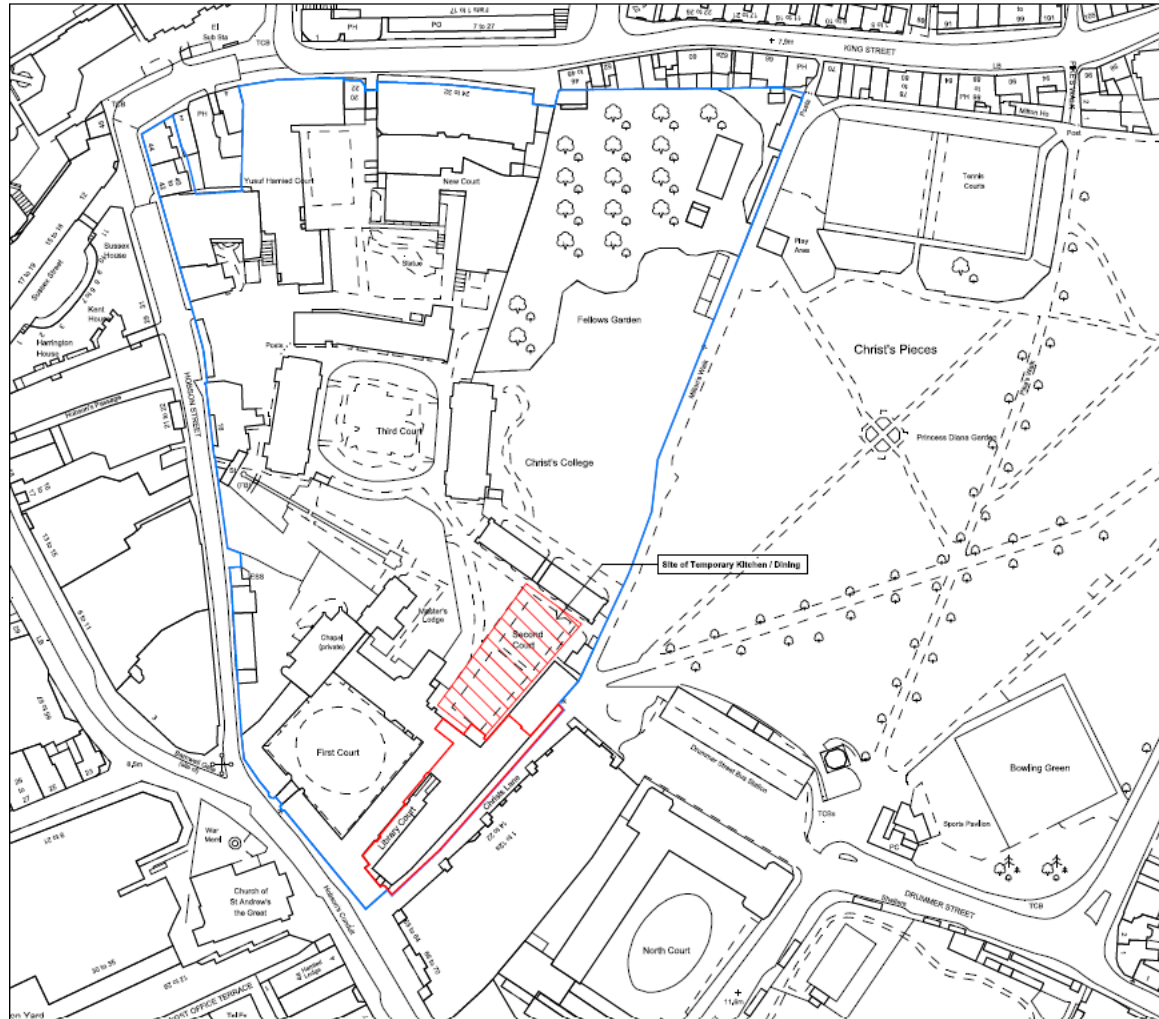
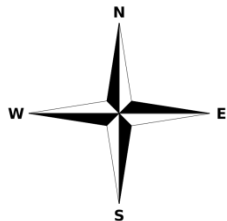


