



Cambridge City Council Planning

Date: Thursday, 24 September 2026

Time: 10.00 am

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

1 Order of Agenda

The Planning Committee operates as a single committee meeting but is organised with a two part agenda and will be considered in the following order:

- **Part One**
Minor/Other Planning Applications
- **Part Two**
General and Enforcement Items

There will be a forty-five minute lunch break some time between 12noon and 2pm. With possible short breaks between agenda items subject to the Chair's discretion.

If the meeting should last to 6.00pm, the Committee will vote whether or not the meeting will be adjourned.

2 Apologies

3 Declarations of Interest

4 Minutes (Pages 5 - 12)

Part 1: Minor/Other Planning Applications

5 26/00318/FUL University Sports And Athletics Track
Wilberforce Road (Pages 13 - 50)

6 26/01309/FUL 49 New Square (Pages 51 - 80)

7 26/01310/LBC 49 New Square (Pages 81 - 92)

8	26/01905/FUL 18 Carlton Way	(Pages 93 - 124)
9	26/01978/FUL Parkers Piece	(Pages 125 - 144)
10	26/02489/HFUL 69A Ditton Walk	(Pages 145 - 152)
11	26/02675/FUL 30, 34, 36, 46, 50, 52, 58, 60, 62, 64, 66, 68, 84, 87, 88, 89, 92, 93, 96, 100, 101, 103, 105, 106, 108, 112, 113, 115, 116, 120, 122, 124, 132, 134 Brooks Road	(Pages 153 - 162)
12	26/02404/FUL 5 and 8 Laburnum Close	(Pages 163 - 174)
13	26/02195/FUL 3, 10, 11 and 12, The Grove	(Pages 175 - 186)
Part 2: General and Enforcement Items		
14	Appeals Information	(Pages 187 - 190)

Planning Members: Porrer (Chair), Smart (Vice-Chair), Baigent, Clough, Dryden, Fisher, Griffin, Illingworth and Todd-Jones

Alternates: Bennett, Blackburn-Horgan, Flaubert, Nestor and Young

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- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

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Information for Councillors

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The site visit protocol and public speaking scheme can be found at the below link.

[Planning Committee guidance](#)

PLANNING

1 July 2026

10.00 am - 2.40 pm

Present:

Planning Committee Members: Councillors Porrer (Chair), Smart (Vice-Chair), Bennett, Baigent, Clough, Dryden, Fisher, Griffin and Illingworth

Officers:

Delivery Manager: Toby Williams

Principal Planner (West): Tom Gray

Principal Environmental Health Officer: Greg Kearney

Senior Planner: Phoebe Carter

Planner: John McAteer

Legal Adviser: Richard Pitt

Committee Manager: James Goddard

Meeting Producer: Matthew Hussey

FOR THE INFORMATION OF THE COUNCIL**26/60/Plan Apologies**

Apologies were received from Councillor Todd-Jones.

Councillor Bennett attended as Councillor Clough's Alternate for agenda items 4, 5 and 6 where he would speak as a Ward Councillor. She then left and Councillor Clough rejoined the Committee from item 7 Mayflower House.

26/61/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Acorn.
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Clough	26/63/Plan, 26/64/Plan & 26/65/Plan	Personal and Prejudicial: Involved in the application as a Ward Councillor.

		Would speak as a Ward Councillor at committee. Did not take part in the discussion and did not vote.
Councillor Griffin	26/65/Plan	Personal: Member of King's College. Discretion unfettered.
Councillor Porrer	26/66/Plan	Personal: The Objector speaking at committee knew a member of her family. Discretion unfettered.

26/62/Plan Committee Recording

The Committee minutes list public speakers at Committee. Please view the recording of the meeting on [Cambridge City Council - YouTube](#) to see/hear more detail about statements from public speakers and Ward Councillors.

26/63/Plan 25/04832/FUL Wolfson Court, Clarkson Road

Officers asked for this item to be deferred to the next Planning Committee on 29 July 2026 as the description of development required amendment and Officers had requested some further information from the applicants.

The Committee:

Unanimously resolved to defer the application.

26/64/Plan 25/04442/S73 Cambridge Rugby Union Club

The Committee received a S73 application to vary condition 4 of ref: 25/00607/FUL (erection of an aluminium framed building as an extension to

the existing rugby clubhouse to accommodate a fitness gym) to read 'The use hereby permitted shall only operate within the hours of 6am and 9pm Monday to Sunday only and not outside of these times.'

Lorraine Cunningham and Richard Mountford addressed the Committee speaking in objection to the application.

Hugh Clough (Ward Councillor) addressed the Committee speaking in objection to the application.

In response to discussion by Members the Delivery Manager suggested amending the minded to refuse reasons as follows:

- i. At the end of the first paragraph where it reads harming the amenities of residential occupiers, extend that sentence to include recreational users of the adjacent tennis club.
- ii. In the second paragraph where the text refers to unacceptable noise and disturbance to nearby residential occupiers, amend to say to nearby residential and recreational occupiers.

Councillor Porrer asked for Officers to have delegated authority to draft wording, in consultation with the Chair, Vice Chair and Spokes.

The amendments were **carried nem con.**

The Committee:

Unanimously resolved to refuse the S73 application in accordance with the Officer recommendation, for the reasons set out in the Officer report and amendments at committee.