**GREATER CAMBRIDGE**  
SHARED PLANNING

# MAJOR APPLICATIONS

# 25/02161/FUL & 25/02162/LBC – Christ's College, St Andrews Street Site Location Plan

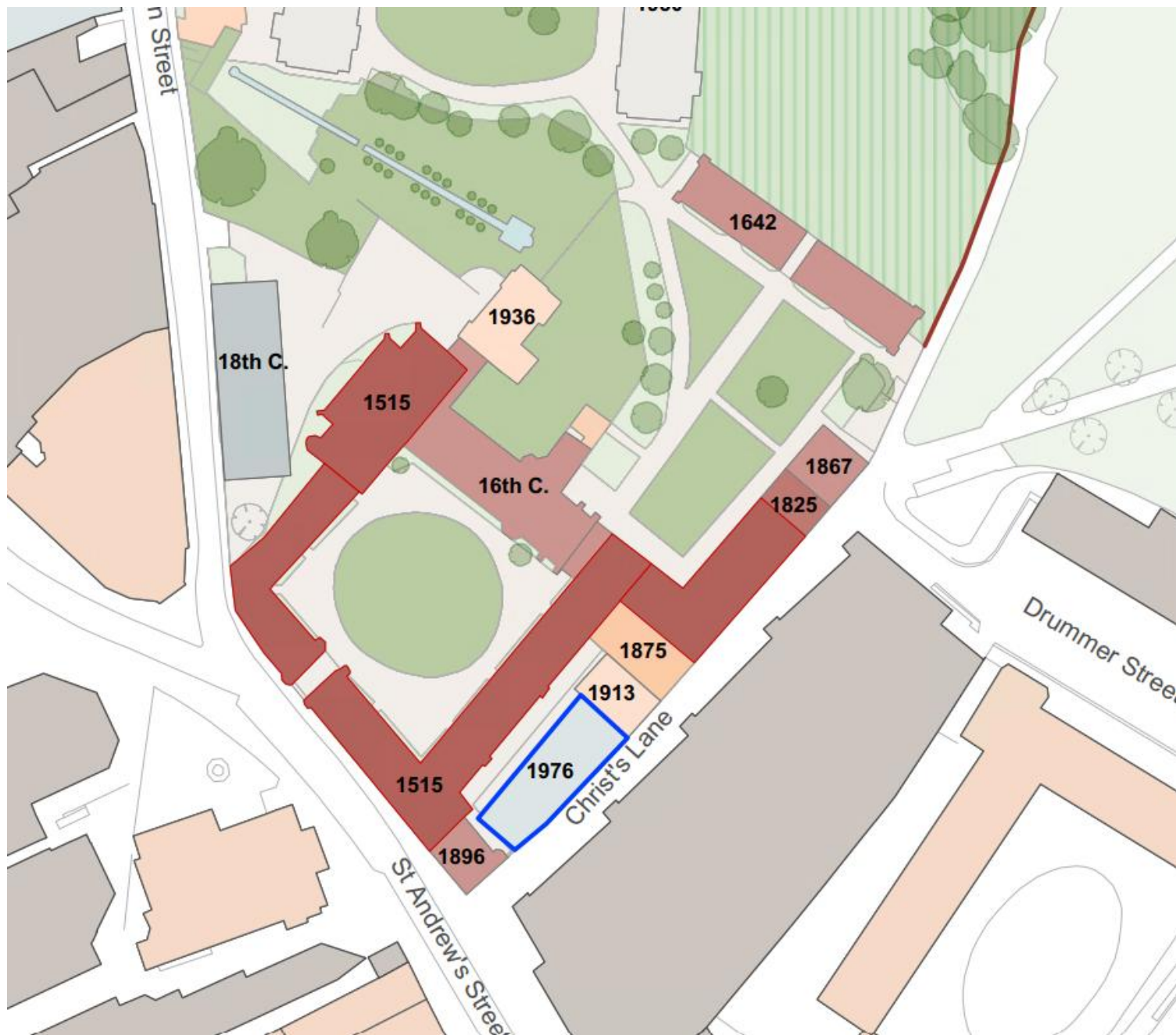
Page 3



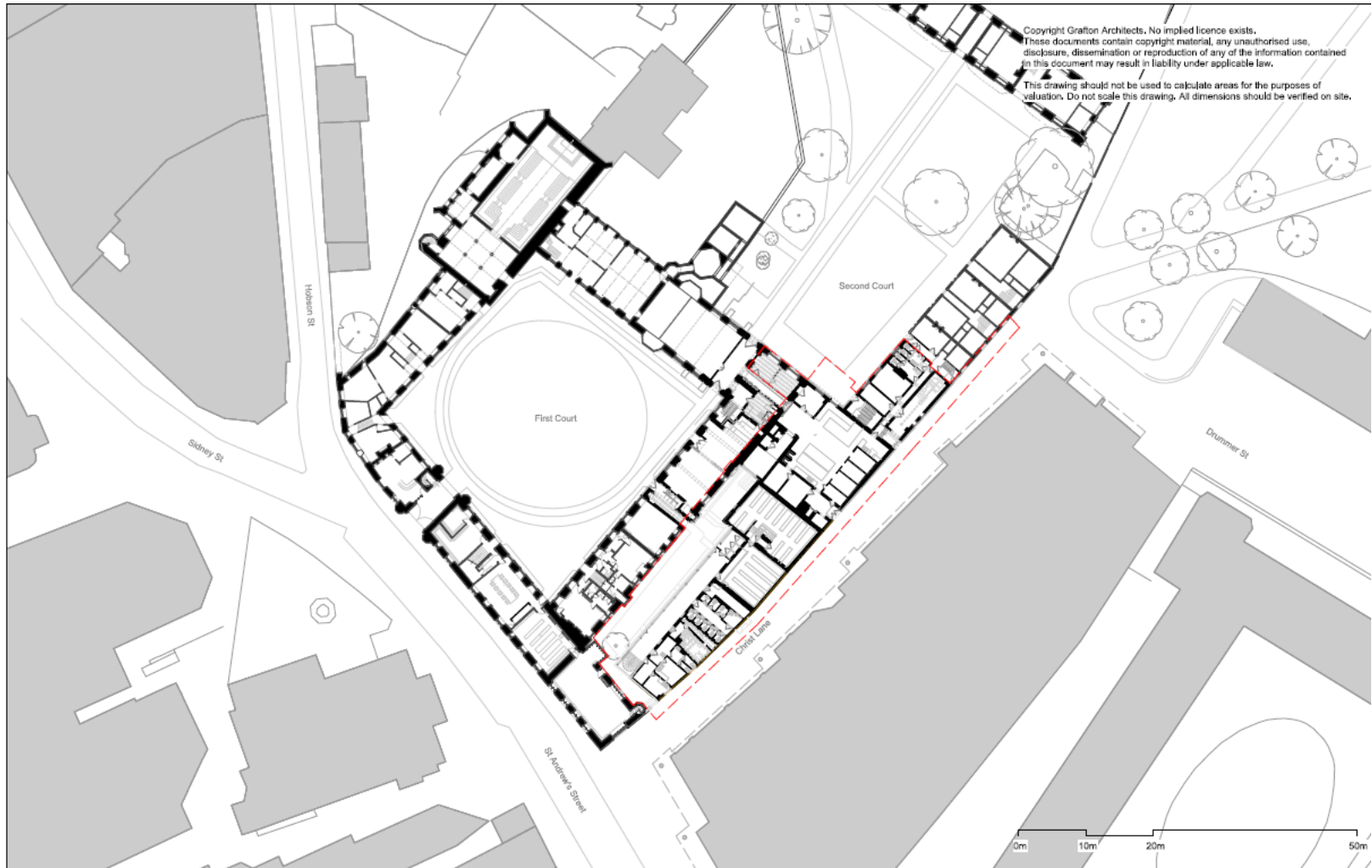




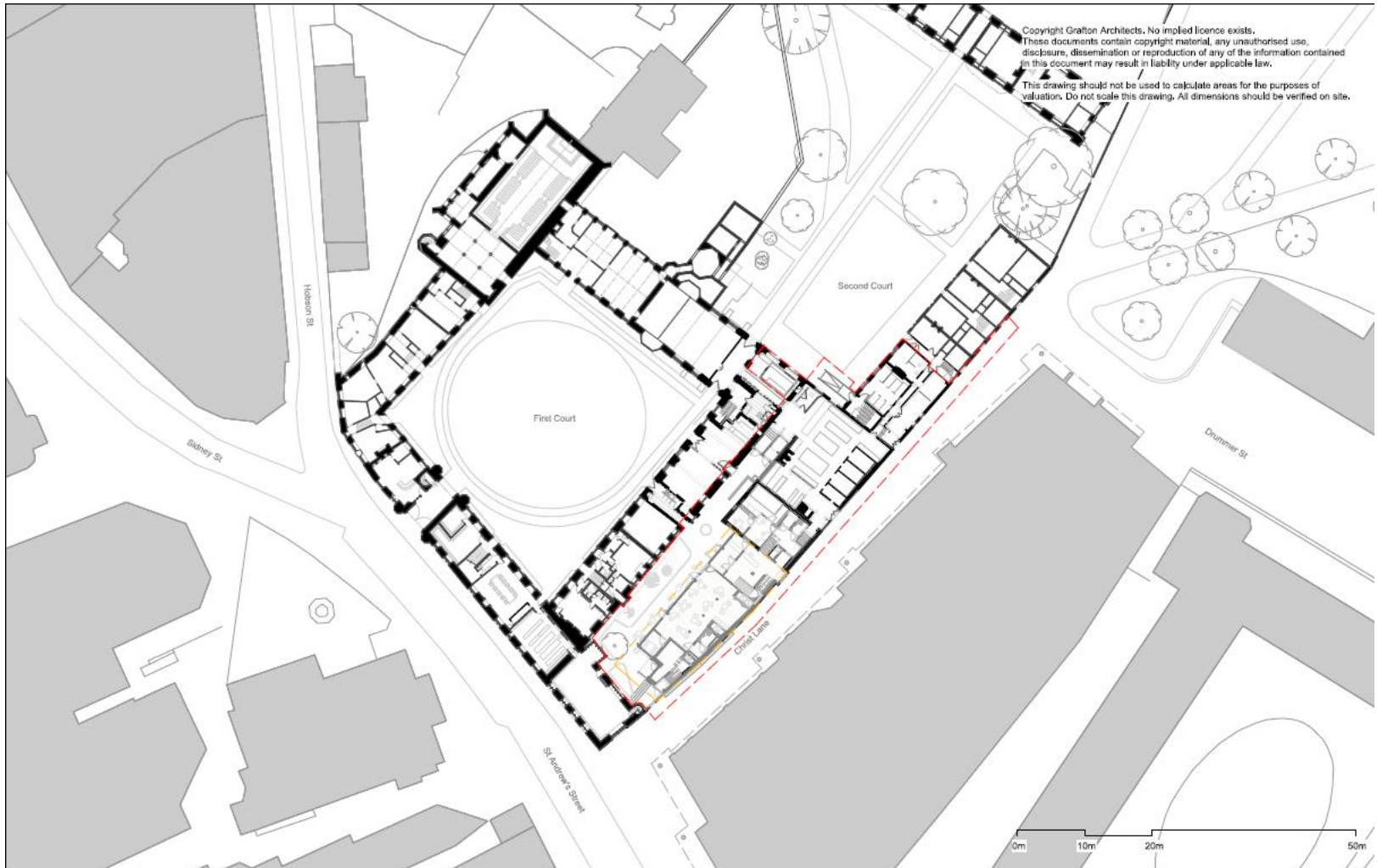




# Existing Site Plan



# Proposed Site Plan





## Page 8



## Page 9



## Page 10



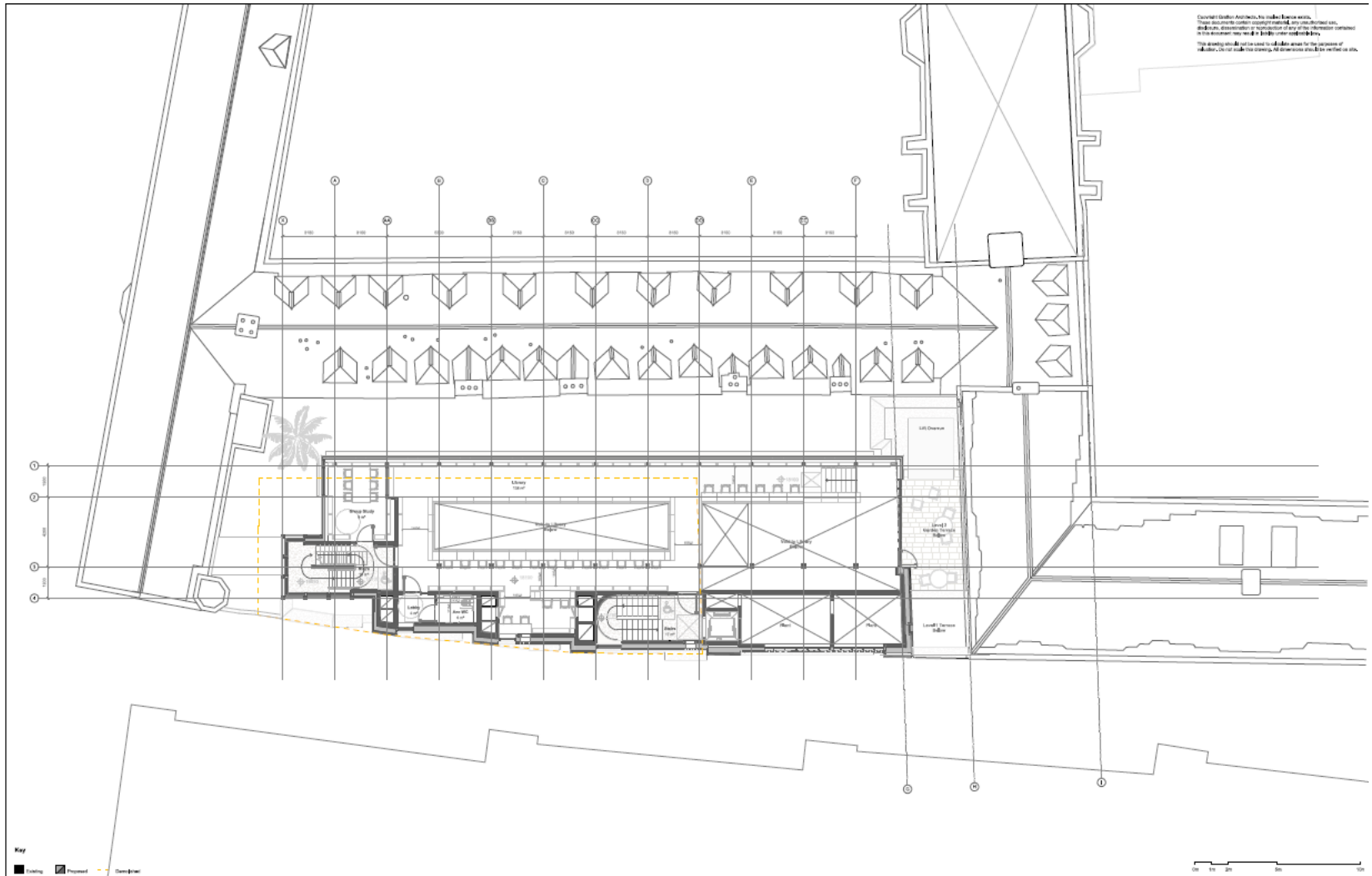


## Page 11



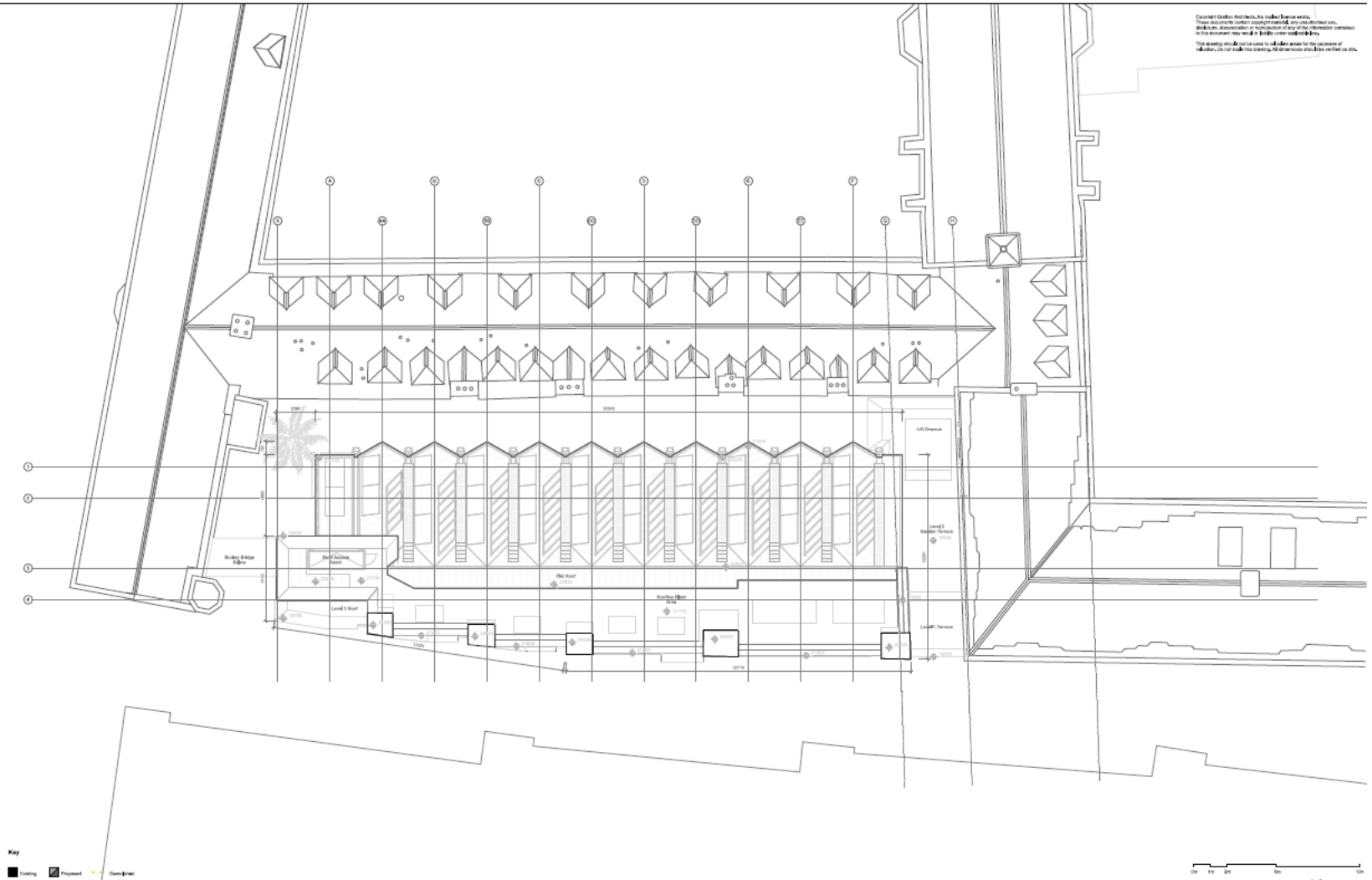
# Proposed Third Floor Plan

Page 12



# Proposed Roof Plan

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## Page 14



## Page 15



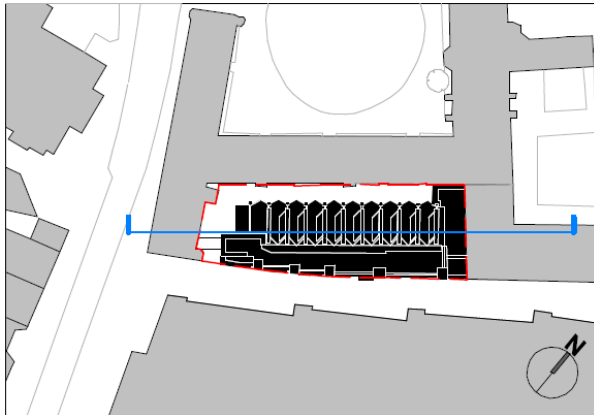
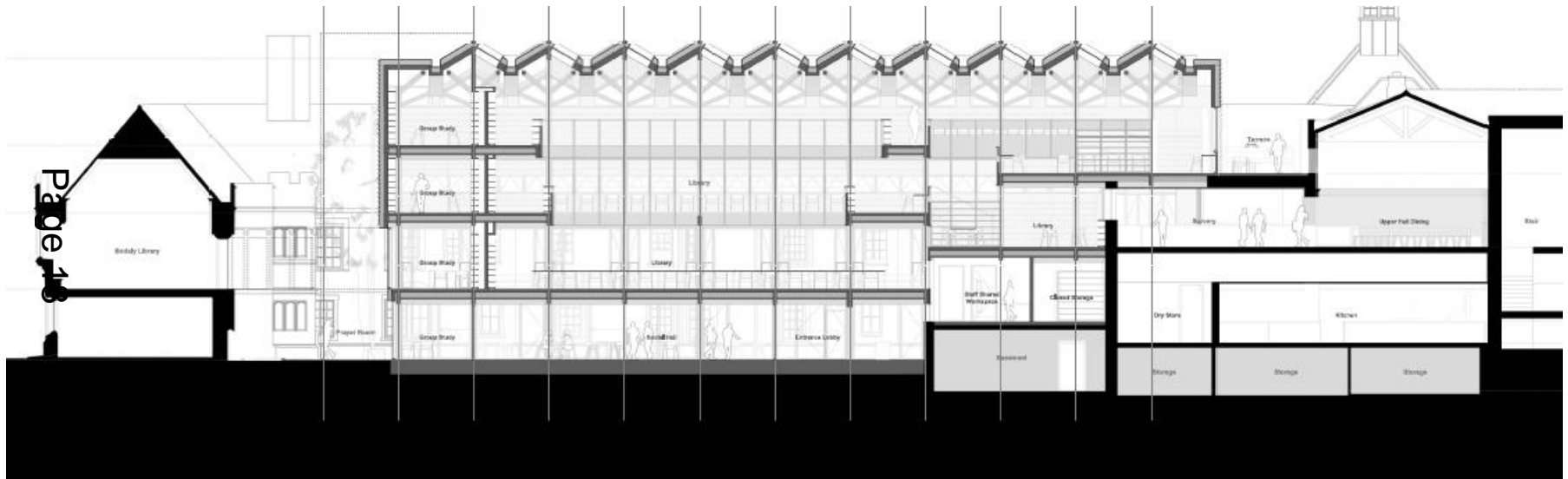
## Page 16



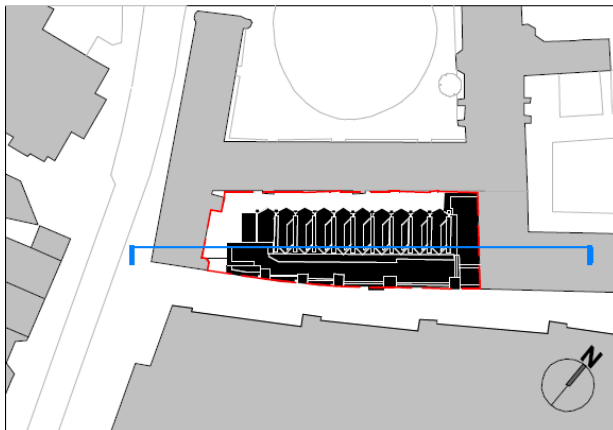
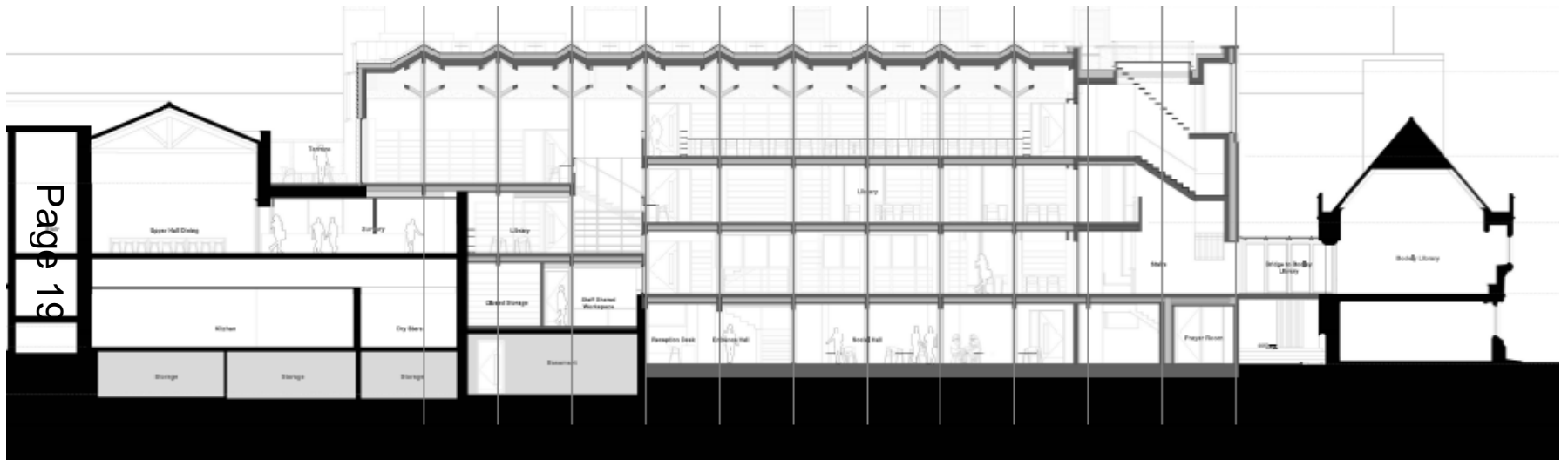


# Proposed Northeast Elevation

# Long Section A-A

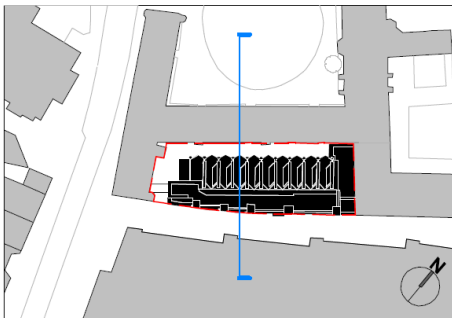
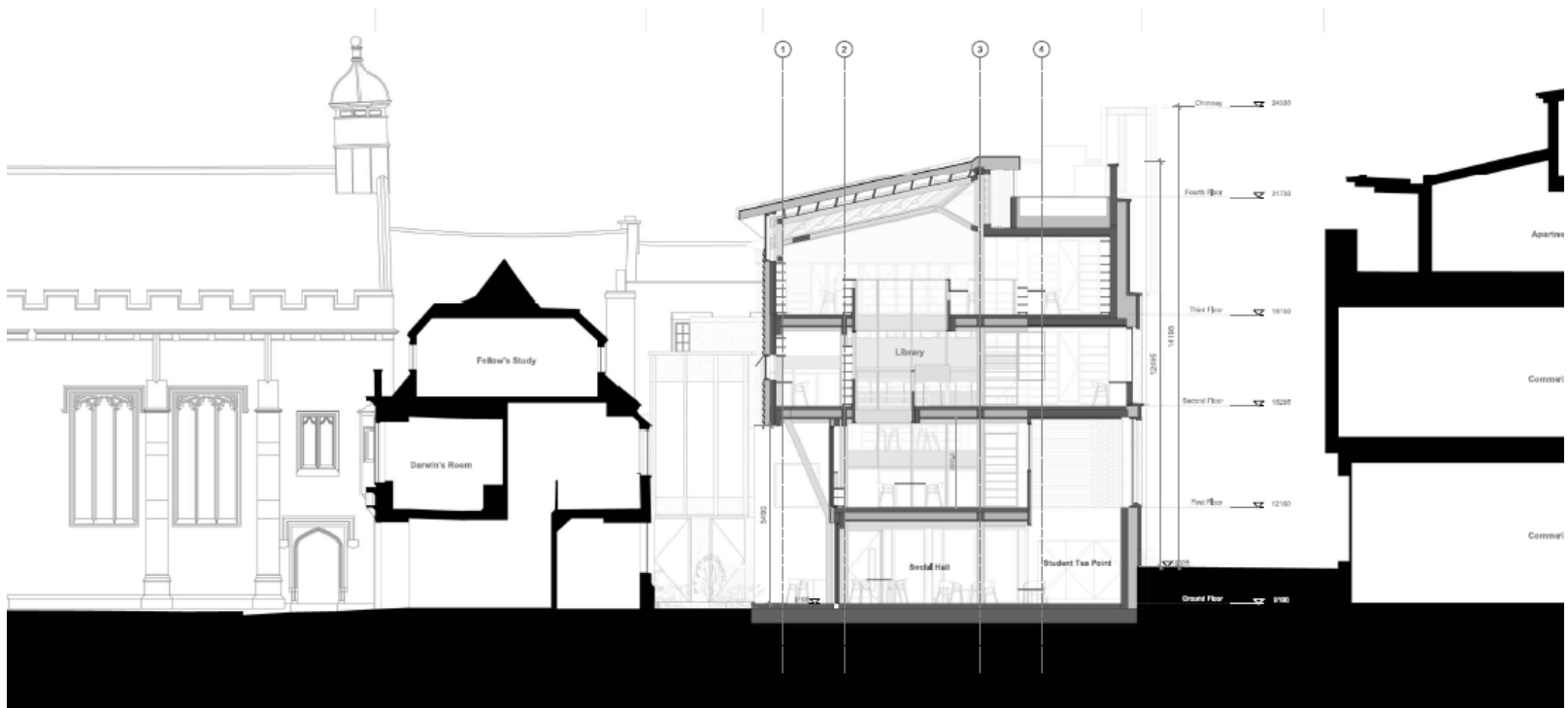


# Long Section B-B

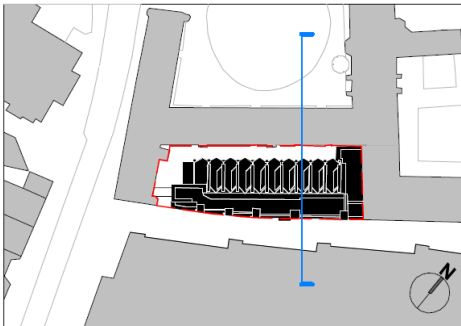


# Short Section C-C

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## Page 21



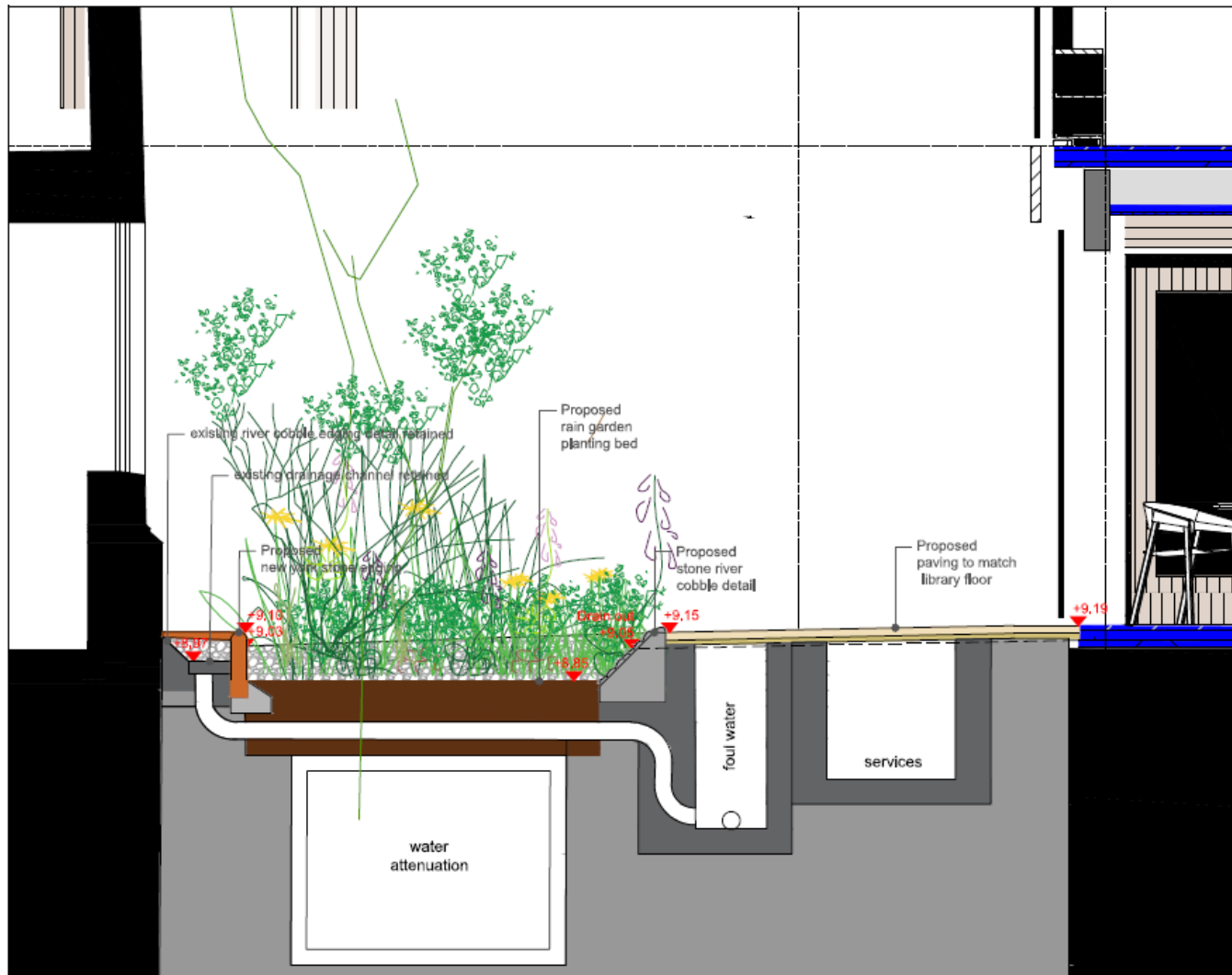
# Proposed Landscape Plan



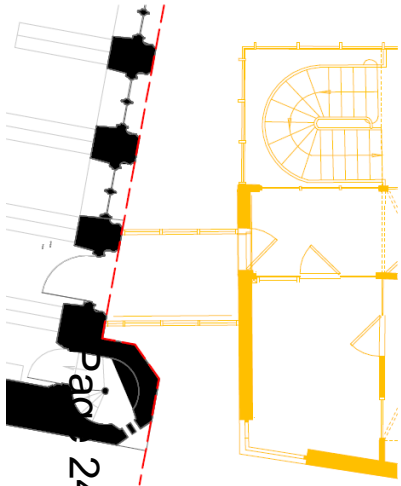


# Bath Court Section

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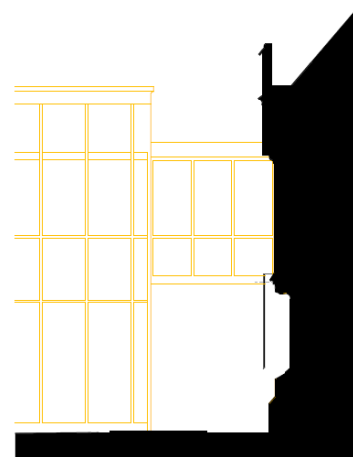
# Bodley Bridge Plans



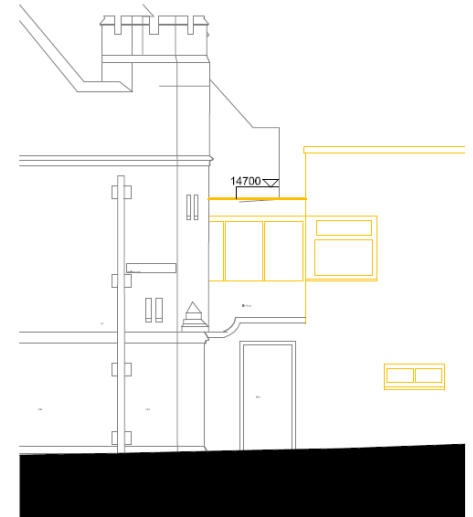
Bodley Bridge - Level 01 Existing Plan  
1:100 A3



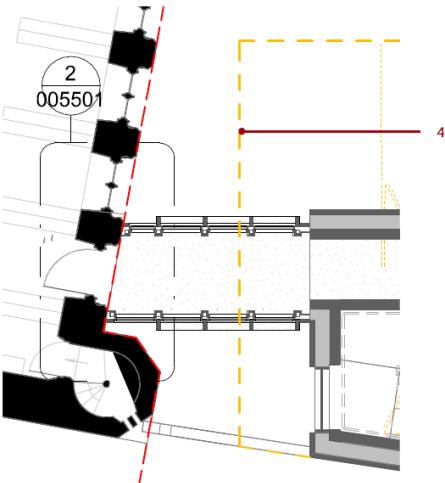
Bodley Bridge - Cross Section Existing  
1:100 A3



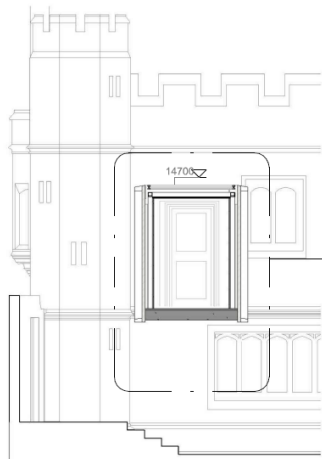
Bodley Bridge - Bath Court Existing Elevation  
1:100 A3



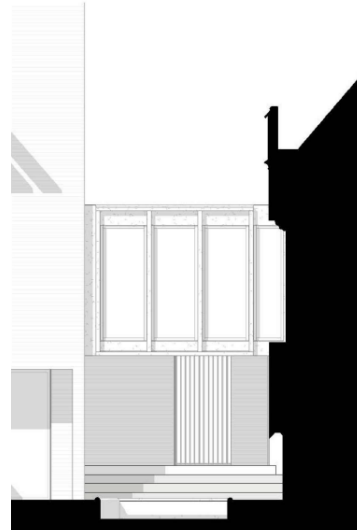
Bodley Bridge - Christs Lane Existing Elevation  
1:100 A3



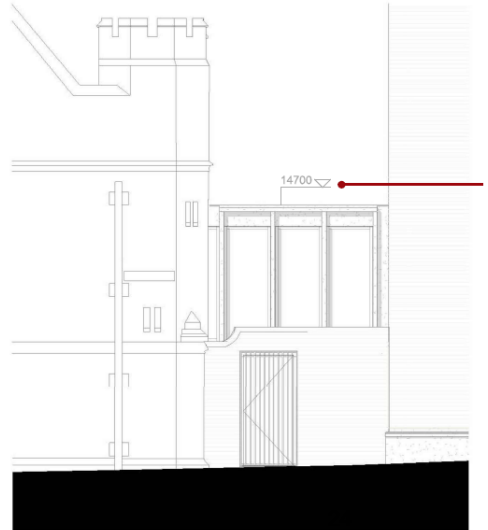
Bodley Bridge - Level 01 Proposed Plan  
1:100 A3



Bodley Bridge - Cross Section Proposed  
1:100 A3



Bodley Bridge - Bath Court Proposed Elevation  
1:100 A3

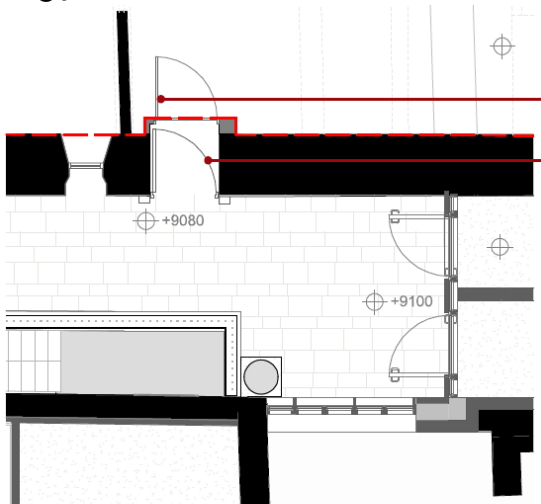


Bodley Bridge - Christs Lane Proposed Elevation  
1:100 A3

# Entablature - New Doorway



Bath Court - Ground Floor Existing Plan  
1:100 A3



Bath Court - Ground Floor Proposed Plan  
1:100 A3

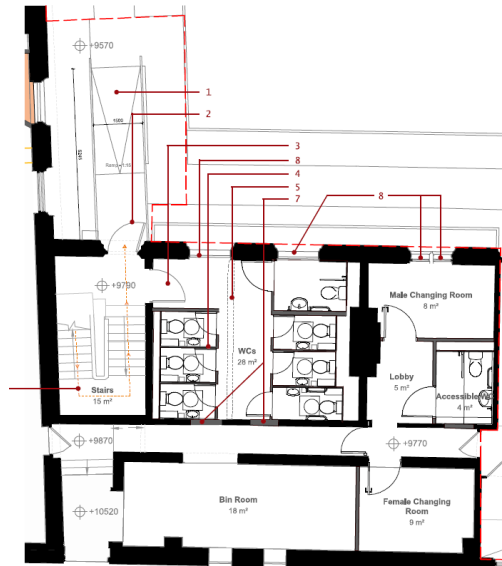


Bath Court - Entablature Proposed New Door Leaf

# Second Court GF Alterations



Second Court - Ground Floor Plan - Existing  
1:100 A3



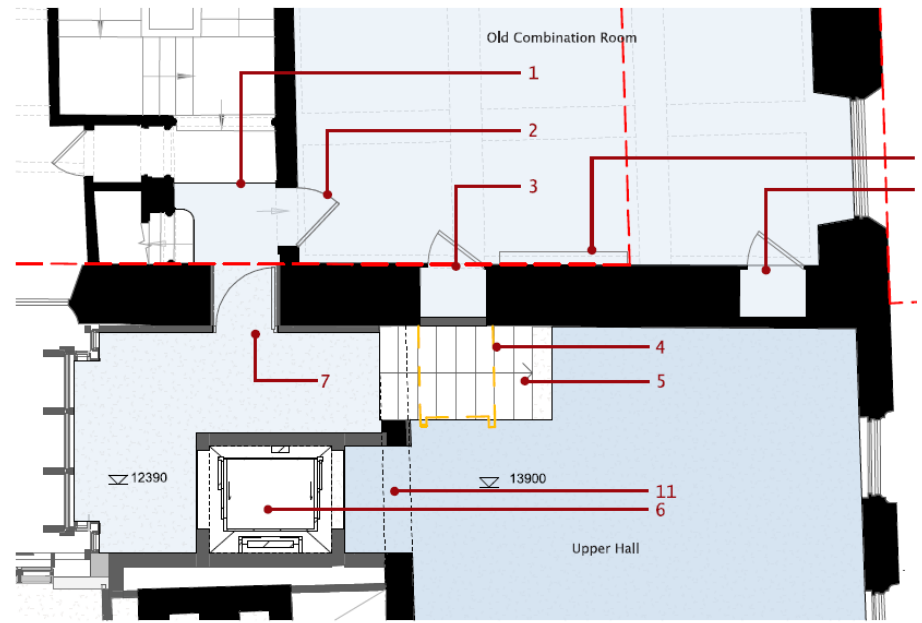
Second Court - Ground Floor Plan - Proposed  
1:100 A3



# Old Combination Room Plans



Upper Hall / Old Combination Room Connection - Level 01 Existing Plan  
1:100 A3



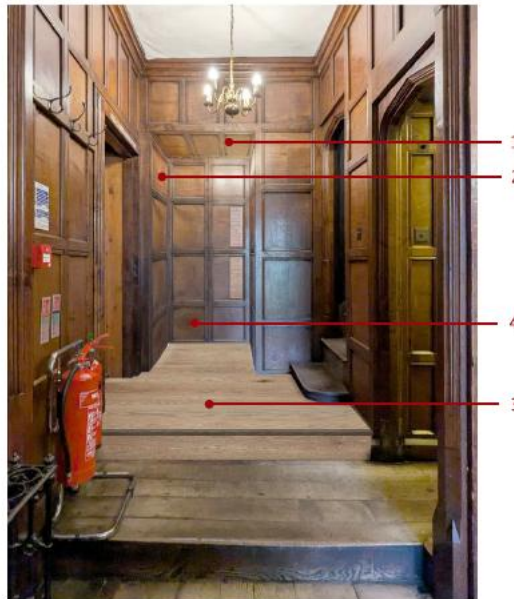
Upper Hall / Old Combination Room Connection - Level 01 Proposed Plan  
1:100 A3



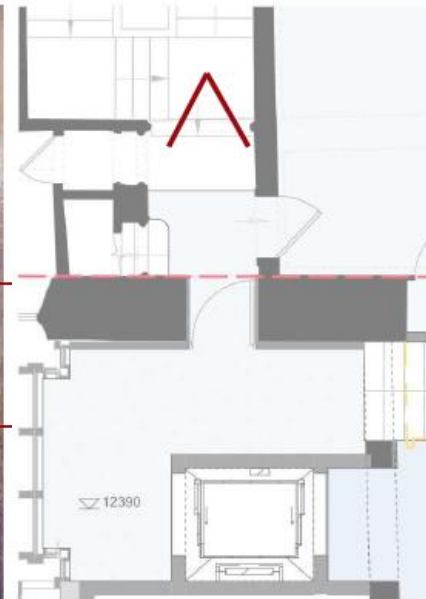
# Old Combination Room Connection



Old Combination Stairwell Landing



Old Combination Stairwell - Proposed Level Connection To New Lift Lobby Landing



Keyplan - Old Combination Landing



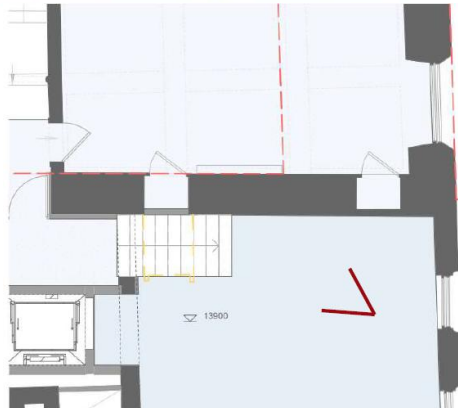
# Old Combination – Upper Hall Connection



Upper Hall - Existing

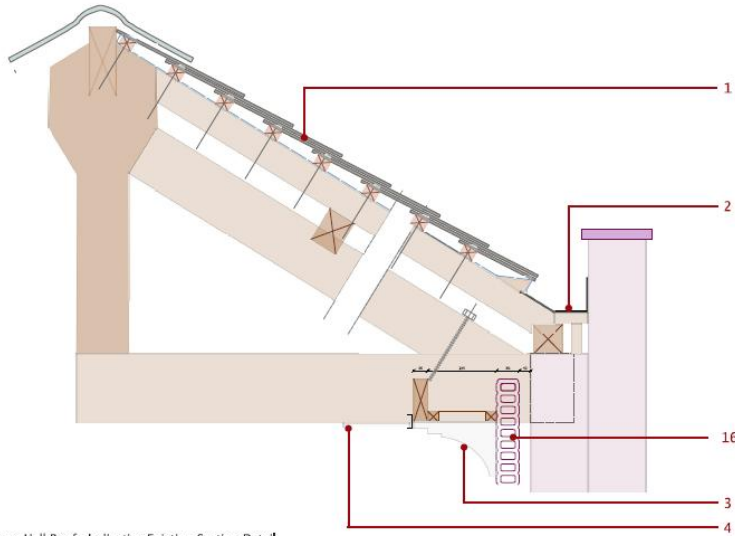


Upper Hall - Proposed New Connection To Old Combination Room

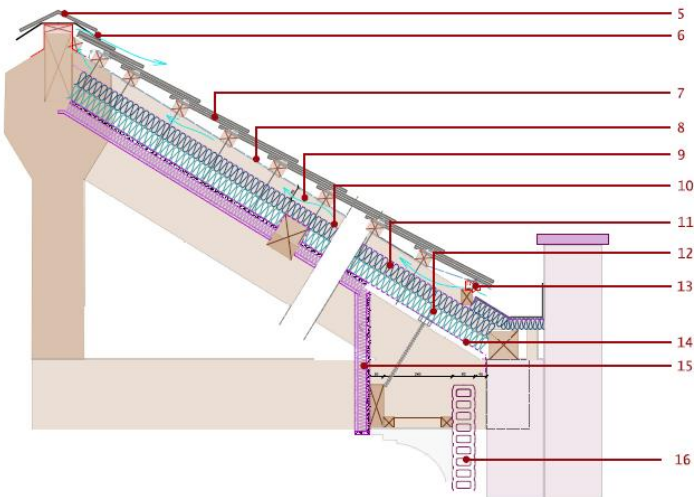


# Upper Hall Roofing

Page 30



Upper Hall Roof - Indicative Existing Section Detail



Upper Hall Roof - Indicative Proposed Section Detail



Upper Hall - Existing



Upper Hall - Proposed

# Upper Hall Joinery

Page 31



Upper Hall Existing Plan



Upper Hall - Existing

1. Two new low level joinery elements proposed to conceal new fan convactor units.

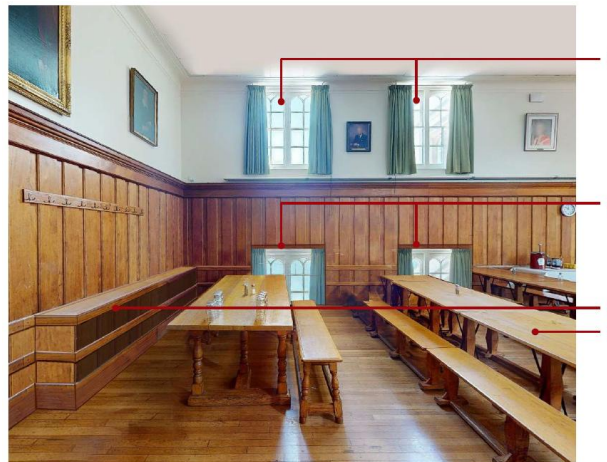
2. Existing concealed windows revealed and refurbished. New slimline aluminium framed (white) secondary glazing, with toughened safety glass, to be provided internally to existing windows to improve thermal performance. Existing Oak panelling to be suitably detailed.