26/65/Plan 26/00797/FUL 1 Barton Close

The Committee received an application for change of use for existing 6-bedroom house in multiple occupation (Use Class C4) into a 8 bed, 8 person large HMO (sui generis use) and minor external amendments - part retrospective.

The Planner updated his report by during his presentation to strike out reference to 10 occupants and replace with 8.

Joanna Cheffins, Bursar of Wolfson College (Applicant's Representative) addressed the Committee in support of the application.

Hugh Clough (Ward Councillor) addressed the Committee speaking in objection to the application.

Councillor Baigent proposed an amendment to the Officer's recommendation to include cycle parking at the front of the property.

This amendment was **lost by 4 votes to 4 and on the Chair's casting vote.**

Councillor Porrer proposed an amendment to the Officer's recommendation to control parking.

This amendment was **carried nem con.**

The Committee:

Unanimously resolved to grant the application for change of use in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the planning conditions set out in the Officer's report and amendment in Officer presentation;
- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to draft and amend:
 - a. Condition 3 to seek to control the use of the car parking for disabled visitors;
 - b. Condition 5 to strike out reference to 10 occupants and replace with 8.

26/66/Plan 25/05027/S73 Mayflower House, Manhattan Drive

Councillor Bennett left the Committee before this item was considered and did not return.

Councillor Clough joined the Committee as a decision maker before this item was considered.

The Committee received a S73 application to vary condition 2 (approved plans) of planning permission 23/02127/FUL (erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of electronic communications apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays) to allow an increase in the overall height of the

approved eighth-floor extension by approximately 599mm, with all other aspects of the development remaining unchanged.

Peter Gotham addressed the Committee speaking in objection to the application.

John Muir (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

Unanimously resolved to grant the S73 application in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

26/67/Plan Scheme of Delegation Review Report, 24/06/2026 Planning

The Committee noted the contents of the Officer's report and:

- i. Confirmed that no changes are made to the scheme of delegation dated 22 May 2025.
- ii. Noted the potential for regulations (and accompanying guidance implementing the Planning and Infrastructure Act 2025) to mandate a national scheme of delegation for planning decisions.

26/68/Plan Cambridge City Council Compliance Report June 2026, 24/06/2026 Planning

Councillor Dryden left the Committee before this item was considered and did not return.

The Committee noted the compliance report.

Councillors expressed concern that reported issues affecting 25/04442/S73 – Cambridge Rugby Union Club, Newnham were not included in the Officer's

report although reported to Environmental Health Officers. The Delivery Manager undertook to follow this up.

The meeting ended at 2.40 pm

CHAIR

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26/00318/FUL – University Sports And Athletics Track Wilberforce Road Cambridge Cambridgeshire CB3 0EQ

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Newnham

Proposal: Replacement of 12no. existing floodlights and columns serving the athletics track with 12no. new 18m columns with new LED luminaires, with associated works.

Applicant: Chancellor, Masters and Scholars University of Cambridge

Presenting officer: Charlotte Peet

Reason presented to committee:

Third party representations

Member site visit date: N/A

Key issues:

1. Principle of development
2. Green Belt
3. Heritage Impacts
4. Design, layout, scale and landscaping
5. Ecology Impacts

6. Amenity
7. Other Matters

Recommendation: Approve subject to conditions

Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Local groups / petition
10	Planning background
11	Assessment
12	Principle of development
13	Design, layout, scale and landscaping
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16	Highway safety and transport
17	Amenity
18	Sustainability
19	Other Matters
20	Third party representations
21	Planning balance
22	Recommendation
23	Planning conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks permission for the replacement of 12no. existing floodlights at heights of 7no. at 8.5m, 3no. at 10.25m, and 2 no. at 16.5m, each with 3-4 lighting heads. The proposal is to replace these with 12no. new 18m columns with new single headed LED luminaires.
- 1.2 The existing floodlight is at the end of its operational life, and the new floodlighting would offer an improvement for the safety, quality and accessibility of training and competitions at the track. The height of floodlight allows improved directionality, and therefore improved uniformity to meet appropriate standards and decreased light spill around the track.

- 1.3 The proposal is supported as an improvement to the existing sporting provision on the site. It is explained that increased height results in visibility of some additional incidences of the floodlighting extending above the existing tree belt, however given that the existing floodlighting is already visible this is modest and it is determined that this would not have a significant adverse impact to the surrounding landscape or character of the area.
- 1.4 It is acknowledged that the proposal would result in a low level of harm to the character and appearance of the West Cambridge Conservation Area and the Emmanuel College Pavillion (grade II listed), however this is considered to be outweighed by the public benefits of improving the operation of the athletics track and improving conditions for residents and protected species.
- 1.5 Officers recommend that the Planning Committee **approve** the application.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Reference
Conservation Officer	Objection	14.5-14.23
County Highways Development Management	No objection	16.5
Ecology Officer	No objection	15.2
Environmental Health	No objection	17.3-17.10
Third Party Representations	17 Objections 16 supportive comments	Addressed in relevant sections of the report
Member Representations	None	N/A
Local Interest Groups and Organisations / Petition	North Newnham Residents Association	Addressed in relevant sections of the report

2. Site description and context

- 2.1 The proposal site comprises the Wilberforce Road Sports Ground. The site comprises the athletics track towards the northeast corner of the site, and hockey pitches which wrap around this to the southwest, both of which are supported by existing floodlighting. The site also comprises a pavilion building, housing a gym and conference space and car and cycle parking. The sports facilities are generally bounded with mature trees, hedgerows and areas of planting which provide visual enclosure and soften views of built structures from the surroundings. Existing floodlighting columns, sports fencing and ancillary sporting infrastructure already contribute to the established character of the site.
- 2.2 The surrounding townscape is varied in character, comprising large university and research buildings to the north and north-west, residential development set within substantial landscaping to the east, and extensive agricultural land and open countryside to the south and west.
- 2.3 The proposal site is located within the Cambridge Green Belt, the boundary of this extends around the north and east of the site up to Stacey Lane and Wilberforce Road. The site is located within an area of Protected Open Space (SPO 52). The proposal site is located adjacent to the West Cambridge Conservation Area, and in close proximity to Emmanuel College Pavillion (grade II listed) and No. 19 Wilberforce Road (building of local interest). The site is bounded by a public right of way at the north (PRoW 39/31) and is a short distance from another to the west (PRoW 39/114).

3. The proposal

- 3.1 The application seeks permission for the replacement of 12no. existing floodlights and columns serving the athletics track with 12no. new 18m columns with new LED luminaires, with associated works.

4. Relevant site history

Reference	Description	Outcome
24/00095/FUL	Replacement of 8no columns and floodlights surrounding Hockey Pitch 1.	Permitted 04.03.2024
17/0473/FUL	The construction of two artificial grass pitches (AGPs), installation of floodlighting to both	Permitted 07.06.2017

	pitches, replacement fencing to existing pitch, extension of balcony on western elevation of the pavilion, insertion of two sets of doors on north elevation of pavilion, replacement of pitched roof with flat roof on scorer's hut, construction of an electrical substation, car and cycle parking and associated landscaping and drainage works.	
07/0939/FUL	Erection of floodlights to serve athletics track and existing and proposed hockey pitches.	Permitted 08.02.2009
C/99/0253	Erection of 8 no. demountable floodlighting columns with luminaires (lights and columns to be taken down each year between 5 May and 5 October).	Permitted 29.10.2002
C/97/1237	Erection of 8no 16m columns with floodlighting.	Refused 14.10.1998
C/92/0305	University sport facilities (including two storey pavilion building, athletics track, 2 no all weather pitches, associated parking and landscaping).	Permitted 11.03.1993

Table 2 Relevant site history

- 4.1 The sports ground was established in the late 1990s, including the pavilion, athletics track and an artificial pitch. In 2007, floodlighting was added to serve the facilities, and in 2017 the two additional hockey pitches were added. Most recently 15-metre-high floodlights were added to Hockey Pitch 1.

5. Policy

5.1 National policy

National Planning Policy Framework 2026

National Planning Practice Guidance

National Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 19 Proposed Submission)

- 5.3 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.
- 5.4 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.
- 5.5 In line with Policy DM4 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2026. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed.
- 5.6 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.
- 5.7 Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026.

5.8 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development
Policy 4: The Cambridge Green Belt
Policy 29: Renewable and low carbon energy generation
Policy 34: Light pollution control
Policy 35: Protection of human health from noise and vibration
Policy 36: Air quality, odour and dust
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings and the skyline in Cambridge
Policy 61: Conservation and enhancement of Cambridge's historic environment
Policy 62: Local heritage assets
Policy 67: Protected Open Space
Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 73: Community, sports and leisure facilities
Policy 80: Supporting sustainable access to development
Policy 82: Parking management

5.9 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

5.10 Other guidance

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Buildings of Local Interest (2005)

Cambridgeshire Design Guide For Streets and Public Realm (2007)

5.11 Area Guidelines

West Cambridge Conservation Area Appraisal (2011)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y

Conservation Officer- Object

- 6.1 The additional information provides convincing justification for the 18m height of the columns. The conservation impacts and policy considerations as previously outlined remain relevant however. The harm should therefore be balanced against the benefits of the proposal in line with local and national policy.

County Highways Development Management - No Objection

- 6.2 No significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.

Ecology Officer- No Objection

- 6.3 The proposal represents a substantial improvement over baseline conditions due to a marked reduction in horizontal and vertical spill; perimeter levels reducing to approximately 1 lux or lower, which is generally consistent with maintaining dark corridors where ecological receptors may be present and clear containment of light within the operational footprint.
- 6.4 Recommended condition:
- Compliance with mitigation measures

Environmental Health- No Objection

- 6.5 The development proposed is acceptable subject to the imposition of the condition(s)/informative(s) outlined below.
- Floodlighting compliance
 - Hours of use
 - Construction/ demolition hours

7. Third party representations

- 7.1 34 representations have been received, 15 in support, 19 in objection.
- 7.2 Those in objection have raised the following issues:
- Site history
 - Character, appearance and scale
 - Heritage impacts
 - Residential amenity impact (light pollution)
 - Highway safety
 - Car parking and parking stress
 - Loss of biodiversity
- 7.3 Those in support have given the following reasons:
- Improved conditions at sports ground
 - Meeting appropriate track standards
 - Improved energy efficiency