3. Current seating layout to be replaced by proposed configuration as per general arrangement plan, together with general Upper Hall upgrade.

4. New slimline aluminium framed (white) secondary glazing, with toughened safety glass, to be provided internally to existing windows to improve thermal performance.



Upper Hall Proposed Joinery Plan

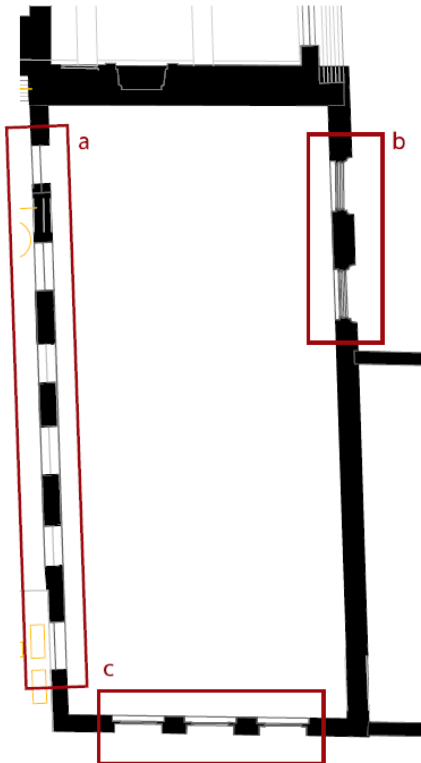


Upper Hall - Proposed Joinery

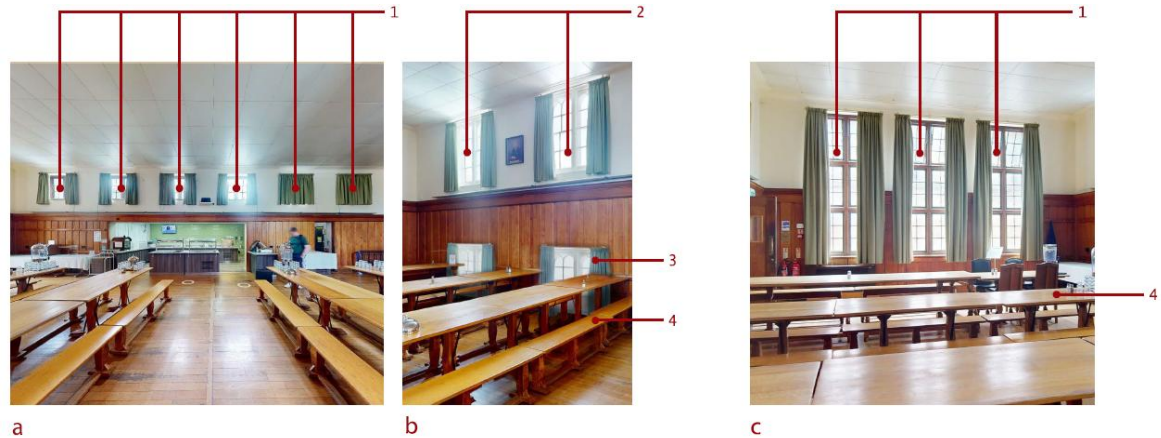


# Upper Hall Windows

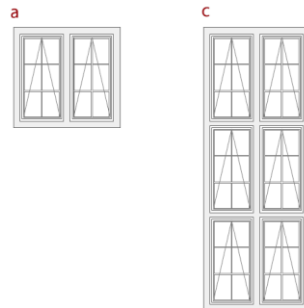
Page 32



Upper Hall - Window Key Plan  
1:200 A3



Proposed Window Replacement



Proposed Window Replacement - Opening Sections

1. Existing timber frames and mullions retained. Existing bronze frames fixed and opening lights removed. Existing worm drives and cranks removed.

New double glazed bronze framed windows inserted into existing timber framed windows and mullions. Glass type subject to sample.

Opening sections to be provided with actuators powered by conduit in the same location as the existing mechanical worm drives.

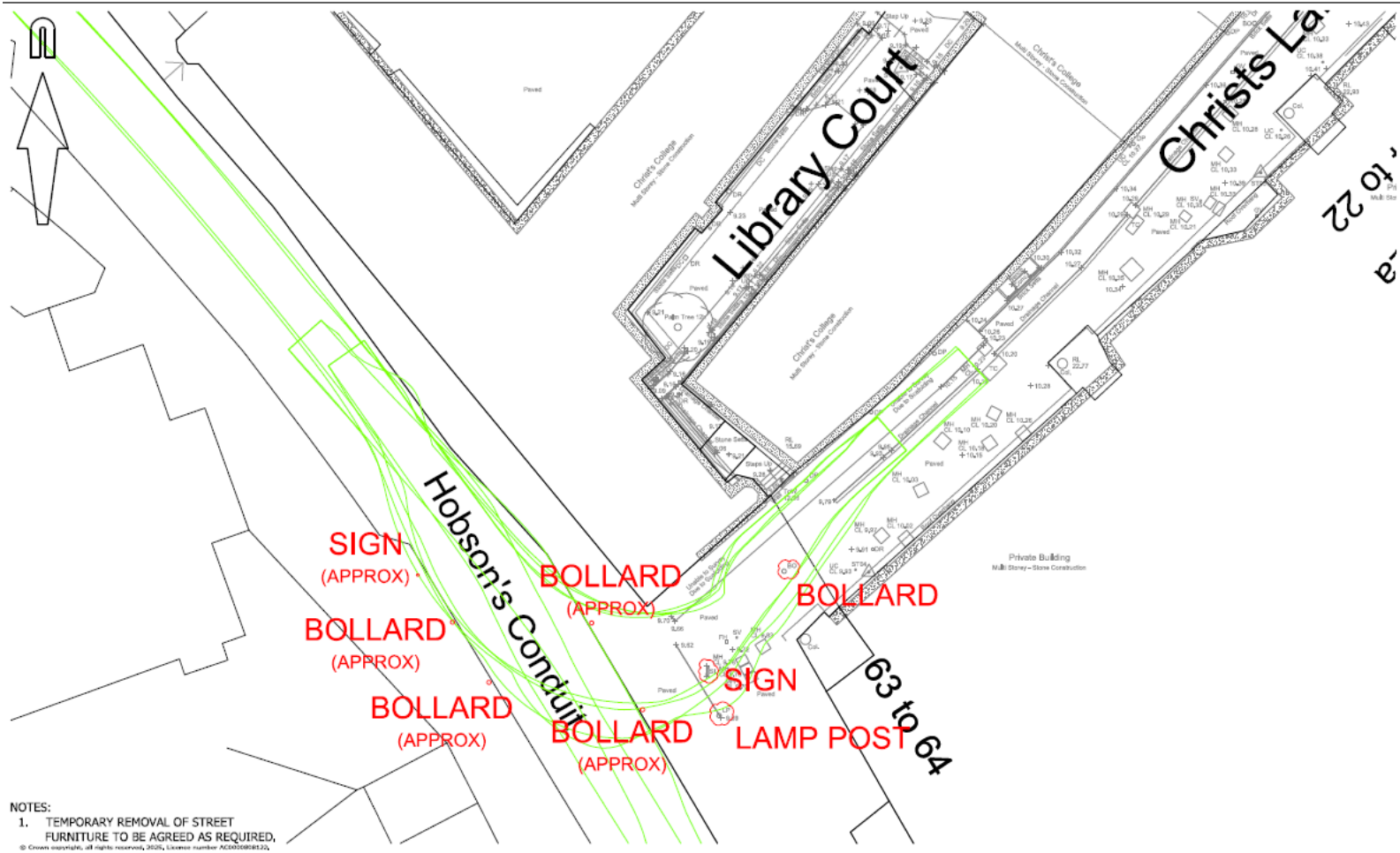
2. Existing windows retained, New slimline aluminium framed (white) secondary glazing to inside.

3. Existing windows to be reopened. Existing Panelling to be suitable detailed to create new openings.

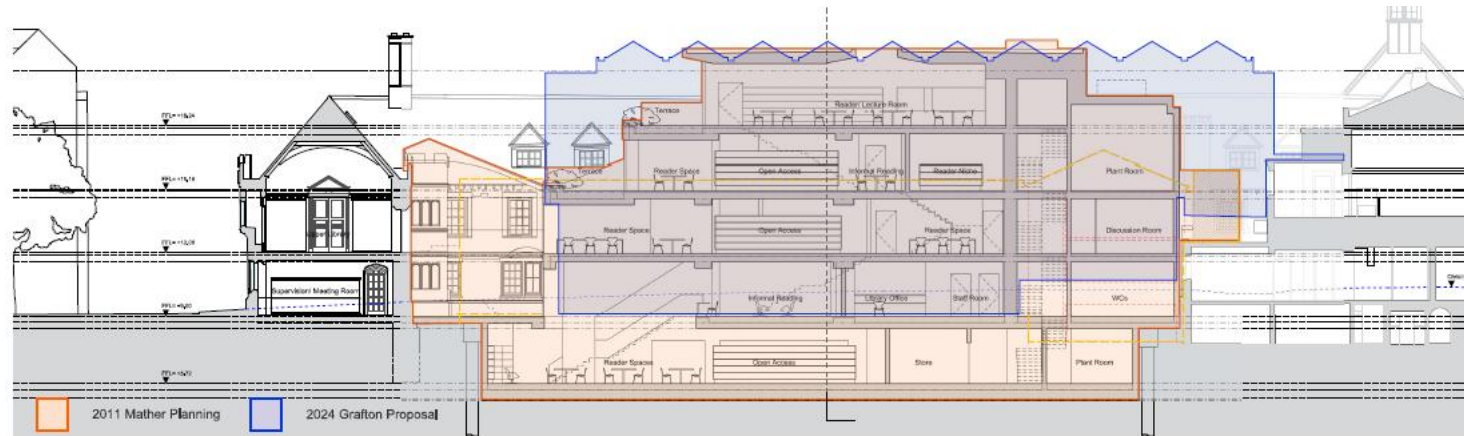
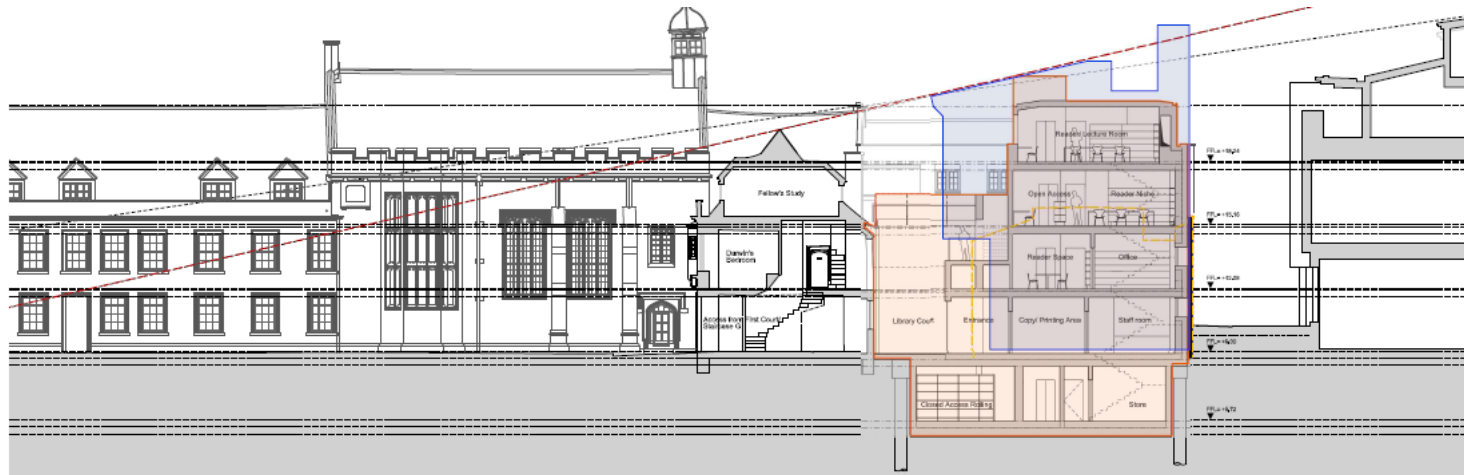
4. Current seating layout to be replaced by proposed configuration as per general arrangement plan, together with general Upper Hall upgrade.

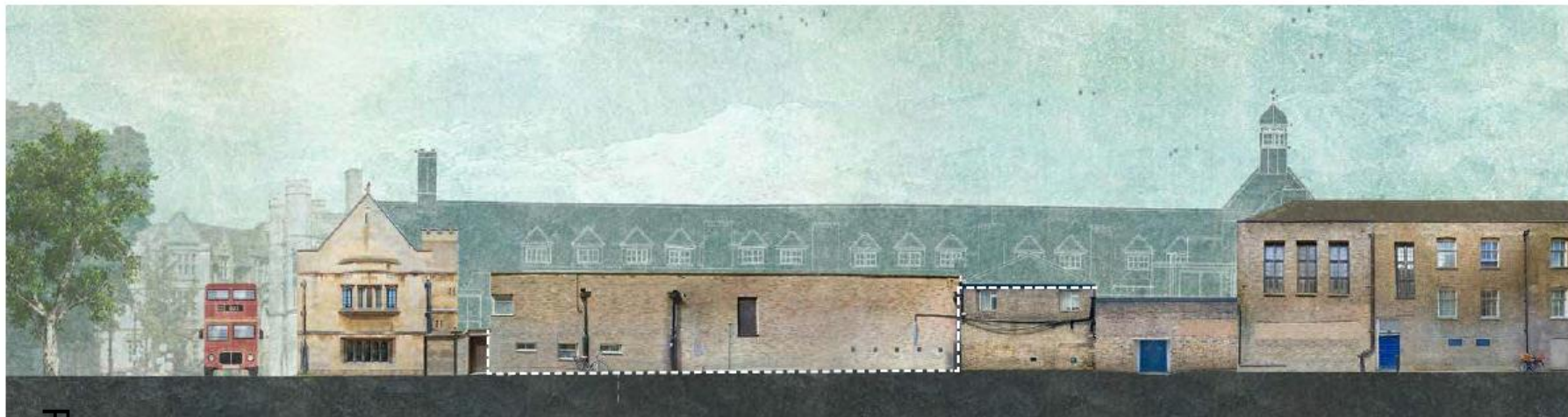
# Swept Path Analysis

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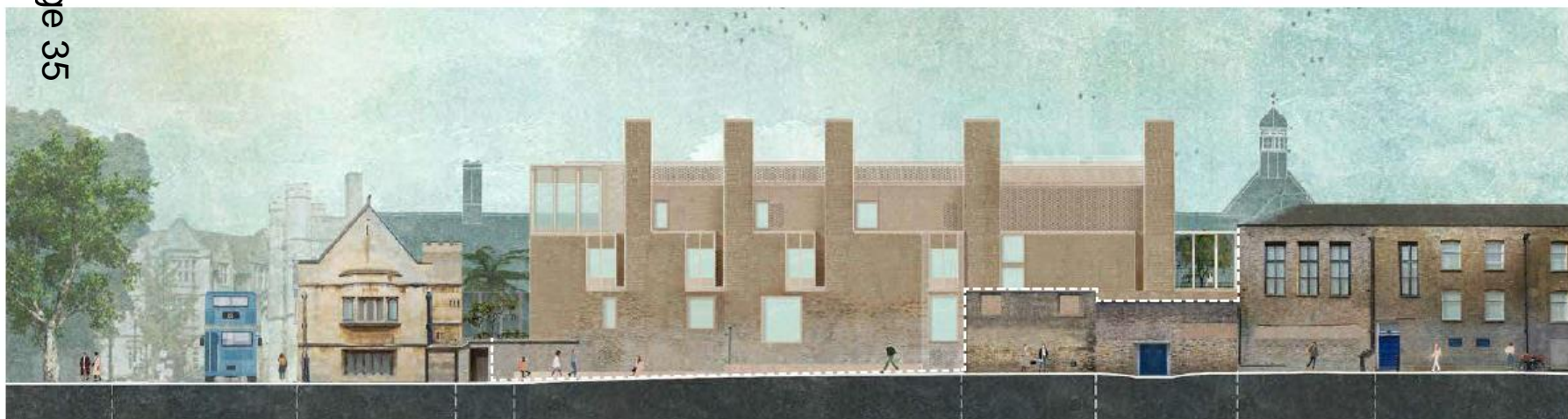