- Improve safety of track
- Reduce safeguarding issues
- Reduce anti-social behaviour
- Encourage continued public access

7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8. Member Representations

8.1 The Newnham County Councillor objects to the application, the main issues can be summarised as follows:

- Light pollution
- Biodiversity
- Design
- Amenity
- Consultation

9. Local Groups / Petition

9.1 **North Newnham Neighbourhood Forum** is not supportive of the application in its current form; they raise the following matters:

- Supportive of the provision of good sporting facilities
- Adverse impacts to the character of the area
- Impact to Conservation Area
- Visible lighting spill/ glare
- Impacts to human health
- Adverse impacts to residential amenity
- Requesting lighting shield
- Impacts to biodiversity
- Request biodiversity net gain

10. Planning background

10.1 The application site has operation as a sporting facility since the late 1990s and has expanded in recent years to create additional hockey pitches to meet the previous need in the city. The site has been supported by floodlight to allow operation to continue in darker months for several years (ref. 07/0939/FUL), most recently 8no. 15 metre columns were supported on the southern hockey pitch (ref. 24/00095/FUL).

11. Assessment

- 11.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development (including green belt)
 - Design, layout, scale and landscaping
 - Heritage assets
 - Carbon reduction and sustainable design
 - Biodiversity
 - Highway safety and transport impacts
 - Amenity
 - Third party representations
 - Other matters
 - Planning balance
 - Recommendation
 - Planning conditions

12. Principle of Development

- 12.1 Policy 73 supports new or enhanced community, sports or leisure facilities providing that (a) the range, quality and accessibility of facilities are improved; (b) there is a local need for the facilities; and (c) the facility is in close proximity to the people it serves.
- 12.2 The proposal relates to the athletics track which forms part of the Wilberforce Road University Sports Ground. The athletics track forms part of the sporting provision on the site, there are also three hockey pitches and a pavilion hosting a gym, sports hall and other facilities. The athletics track forms an 8-lane track, used by the University Athletics Club, Cambridge and Coleridge Athletics Club and residents of the city and wider area. There is existing floodlighting coverage on the site, serving both the hockey pitches and the athletics track.
- 12.3 The athletics track relies on floodlighting in the darker months to ensure that users can continue to train and competitions can take place year-round. The supporting information submitted with the application explains that the existing floodlighting is now approaching 15 years of service, which is the end of its operational life. As such, the applicant is facing difficulty with the system as failures are becoming more frequent and there are difficulties sourcing replacement parts. The result is that the track does not current meet appropriate standards for safe and accessible operation, and the use of the track and in-field areas is being limited at darker times of the year.

- 12.4 The proposal seeks replace the 12no. existing flood lighting columns that line the outer edge of the athletics track on the site. The proposed floodlighting would offer replacement columns at 18 metres tall with LED lighting. The increased height and improved lighting system enables light to be directed vertically which has the benefit of decreasing necessary lux levels, improving uniformity of lighting levels across the track and infield area.
- 12.5 As part of the application process, Officers sought information of the lighting levels from lower floodlighting which the applicant considered. It was however demonstrated that the lower height would not enable the appropriate directionality to reach the appropriate standards.
- 12.6 The proposed improvements to lighting conditions ensure that the track and infield can be used year-round by members of the public and local athletics groups in a safe and accessible manner. The current situation is not sufficient to allow the facility to be used at its full potential as the uniformity of lighting levels is poor to restrict use of the infield and track areas in low lighting conditions. The varied heights of the existing columns and the angle of the lighting heads also result in excess glare to users of the facility, meaning that the track cannot meet the appropriate club standards for use.
- 12.7 The athletics track is an important and unique facility within the city, that serves local people within the city and beyond. Several representations have been received in support of the application to explain the importance of good lighting to allow training for various sports to take place including pole vault, high jump and throwing events and the safety of club members. The proposal is considered to enhance quality, useability and safety of this at the benefit to the local users.
- 12.8 The principle of the development is therefore acceptable and in accordance with Policy 73 of the Local Plan (2018).
- 12.9 **Protected Open Space**
- 12.10 The site comprises an area of Protected Open Space (SPO 52). The Open Space and Recreation Strategy (2011) outlines that the site is important for both its environmental and recreational quality.
- 12.11 As the proposal would replace existing floodlights on the site, the proposal would not reduce the quantum nor alter the function of the open space. Given this, the proposal would not lead to harm to the environmental or recreational importance of the site.

- 12.12 The proposal is therefore compliant with Policy 67 of the Local Plan (2018).
- 12.13 **Green Belt**
- 12.14 Policy 4 of Cambridge Local Plan (2018) outlines that new development in the Green Belt will only be approved in line with Green Belt policy in the National Planning Policy Framework.
- 12.15 Chapter 13 of the NPPF (2026) introduces Green Belt policy by stating that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 12.16 Policy GB2 provides the purposes of the Green Belt: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 12.17 Policy GB6 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 12.18 Policy GB7 outlines that development in the Green Belt is inappropriate unless one of the listed exceptions applies. The exception within Paragraph GB71(f(iv)) is provision for appropriate facilities, including buildings, for outdoor sport, outdoor recreation [...] provided the impact on the openness of the Green Belt is minimised, and there would not be a significant conflict with the Green Belt purposes.
- 12.19 The proposed floodlighting would serve an outdoor sporting facility, and therefore is considered to fall within this criteria, however Officers must consider the impact to the openness and purposes of the Green Belt as guided by the policy.
- 12.20 The NPPG guides that when considering openness, considerations should be given to both spatial and visual aspects of openness, the duration of the development and degree of activity likely to be generated.
- 12.21 Openness

- 12.22 The proposal seeks to replace the 12no. existing flood lighting columns that line the outer edge of the athletics track on the site. The existing columns vary in height and include 7no. of 8.5m, 3no. of 10.25m, and 2 no. of 16.5m, each contains a column with between 3-4 lighting heads on each to direct light in various directions around the track. The proposed replacement lighting seeks to replace these columns with new columns that would measure a height of 18m would contain 1no. lighting head that would be directed downwards to the floor.
- 12.23 The proposed floodlight would be located around the existing athletics track, which is located towards the northeast corner of the existing sporting ground. The track is surrounding on the south and west boundaries by the 3no. existing floodlit hockey pitches, the pavilion building and the associated car parking. The northeast boundaries abut landscaped areas within the site, comprising verdant areas of trees and ponds. Beyond this, the site is located at western edge of the city, with the established settle wrapping around the north and east of the site, and the open countryside beyond the south and west boundaries.
- 12.24 The Greater Cambridge Green Belt Assessment (2021) identifies the site within Parcel HC9 (Figure 1), and outlines that the land in this area has some degree of containment by urban development, and that the urban edge to the west is also fairly well-treed, which prevents the urban area from dominating views. The Greater Cambridge Green Belt Assessment Review (2026) considers the parcels in light of changes to the NPPF (2024). The review focuses on the consideration of Grey Belt, and considers sites against NPPF (2024) purpose D as a crucial part of local context. The review sets out that the site makes a strong contribution to purpose D and a total release from Green Belt designation would result in a high level of harm.



Figure 1 – Greater Cambridge Green Belt Assessment Parcel HC9

- 12.25 The site is experienced from the footpath/ cycleway (PRoW 39/31) and footpath to the south (PRoW 39/114). The Landscape and Visual Impact Assessment (LVIA) provides visualisations to demonstrate the visibility of the proposal from various viewpoints around the site.
- 12.26 The LVIA compares the existing situation with the proposed replacement floodlighting columns from the key views around the site. The existing view from the northeast (Wilberforce Road), northwest (PRoW 39/31), west (PRoW 39/114) already contains a number of floodlighting columns associated with the established sporting use of the site. The proposed development would replace the existing floodlighting infrastructure and would not introduce a substantially greater number of columns, nor significantly increase their prominence within the wider landscape. It is acknowledged from the northeastern view, there would be a modest increase in the visible projections above the tree line from the sporting columns, however this is considered to be a modest change that would not compromise the openness of the Green Belt in this location. The proposed floodlighting comprise slender vertical features with less lighting heads than the existing equipment, viewed within the context of the existing sporting infrastructure and are partially screened by mature trees and hedgerow they are considered to appear relatively recessive and unobtrusive within the Green Belt. Whilst representations have raised concerns about lighting impact to the Green Belt, the lighting spill would decrease given the angle of the lighting heads, and therefore this does not diminish the openness of the Green Belt.
- 12.27 The replaced columns would remain visible within the landscape, however the submitted information indicates that the proposal would not introduce a

substantially greater number of columns, nor significantly increase their prominence within the wider landscape. Whilst, the height of the columns is increased, the lighting heads are reduced, and therefore overall the proposal is considered to maintain the visual and spatial aspects of the openness of the Green Belt are preserved.

- 12.28 Concern has been raised that the proposed floodlighting would urbanise the Green Belt and harm its rural character. Officers are satisfied that the proposed lighting would increase the directionality and direct illumination onto the playing areas and minimise light spill beyond the site.
- 12.29 Whilst the site is located within the Green Belt, it forms part of an established sports facility where floodlighting already exists. The proposal would not introduce lighting into an otherwise unlit location, but would extend an existing lighting arrangement. The submitted information demonstrates that lighting impacts can be appropriately controlled through design and would not result in unacceptable glare, sky glow or light trespass into the surrounding countryside and Green Belt.

The proposal would not increase traffic movements to the site, given that the floodlighting is not intended to increase competitions but just enhance the existing training operations.

12.30 Purposes of the Green Belt

- 12.31 The wider site has been assessed under the Greater Cambridge Green Belt Assessment (2021) (GCGBA) and the Greater Cambridge Green Belt Assessment supplementary review (2026). The original assessment seeks to identify the variations in the openness and the extent to which land contributes to the purposes of the Green Belt. This assessment uses this to inform where the variations in the potential harm to the purposes of the green belt of releasing land within the designation. The assessment reviews allocated sites within the green belt and assess them against Cambridge Purposes 1 (Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre), 2 (Maintain and enhance the quality of its setting) and 3 (Prevent communities in the environs of Cambridge from merging into one another and with the city). The purposes hold similarities to the NPPF purposes, the review expands on how each one can be considered in a local context.
- 12.32 In regard to Purpose 1, the GCGBA outlines that the site makes a relatively significant contribution to this purpose due to its location at the city edge. In regard to Purpose 2, the GCGBA identifies that although the land has a use (University Sports Ground) which weakens its rural character, it

contains some areas of open land and woodland and contributes to the open and green landscape setting experienced in proximity to the city edge. The contribution to purpose 3 is considered to be relatively limited due to the M11 as a distinct separating feature.