Existing – Christ's Lane Elevation



Proposed – Christ's Lane Elevation



Artistic Impression of Christ's Lane Elevation at Dusk







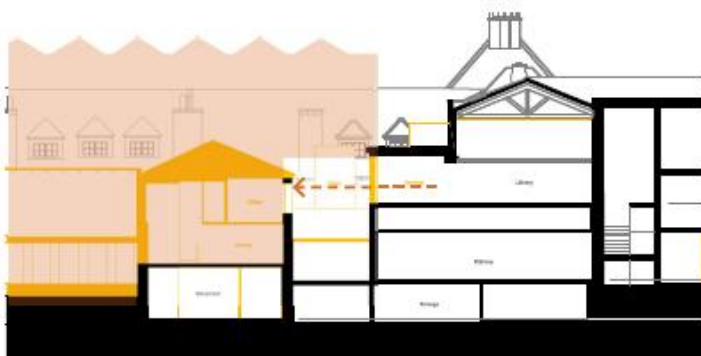




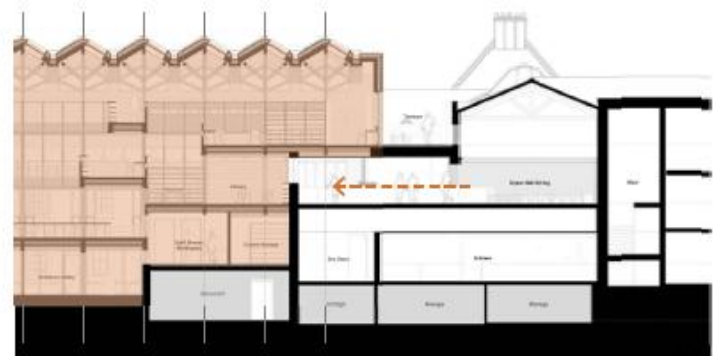
Artistic Impression of Bath Court



Artistic Impression of View of Upper Hall from the Library Space

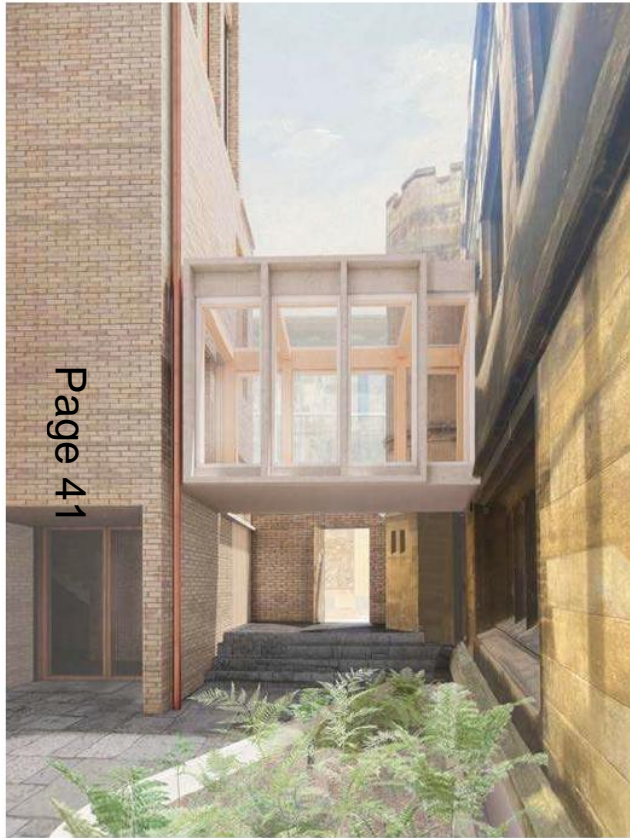


Diagrammatic Section - Demolition

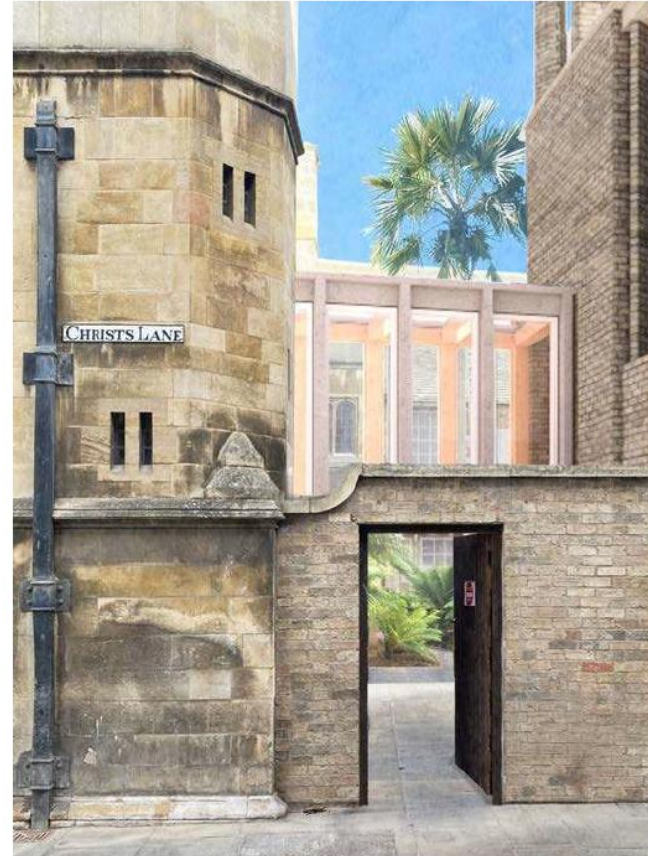


New Connection between Upper Hall and the Library Diagrammatic Section - Proposed





Proposed and Current View of Bodley Bridge from Bath Court



Proposed and Current View of Bodley Bridge from Christ's Lane















# Planning Balance

## Approval

Key material considerations

- Less than substantial harm (at the lower end) to the setting of the Grade I listed Bodley Library.



## Refusal

Key material considerations

- Provision of library facilities to meet the needs of the current student body.
- Significantly improved accessibility of the library and wider College
- Improved sustainability performance of the site.
- Works help to secure the optimum viable use of the site and its listed buildings
- Public benefits through the enhancement of the public realm along Christ's Lane.

Officer Recommendation: Approve

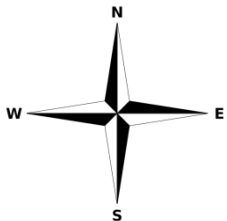
# MINOR APPLICATIONS

**25/03201/FUL**

**Crossways House 176 Chesterton Road  
Cambridge**

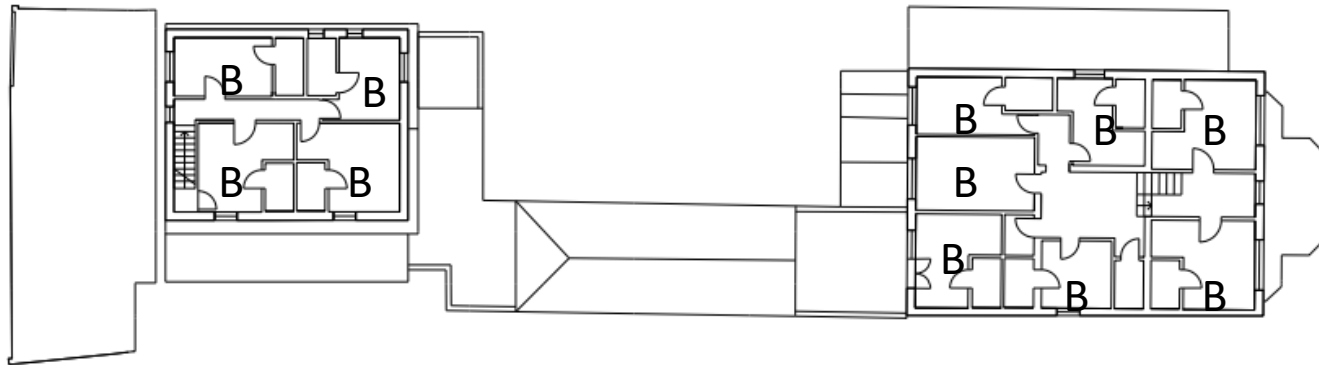
Page 47 Temporary change of use of Crossways House from  
student accommodation to sheltered accommodation  
for people experiencing homelessness

# Site Location Plan



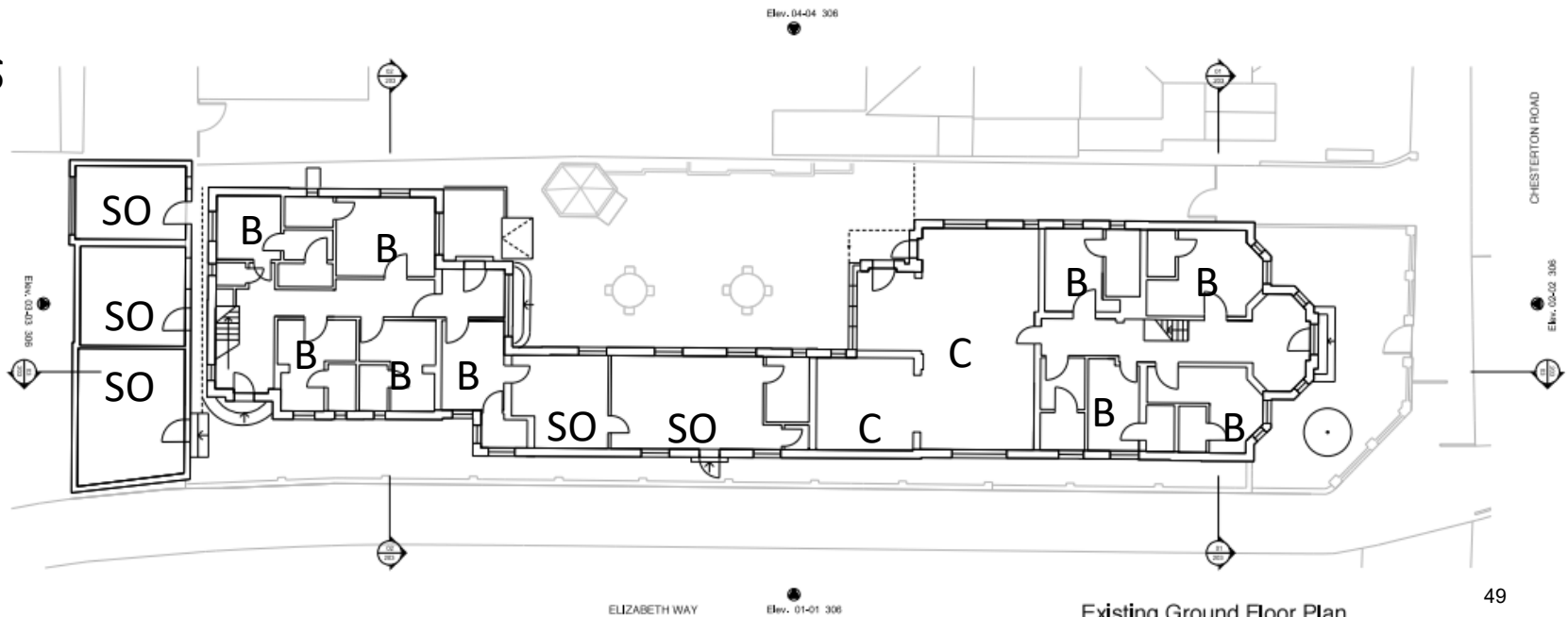
# Existing and Proposed Floor Plans

B=Bedroom  
C=Communal  
SO=Staff Only



Existing First Floor Plan

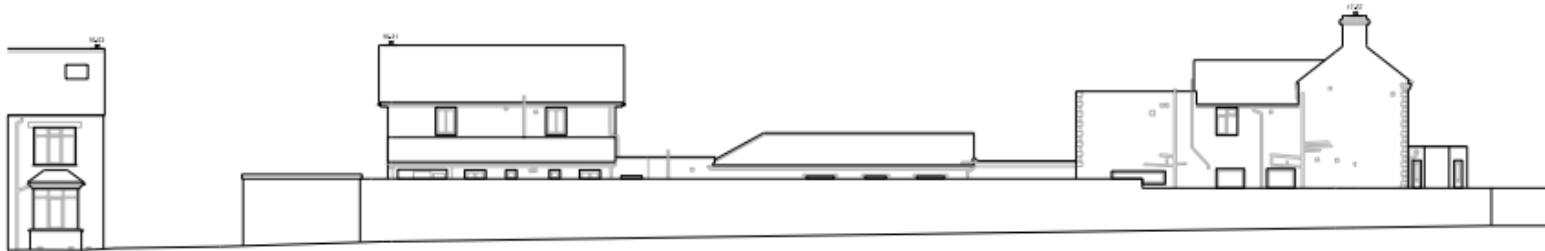
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Existing Ground Floor Plan



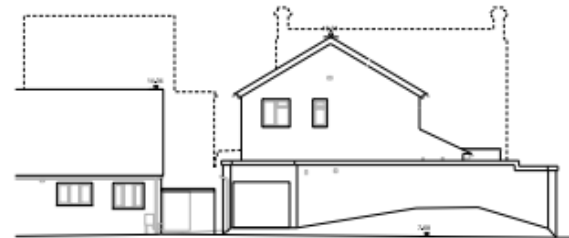
# Existing and Proposed Elevations



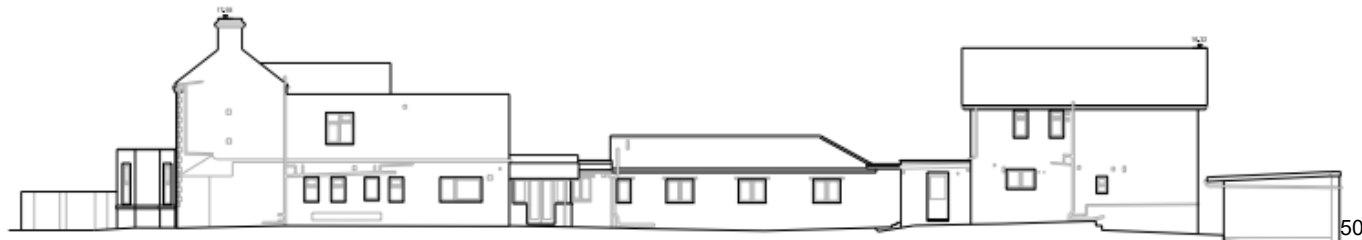
1-1 Existing East Elevation - Elizabeth Way



2-2 Existing North Elevation - Chesterton Road



3-3 Existing South Elevation - Sandy Lane



4-4 Existing West Elevation

# Planning Balance

## Approval

Key material considerations

Provision of specialist housing  
where there a demonstrable  
need in a sustainable location