- 12.33 In considering the above assessment the proposal is not considered to conflict with the purposes of the Green Belt. The proposed floodlight replaces existing columns on the site as part of the infrastructure supporting the sporting field and would not extend the built footprint of the sports facility. As such, the proposal is not considered to conflict with the purposes of the Green Belt.
- 12.34 The proposal is considered to fall with exception GB7(1(f(iv))) and would not be considered to constitute inappropriate development within the Green Belt. The proposal is compliant with Policy 4 of the Cambridge Local Plan (2018) and Policies GB2, GB6 and GB7 of the NPPF (2026).

13. Design, layout, scale and landscaping

- 13.1 The proposal site comprises the Wilberforce Road Sports Ground. The surrounding townscape is varied in character, comprising large university and research buildings to the north and north-west, residential development set within substantial landscaping to the east, and extensive agricultural land and open countryside to the south and west. The proposal site forms part of the western edge of the site, and the floodlights would be visible as part of the skyline within this setting.
- 13.2 The proposal seeks to replace the 12no. existing flood lighting columns that line the outer edge of the athletics track on the site.
- 13.3 It is noted that the application has several representations raising concerns about the visual impact of the proposal on the character of the area, both due to the increased height and illumination. North Newnham Neighbourhood Association share this concern.
- 13.4 The application is supported by a LVIA which provides indicative visualisations of the proposal from various viewpoints around the site.
- 13.5 Viewpoint 1 (Wilberforce Road) shows the visualisation where the proposal is most highly perceived. The image demonstrates that the existing character from this viewpoint is informed by existing sporting facilities both within the foreground of the image (Emmanuel College Playing Fields, and

Cambridge Lawn Tennis Club beyond) and in the distance where the existing floodlighting infrastructure is visible above the existing tree line. The wider setting is also influenced by a range of urban features, including residential development along Wilberforce Road including parked vehicles and highway lighting. The proposed floodlighting would be visible above the existing tree line within the context of the existing sports facility infrastructure. Whilst the increased height of the columns would introduce some additional punctuations into the skyline above the trees, these are slender and relatively subtle within this context. The proposed columns would not be considered to be dominant within this setting nor to materially alter the established character of the area.

- 13.6 A concern has been raised that the proposed floodlighting columns would dwarf the pavilion building and surrounding development. Officers acknowledge that the columns would be taller than the pavilion and would be visible above the surrounding vegetation. However, the submitted visualisations demonstrate that the columns are slender structures occupying a limited proportion of the overall view and are seen within the context of existing floodlighting infrastructure and sports facilities. Whilst the proposed columns would be taller in scale than the pavilion building, they would be viewed at a significant distance from it and would not dominate or overwhelm the building within the wider street scene.
- 13.7 The floodlight would also be visible from Harcamlow Way and viewpoints to the west of the sports ground (Viewpoints 5, 7-11). The views along Harcamlow Way are dominated by the verdant character which defines the western edge of the city, although it is clear from the viewpoints that existing sporting infrastructure is already visible above the tree line here. In addition, upon visiting the site, it was clear that at this point that although this is the edge of the city the experience from Harcamlow Way is informed by the existing development with the West Cambridge education site. The visualisations show that between the existing floodlight columns, some of the new columns would be visible as additional structures above the tree line, however they do not appear significantly taller or more intrusive than the existing columns.
- 13.8 The longer views to the west of the site (Viewpoint 11), show that the floodlights would increase the number of visible columns but this would be read as part of the existing sports complex which is already visible. Whilst the proposals would result in a modest increase in the presence of vertical structures on the skyline, the columns would remain relatively slender in appearance and would be viewed at a considerable distance. Existing vegetation, the intervening field, and the presence of other built and vertical features within the wider view reduce their prominence. Consequently,

although the development would give rise to a minor change to the view, the additional floodlighting columns would not appear unduly prominent, would not materially alter the character of the landscape, and would not result in significant visual harm.

- 13.9 In this part of the city, built form is generally fairly low in height owing predominantly to the residential nature of much of the built form. The educational buildings associated with the university colleges do tend to rise above these domestic forms, however are generally maintained below the tree line of the city. The University Library is the tallest building within this part of the city and therefore tends to be the primary feature within the skyline from long range views. From views around the proposal site the floodlights at the sports ground do extend above the treeline, these do not protrude to the same extent as the library and are less visible from longer range but do form part of the skyline in this location. The proposed floodlight is not considered to adversely impact the character of the skyline, as the additional columns would appear as a continuation of the existing group of lighting structures rather than as isolated or incongruous features. The columns are slender in form and are not considered to dominate or compete with other important skyline features including the University Library. It is therefore considered that the proposal would preserve the overall character of the skyline.
- 13.10 In terms of lighting impacts, Officers are satisfied that the lighting has been designed to direct illumination towards the playing areas and that the scheme would not result in unacceptable levels of glare, light spill or sky glow. The North Newnham Neighbourhood Forum recognise the improvement in angling light to reduce light spill, but remain concerned about the potential for lateral glare. Residents also raise concerns about the impacts of additional lighting in a fairly low lighting setting.
- 13.11 The proposed floodlights incorporate flat-style optics and an internal louvre system specifically designed to shield the LED light source and reduce obtrusive light. The luminaires direct illumination towards the athletics track and infield whilst limiting light emitted outwards. The lighting would be a feature above the tree line, however the proposal would not materially change the prevailing character of the surrounding residential area and open countryside given the existing context of sporting infrastructure.
- 13.12 Concerns have been raised by residents that the submitted visualisations were prepared during summer conditions when vegetation is in leaf and therefore may underrepresent the visibility of the floodlighting columns during winter months.

- 13.13 Officers acknowledge that seasonal variations in vegetation cover can influence the visibility of development. However, the purpose of the submitted visualisations is not solely to demonstrate screening by vegetation, but to illustrate the scale, height and appearance of the proposed floodlighting columns within the wider landscape and townscape context. The visualisations provide a reasonable and representative indication of how the development would appear from identified viewpoints.
- 13.14 Whilst visibility may increase to some degree during winter months as vegetation cover is reduced, the proposed columns would continue to be experienced in the context of the existing sports facilities, existing floodlighting infrastructure and surrounding built form. Officers are satisfied that seasonal changes would not materially alter the conclusions of the visual assessment or result in unacceptable harm to the character of the area, visual amenity or the Green Belt.
- 13.15 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with policies 8, 55, 56, 57, 58, 59 and 60 of the Local Plan and the NPPF.

14. Heritage assets

- 14.1 The application site is located adjacent to the West Cambridge Conservation Area. The application is within the setting of the Emmanuel College Sports Pavilion (grade II listed building).
- 14.2 The West Cambridge Conservation Area abuts the Central Conservation and covers the western portion of the city. The West Cambridge Conservation Area comprises predominantly residential and educational uses, is noted within the Conservation Appraisal (2011) that the area is characterised by spacious residential streets, intertwined larger university buildings and a series of green, open spaces. It is considered to be distinct from the central area of the city due to a less built-up, semi-rural character.
- 14.3 The Appraisal (2011) notes that The University Sports Ground is an important recreational and environmental space as well as being part of the green corridor into the city. It is just outside the Conservation Area boundary, and although it is part of the network of College playing fields it differs from some of these spaces given that it has been developed for formalised pitches and track space rather than undeveloped, open playing fields.

- 14.4 The Appraisal (2011) highlights positive views east and south from the cycleway/ footpath to the north of the site. The Conservation Officer highlights that views exist towards and over the site from the University Library Tower (grade II listed) and Emmanuel College Sport Pavillion (grade II listed).
- 14.5 The Conservation Officer has been formally consulted on the application, and objects to the application. The Conservation Officer accepts the justification for the proposal, however, indicates that harm would result to the setting and significance of the West Cambridge Conservation Area, University Library and Emmanuel College Pavilion. They outline that the harm would be at the lower end of less-than-substantial harm and therefore should be weighed against the public benefits of the proposal.
- 14.6 It is noted that the Conservation Officer gave their comments prior to the NPPF (2026) update, and therefore includes an indication of 'less-than-substantial' harm. This category of harm has been removed from the NPPF and harm would now be categorised as 'harm' and 'substantial harm'. Officers are comfortable that the harm outlined would not amount to substantial harm and would be harm at a lower level.
- 14.7 The Conservation Officer outlines that the columns would be visible over the treeline from Wilberforce Road, from fields to the west, and from the identified important CA views on Harcamlow Way. They consider that the increased scale in comparison to the existing columns would be clearly perceptible, adding a concentrated cluster of prominent and incongruous features to the skyline. They outline that this is considered harmful to the appreciation of the conservation area, also detracting from the prominence of the University Library tower and low-rise open setting of the Emmanuel Pavilion.
- 14.8 Several third-party representations raise concerns about the impact from the proposal on the Conservation Area, particularly taking account of views around the area as highlighted in the appraisal.
- 14.9 As described, the significance of the West Cambridge Conservation Area, as relevant to this application, relates mainly to the landscape-based character, network of open spaces and low residential and educational built forms. In regard to the Conservation Area, the Conservation Officer outlines that the appreciation of the Conservation Area from views from Wilberforce Road, from fields to the west, and from the identified important CA views on Harcamlow Way would be impacted due to the perceptible and incongruous features within the skyline.