## Refusal

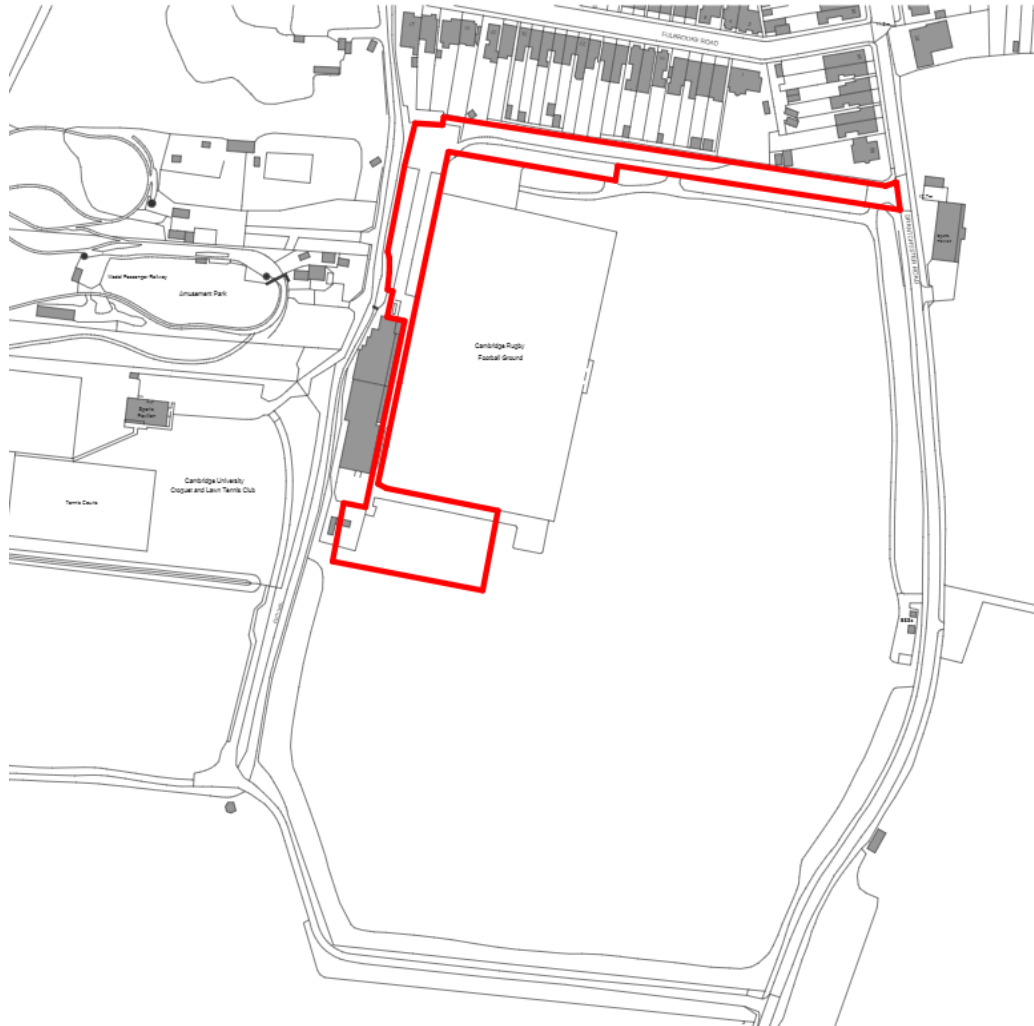
Key material considerations

Residential amenity

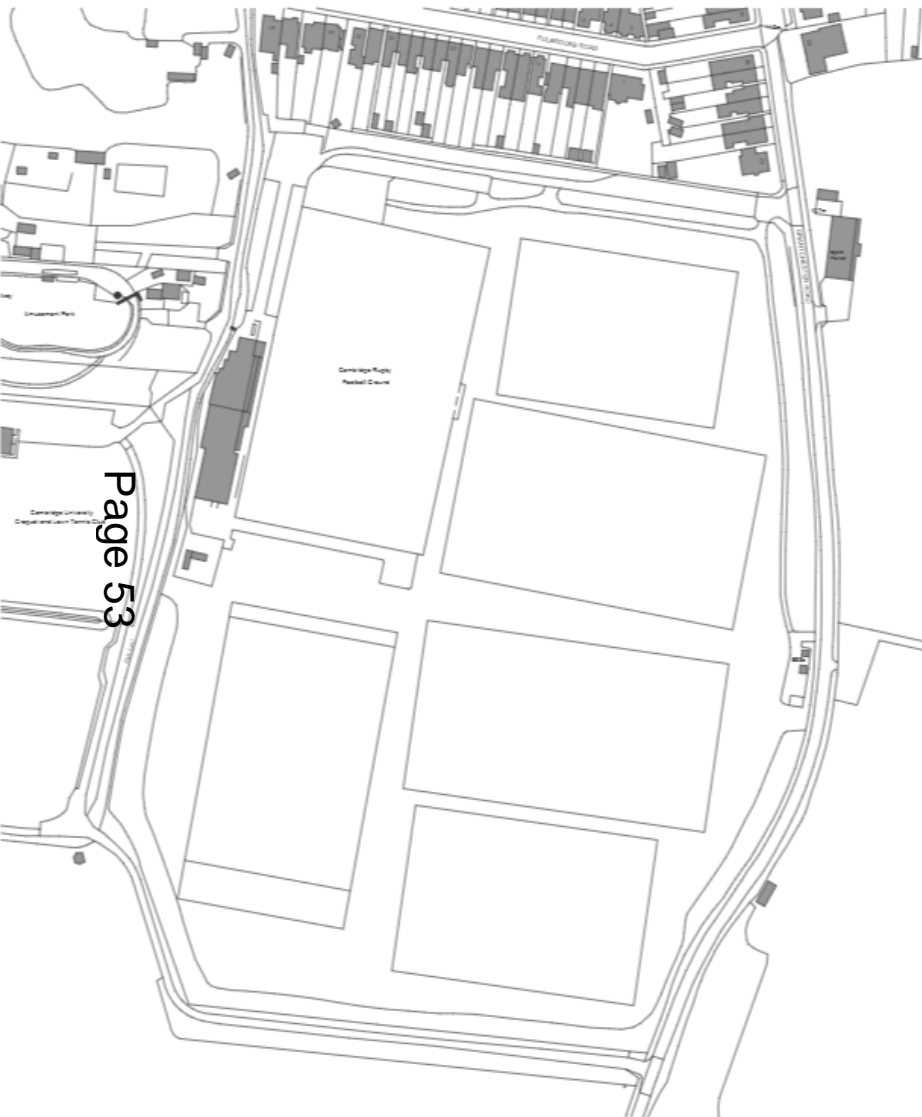
Officer Recommendation: Approve

# 25/02147/FUL. Cambridge Rugby Union Club Grantchester Road Site Location Plan

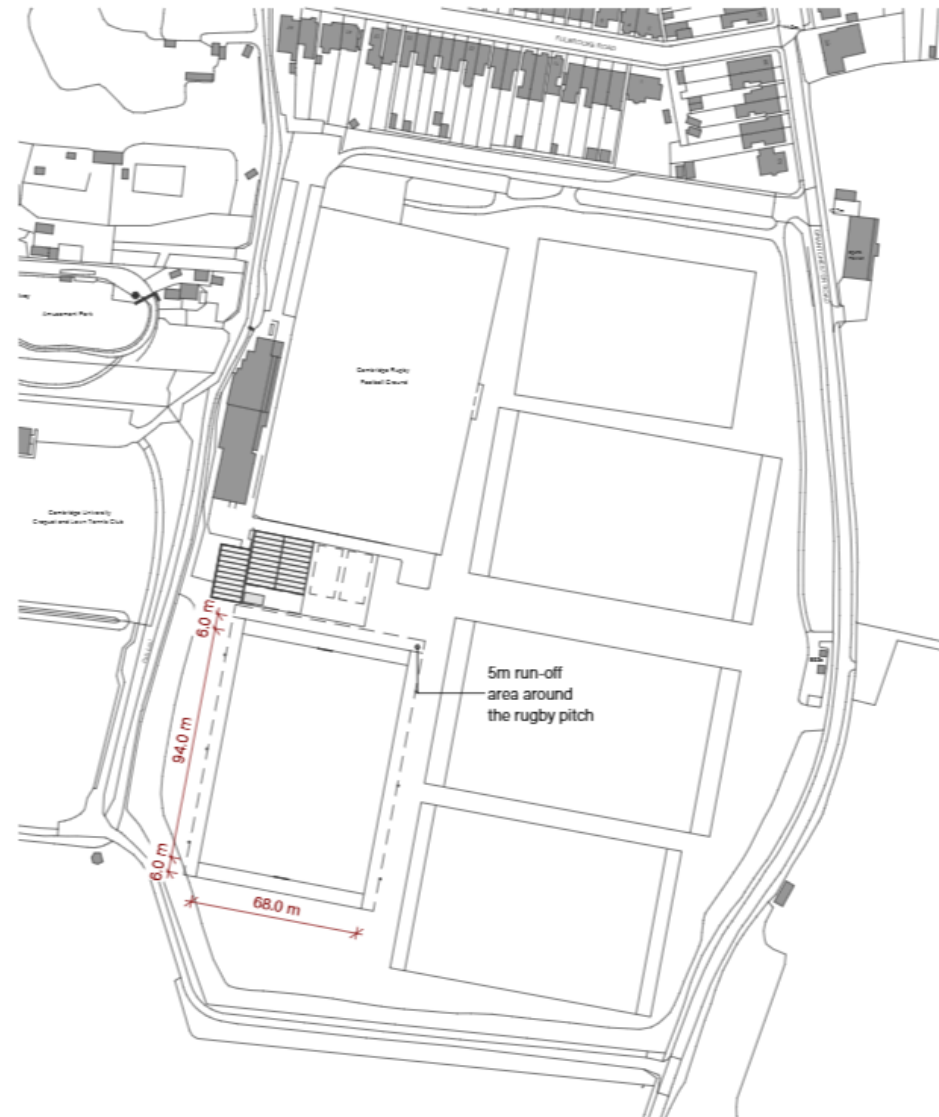
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# Existing and Proposed Site Layout



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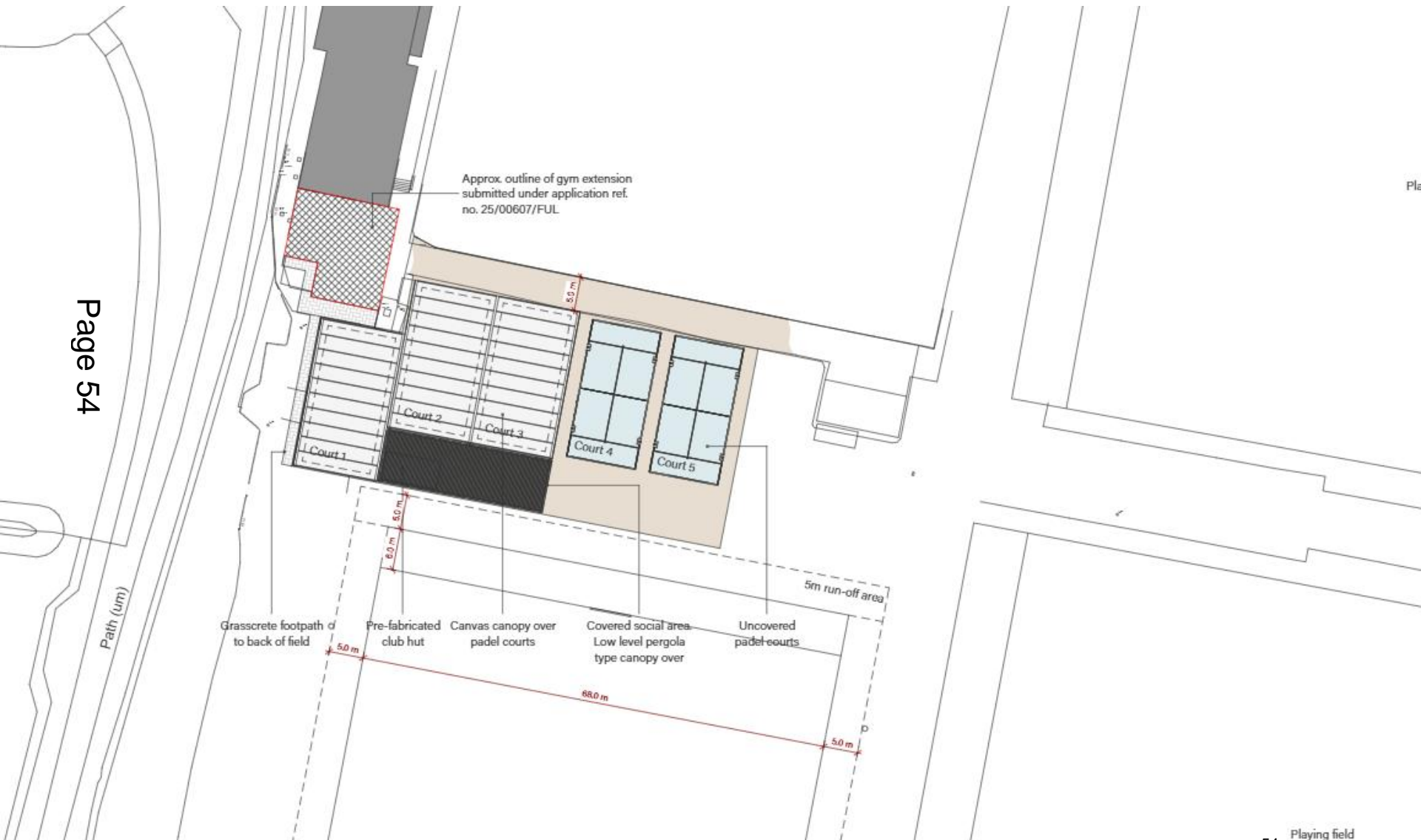


Existing Site

Proposed Site

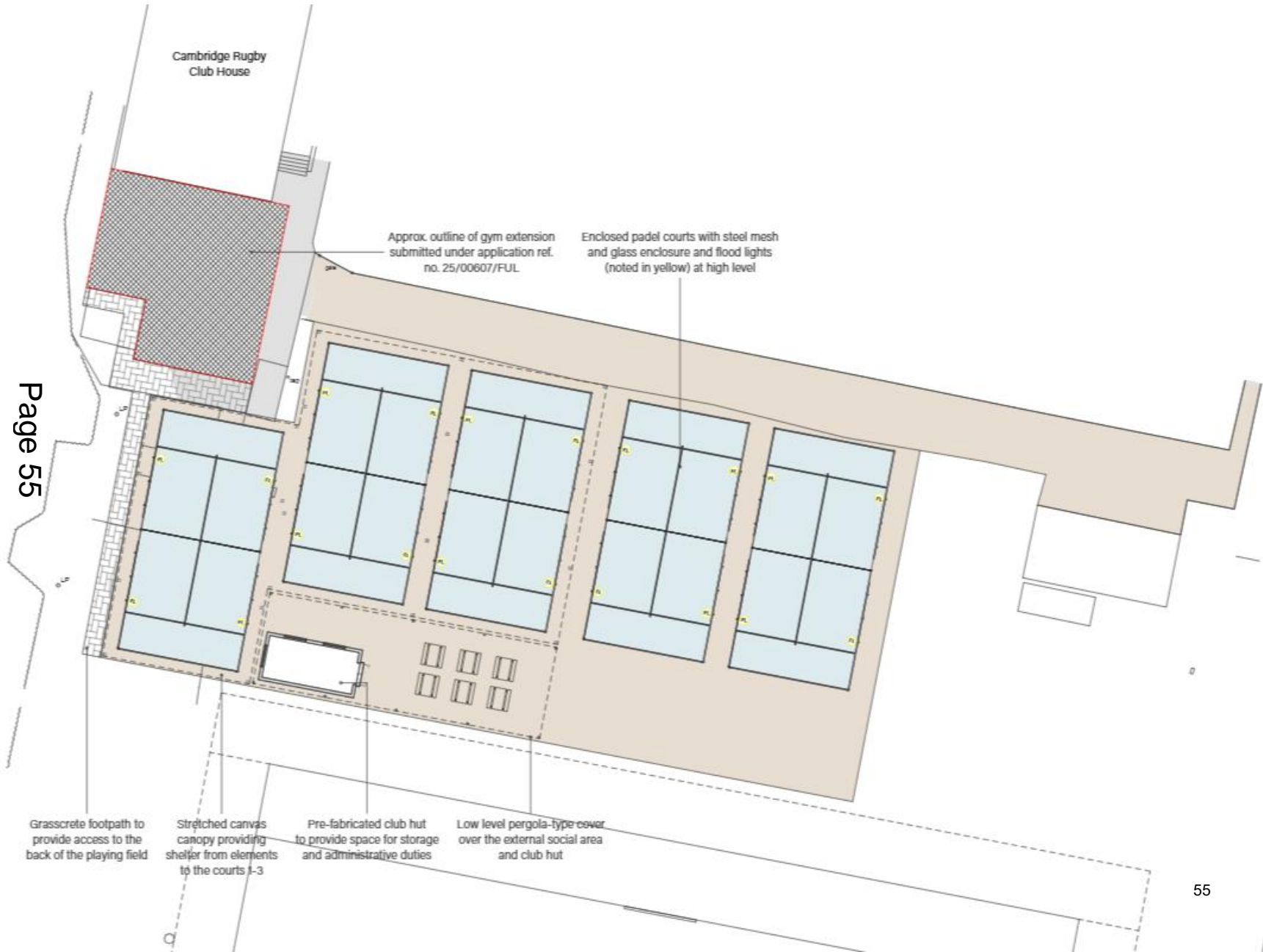
# Proposed Block Plan

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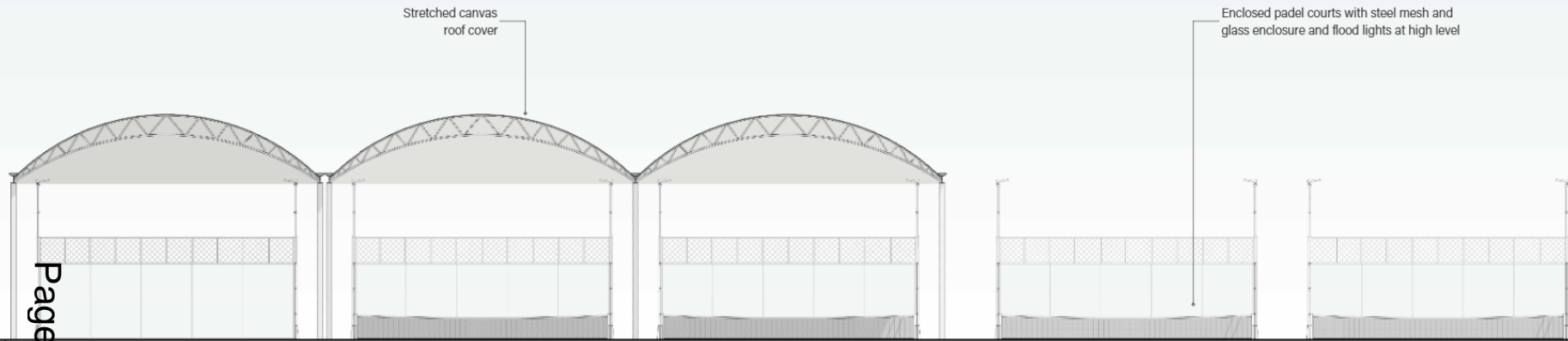




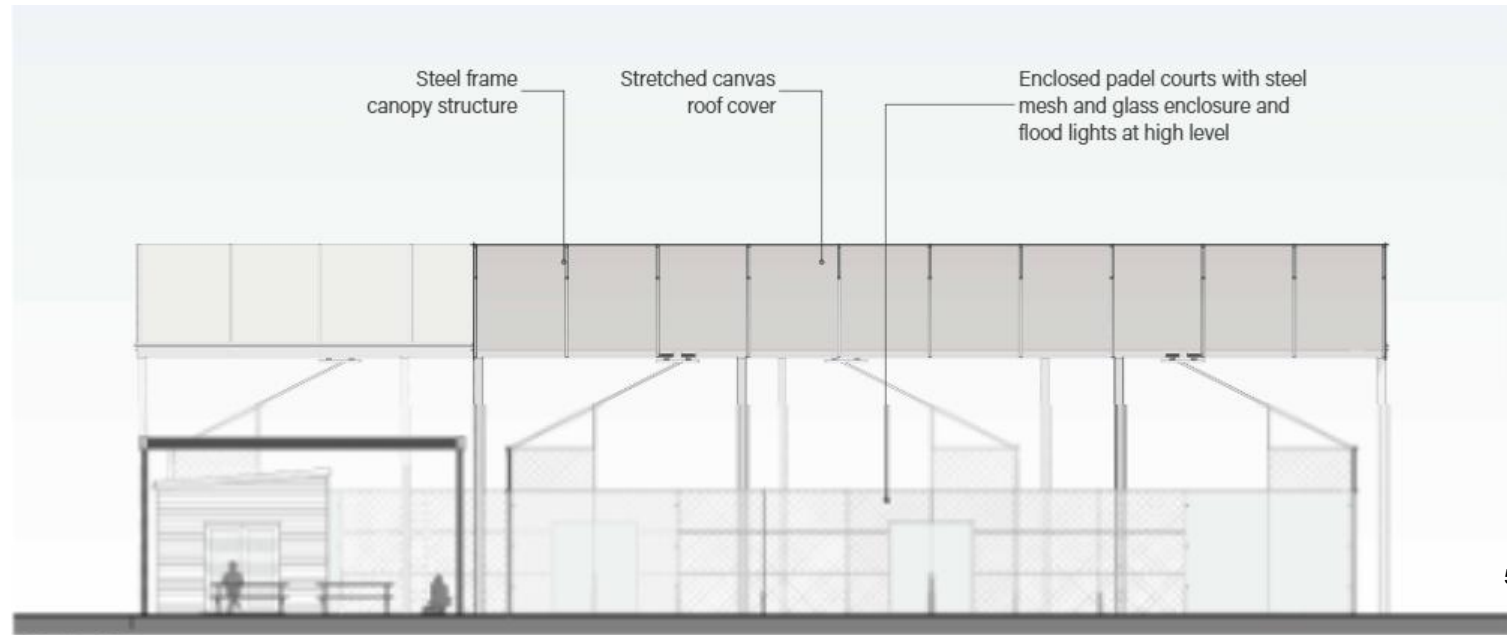
# Proposed Court Layouts



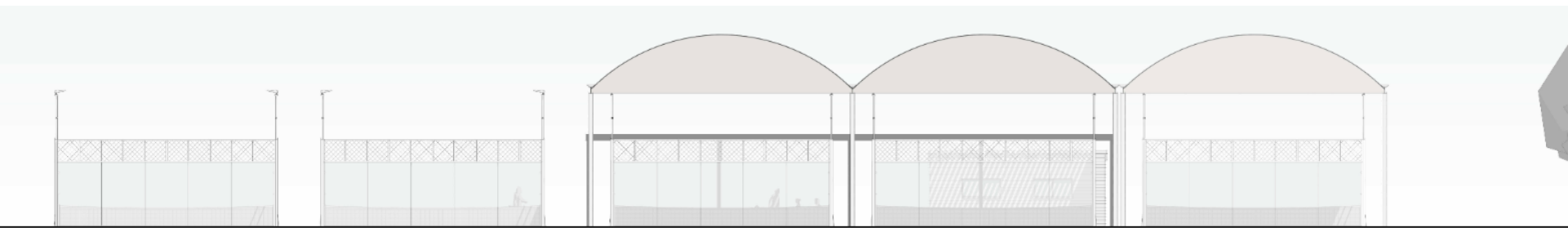
# Proposed Sections



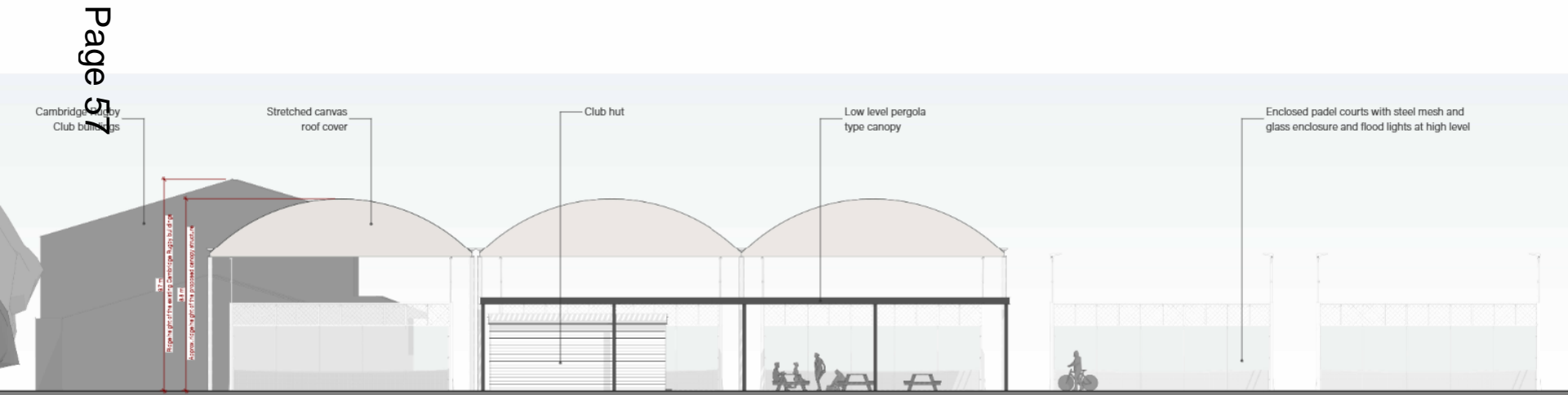
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# Proposed North and South Elevations



North Elevation



South Elevation

# Proposed East and West Elevations

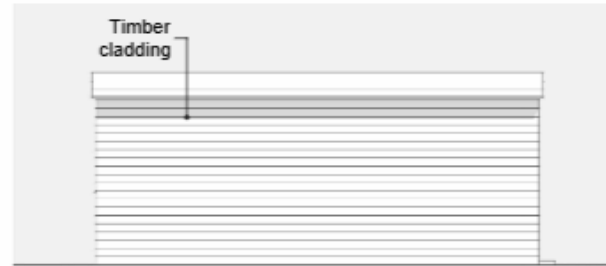
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# Proposed Club Hut Elevations



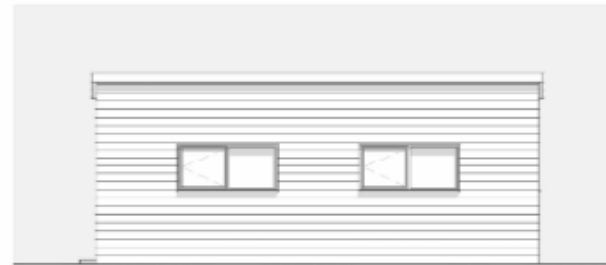
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

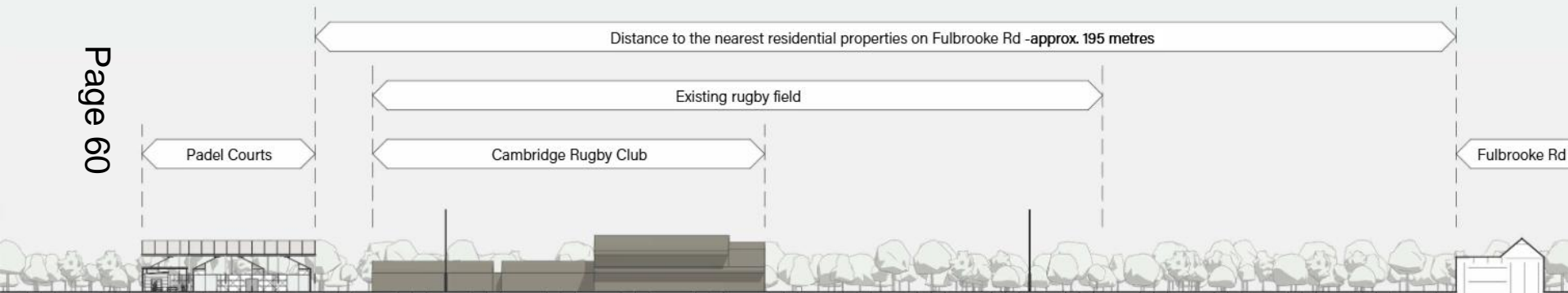


Floor Plan



# Proposed Contextual Sections

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# Planning Balance

## Approval

### Key material considerations

- The proposal would support a growing sport within the City and would meet a deficit in padel court provision.

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- The proposal would have a health and wellbeing benefit for its users.
- The proposal would support the rugby club (the applicant) financially.



## Refusal

### Key material considerations

- The proposal would see the loss of open space and fails to provide such space elsewhere, as such the proposal would be contrary to policy 67 of the Cambridge local plan (2018).
- The scale and massing of the proposed court covers, the proposal fails to positively respond to the surrounding context and is contrary to policies 55 and 56 of the Cambridge City local Plan (2018) and policy SNNP15 of the South Newnham Neighbourhood Plan (2025).

Officer Recommendation: Refuse

25/03078/FUL

# Land Adjacent to 49 New Square, Cambridge, Cambridgeshire, CB1 1EZ

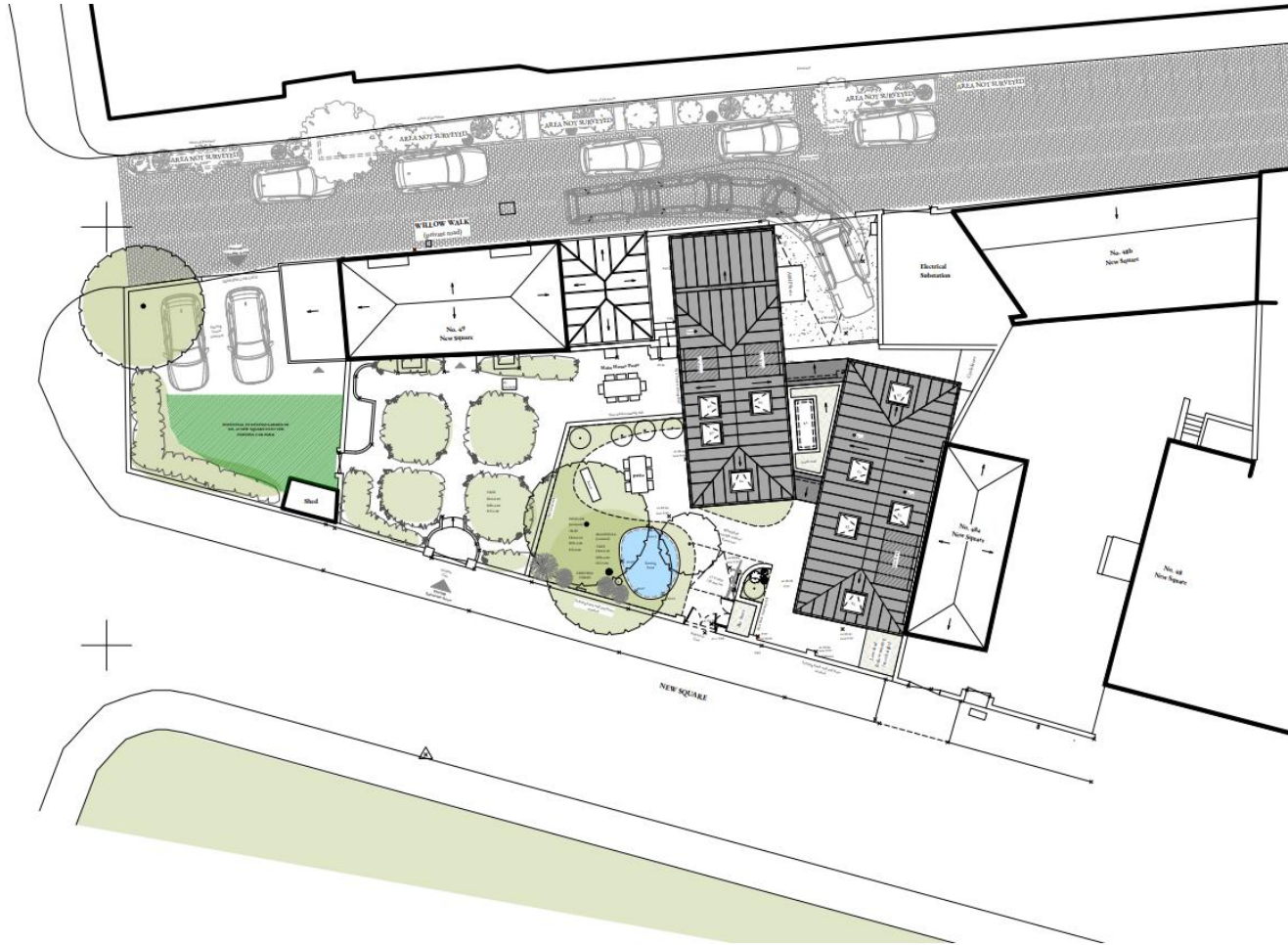
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# Existing Site Plan

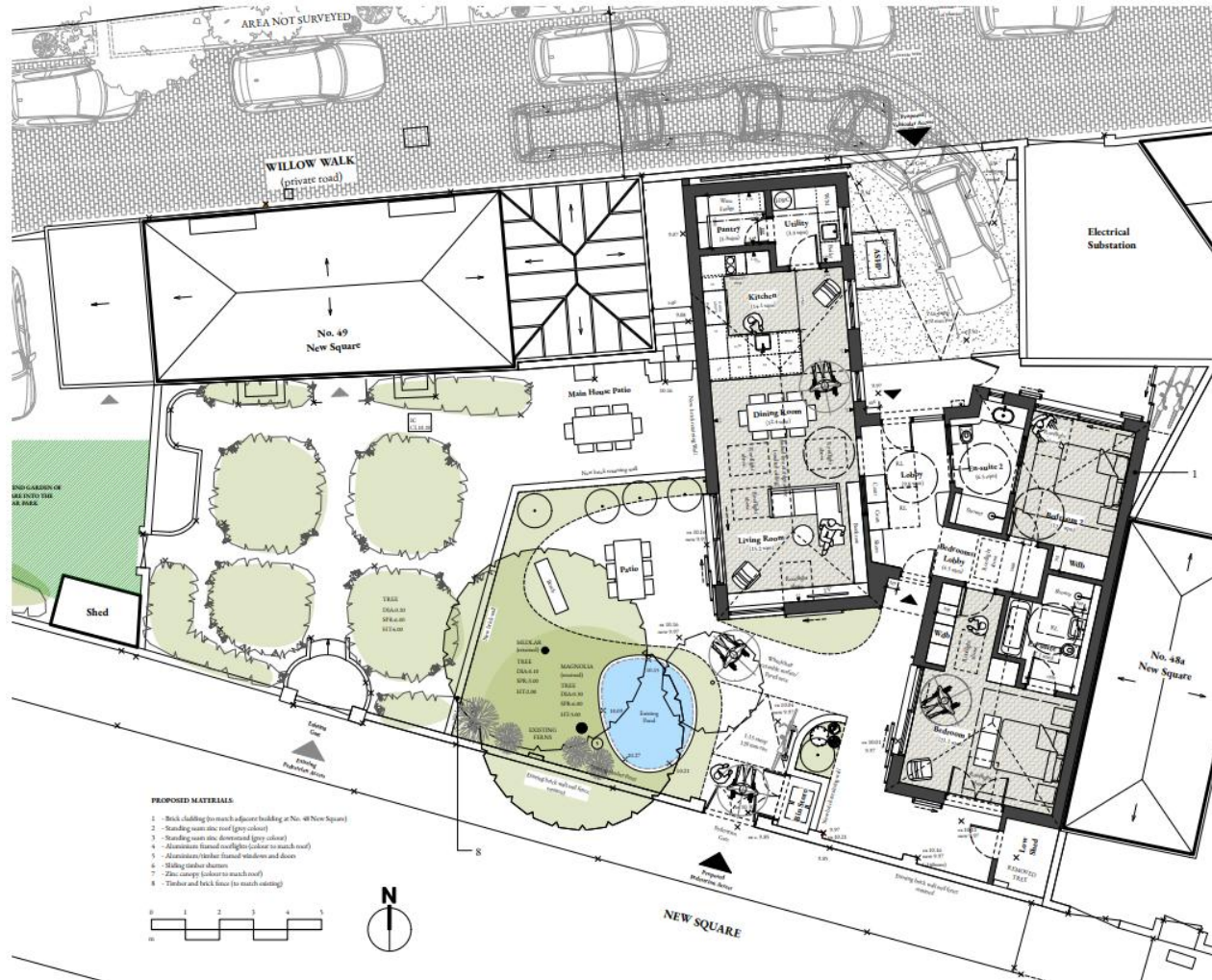


# Proposed Site Plan



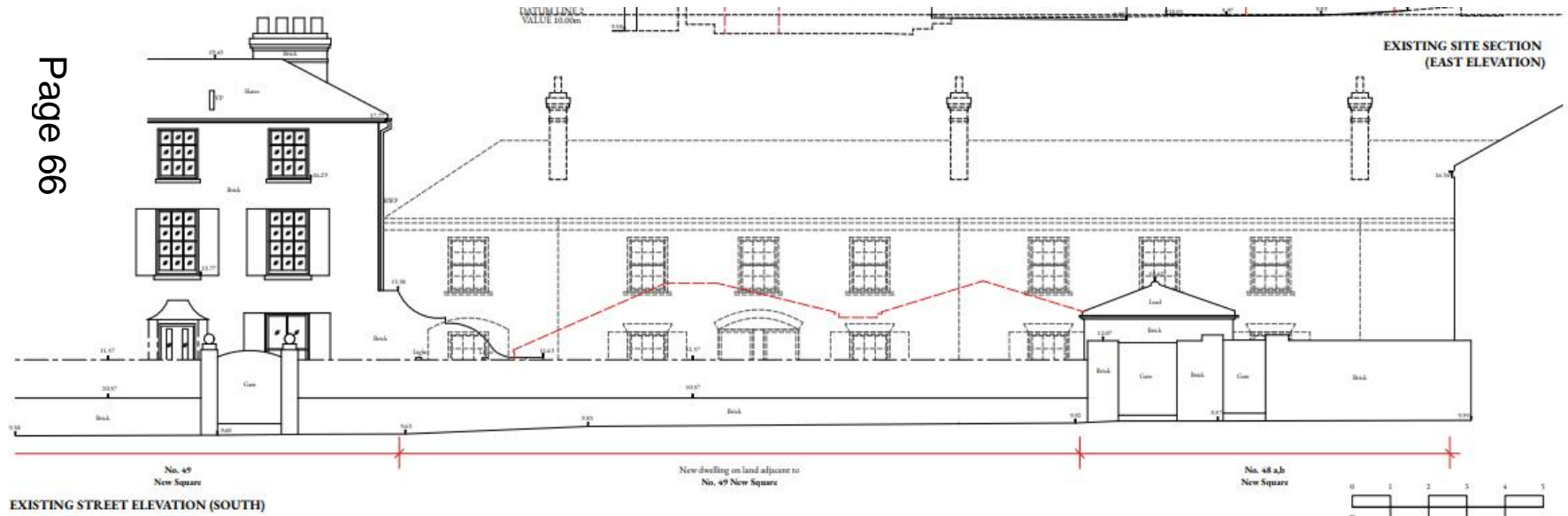


# Proposed Round Floor Plan



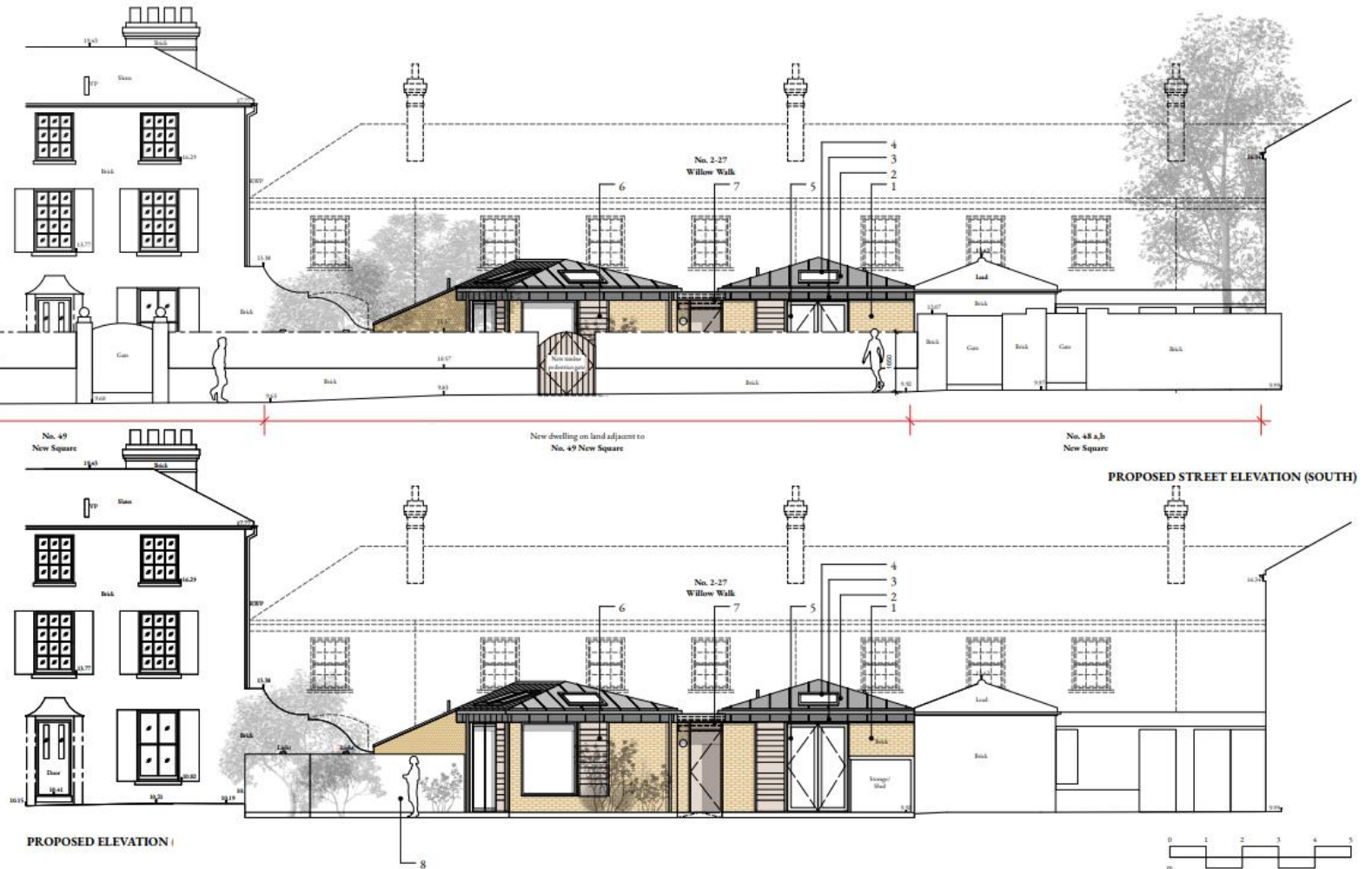
# Existing South Elevation

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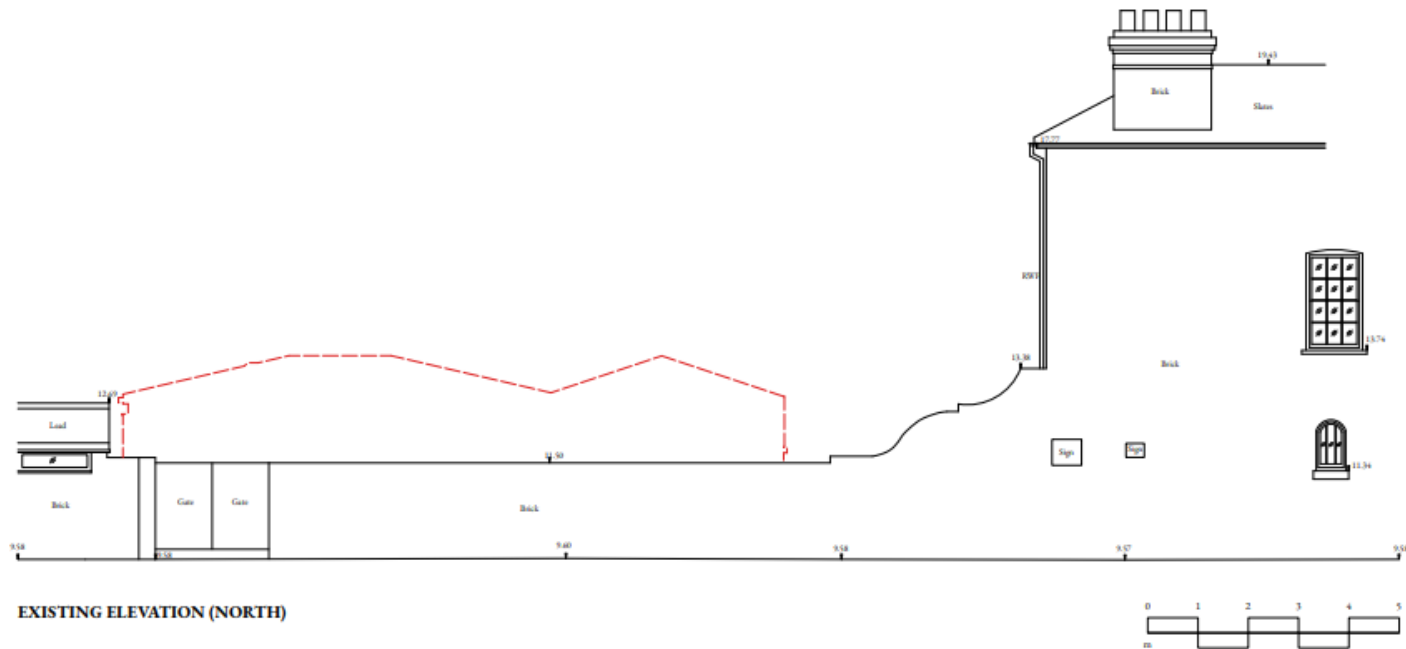
# Proposed South Elevations

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# Existing North Elevations

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## Page 69





# Proposed Aerial View



*Proposed aerial view*

# Existing view Willow Walk



# Proposed View Willow Walk





# Existing view New Square

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# Proposed view New Square

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# Planning Balance

## Approval

### Key material considerations

- Creation of additional residential dwelling within sustainable location
- Meet policy requirements on sustainability
- Meet policy requirements on accessibility

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## Refusal

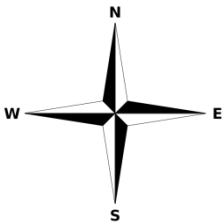
### Key material considerations

- Significant detrimental impacts on the character and appearance of the area
- Substantial harm to the setting of grade II listed building No. 49 New Square and to the Kite Conservation Area
- Less-than-substantial harm to grade II listed buildings Nos 2-17 Willow Walk

Officer Recommendation: Refuse

25/03079/LBC

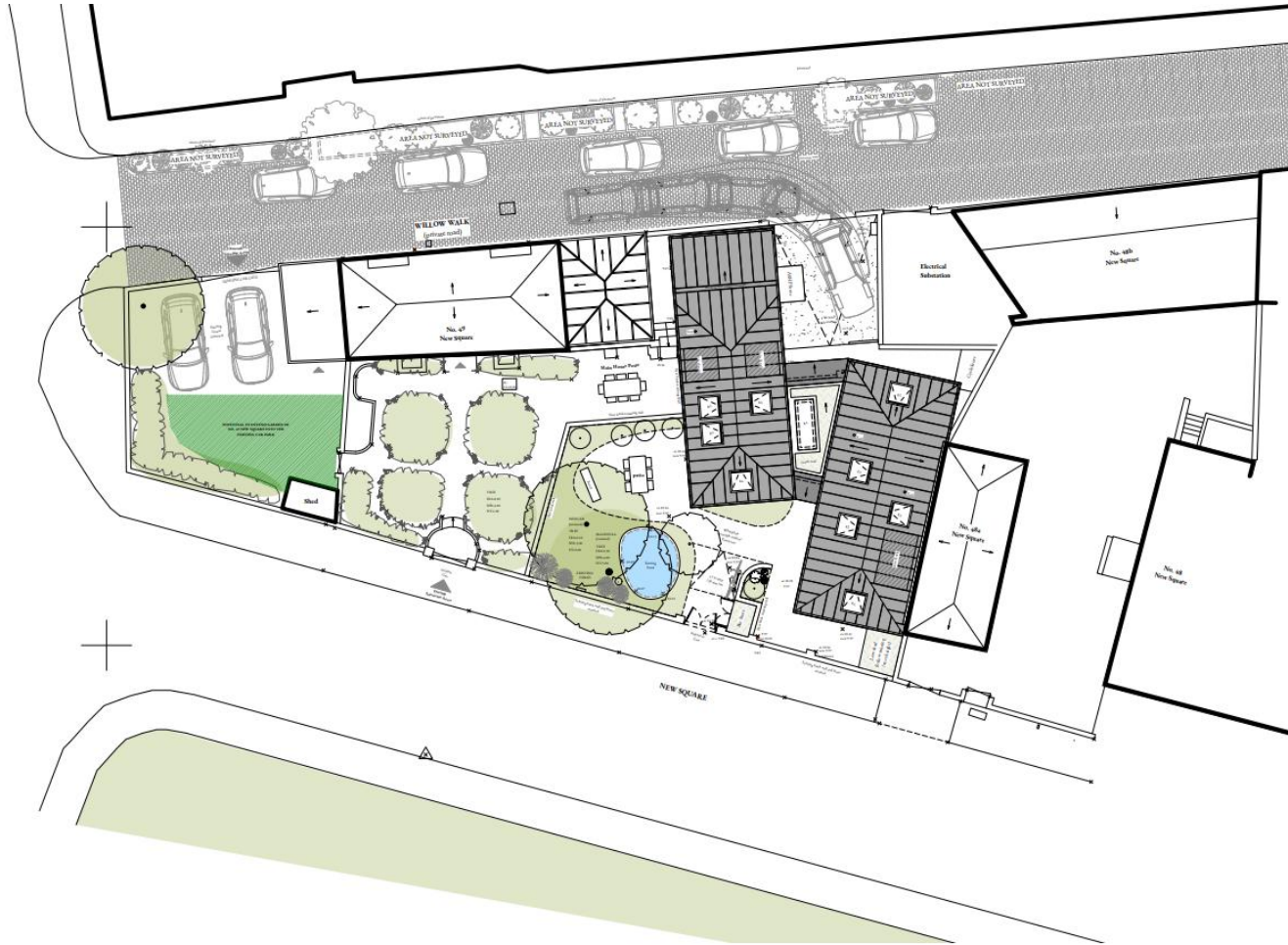
Land Adjacent to 49 New Square,  
Cambridge, Cambridgeshire, CB1 1EZ



# Existing Site Plan

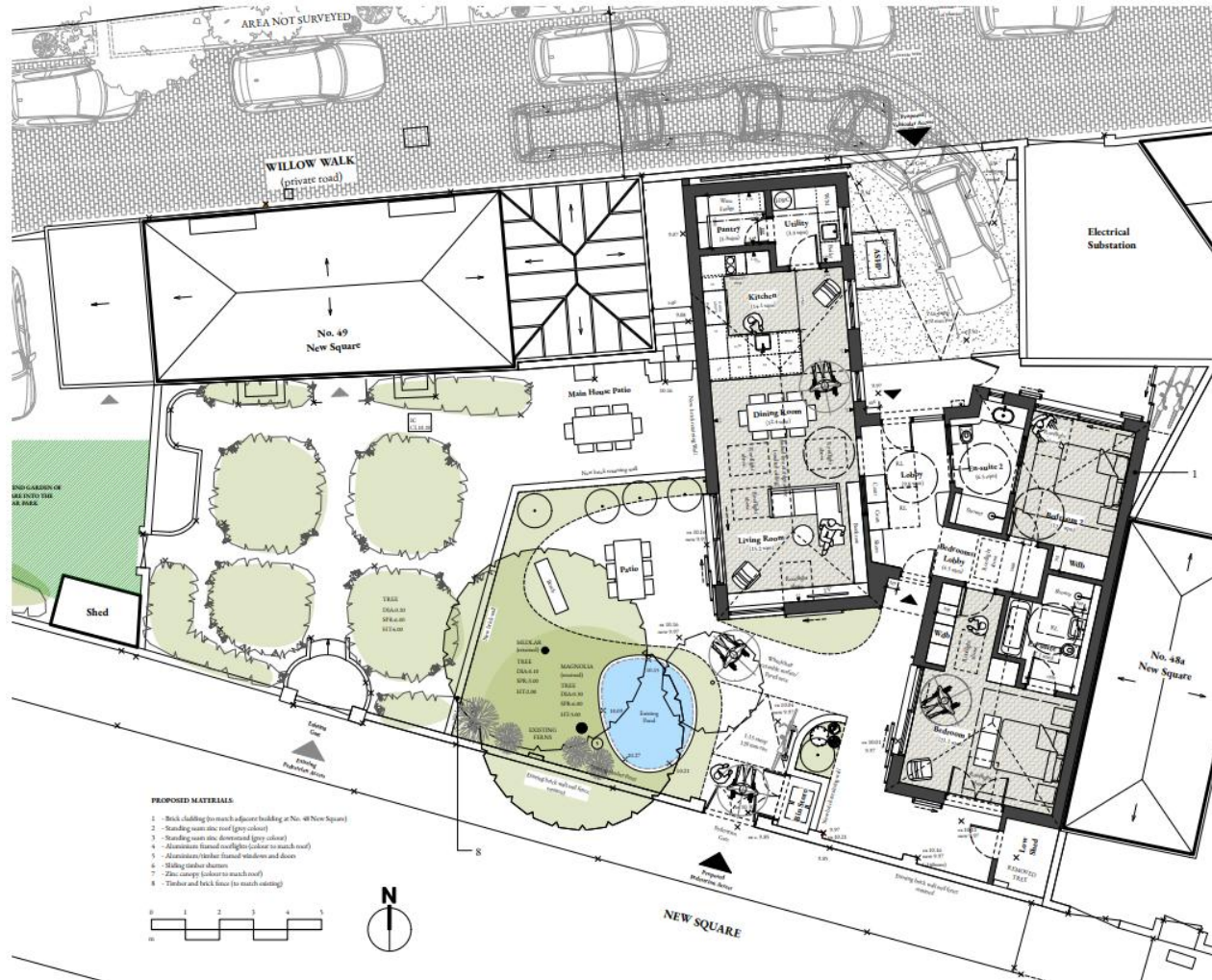


# Proposed Site Plan





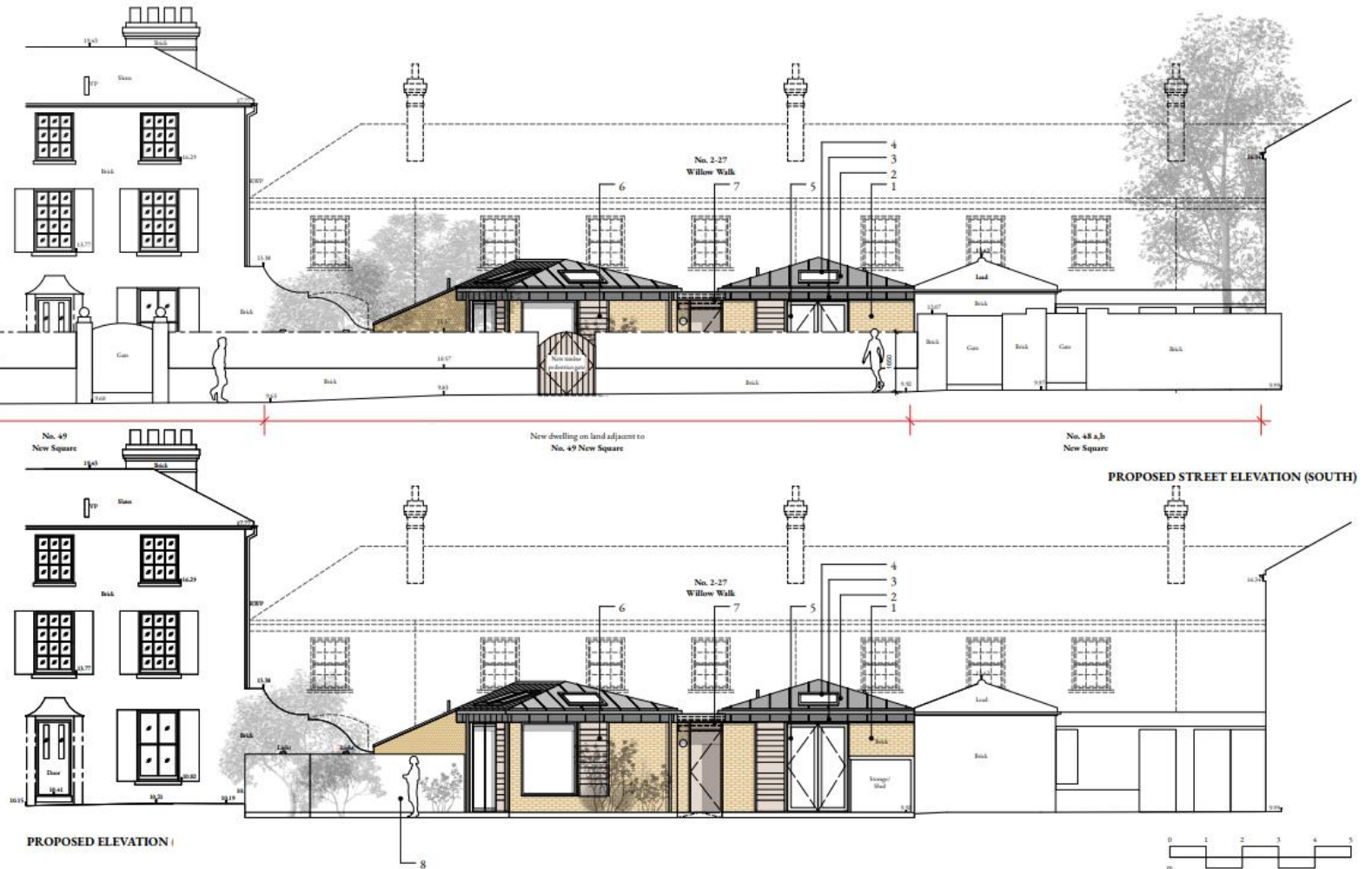
# Proposed Round Floor Plan





# Proposed South Elevations

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## Page 83



# Proposed Aerial View



*Proposed aerial view*

# Existing view Willow Walk

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# Proposed View Willow Walk



# Existing view New Square





# Proposed view New Square

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# Planning Balance

## Approval

### Key material considerations

- Creation of one residential dwelling



## Refusal

### Key material considerations

- Substantial harm to the setting of grade II listed building No. 49 New Square and to the Kite Conservation Area
- Less-than-substantial harm to grade II listed buildings Nos 2-17 Willow Walk
- No other public benefits

Officer Recommendation: Refuse

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