- 14.10 From Wilberforce Road (Viewpoint 1), it is acknowledged that the proposed floodlighting would be visible over the existing treeline and beyond the Emmanuel College Pavillion. Whilst, the existing floodlighting is partially visible already, the additional height of the columns means that there are increased projections into the skyline. Whilst, the lighting spill would be lower than the existing columns, the increased projections do mean that there would be increased lighting points. It is considered that the increased incidences of floodlighting extending above the tree line would partially detract from the prominence of the verdant features within this part of the Conservation Area and draw the eye above the Pavillion. Whilst, the proposal would increase these features, there is an existing character of sporting paraphernalia both on the site and within the surrounding area that serve the open spaces at the western edge of the city (e.g. Cambridge Lawn Tennis Club) and therefore the harm would be at the low end of the spectrum.
- 14.11 From Harcamlow Way (Viewpoints 5 and 7), there would be a perceptible change arising from the proposed floodlighting. However, the degree of change would be modest, given that existing floodlighting columns are already a visible component of views on this approach to the city. The visualisations demonstrate that the substantial belt of mature trees and vegetation would continue to provide an effective landscape backdrop, ensuring that the important views towards Cambridge retain their predominantly green and semi-rural character. While the proposed development would result in a small increase in the number of slender columns visible within the view, these structures are lightweight in appearance and are clearly associated with the established sporting uses of the site. As explained, the lighting levels are lower than the existing features and therefore do not substantially alter the character from this viewpoint given the existing lighting points. The floodlights would not introduce an overtly urbanising, commercial or overdeveloped character. Consequently, the effect on the character and appearance of the Conservation Area from these viewpoints is considered to give rise to very minor harm at the lower end of the spectrum.
- 14.12 The Conservation Officer also outlines that the proposal would detract from the prominence of the University Library tower and low-rise open setting of the Emmanuel Pavilion. In relation to the University Library Tower, this landmark is situated approximately 0.5 miles to the east of the application site and is experienced as a distinctive feature within wider views approaching Cambridge from the west. Whilst the proposed floodlighting columns would introduce additional vertical elements into the view, they would be read in the foreground as part of the established sporting infrastructure associated with the Wilberforce Road sports grounds. Their

slender profile and functional appearance ensure that they would not compete with, obscure or diminish the visual prominence of the Library Tower, which would continue to be perceived as the dominant landmark within the skyline.

- 14.13 No. 19 Wilberforce Road is a building of local interest, the Conservation Officer has not identified harm to the non-designated asset. Officers agree with this assessment, the building is a residential dwelling to the eastern side of Wilberforce Road. It benefits from mature screening and is set back from the road as to maintain a visual separation from the proposal site, the proposed floodlights are not considered to adversely impact the special interest of the building.
- 14.14 The proposal would therefore result in a low level of harm to the West Cambridge Conservation Area and the Emmanuel College Pavillion.
- 14.15 Paragraph 4 of Policy HE6 of the NPPF (2026) outlines that where a development proposal will lead to harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed. Paragraph 1 of Policy HE6 emphasises that substantial weight should be given to the asset's conservation, and the desire to protect these assets is emphasised within Paragraphs 66 and 72 of the Listed Building and Conservation Area Act 1990. Policy HE9 of the NPPF states that development proposals within or affecting the significance of conservation areas should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible. They should also consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.
- 14.16 *Improving Use Conditions*
- 14.17 The proposal relates to the Wilberforce Road Sports Ground, which forms a unique and important component of sporting provision within Cambridge and the wider region. The facility accommodates the only athletics track within the district and serves as a training and competition venue for both the Cambridge University Athletics Club and Cambridge and Coleridge Athletics Club. The track and infield are also available to members of the public through membership arrangements and track card access, providing an important community sporting resource.

- 14.18 The existing floodlighting installation is now approaching 15 years of service and is nearing the end of its operational life. As a consequence, failures are becoming increasingly frequent and replacement parts are becoming more difficult to source. In addition, the current lighting system provides poor uniformity across the track and particularly within the infield area, limiting its effective use during the darker months of the year. The existing installation no longer provides lighting to an appropriate standard for safe and accessible operation, restricting the use of both the track and infield during periods of limited daylight. There is therefore a clear need to replace the existing floodlighting to ensure the continued operation of this important facility.
- 14.19 The proposed floodlighting would enable the athletics track and infield to achieve their full operational potential, supporting year-round, safe and accessible use by both organised clubs and members of the public. The scheme would improve lighting uniformity whilst reducing overall illuminance levels and light spill. This would allow the facility to be used more effectively during the winter months and would enable compliance with England Athletics Class III TrackMark lighting requirements for training and recreational use. Whilst it is acknowledged that the increased height of the proposed columns would give rise to a degree of heritage impact, as identified above, the submitted technical information demonstrates that the additional height is necessary to direct light more effectively onto the track surface. This approach reduces glare, minimises light spill beyond the sports ground and enables the required lighting standards to be achieved using lower overall lux levels.
- 14.20 *Reduced Lighting Spill*
- 14.21 The supporting technical information demonstrates that the proposal would significantly reduce both illuminance levels across the track and light spill beyond the sports ground, resulting in benefits for neighbouring residents and the surrounding verdant landscape. The existing athletics floodlighting typically achieves illuminance levels of between 200 and 400 lux, with localised maximum values exceeding 600 lux along the northern side of the track. Light spill also extends beyond the track perimeter, with contour levels of 200, 100 and 50 lux occurring around the edges of the facility. By comparison, the proposed installation would provide an average illuminance of approximately 120 lux across the track, with a maintained minimum of 100 lux. Light spill beyond the track would be substantially reduced, generally remaining below 20 lux and reducing to between 1 lux and close to 0 lux across many surrounding areas. The lighting would therefore be more precisely focused on the intended area of use, reducing

visual disturbance, limiting unnecessary spill illumination and improving conditions for neighbouring residents and the wider landscape setting.

- 14.22 In accordance with Policy HE6 and HE9 of the NPPF, the identified low level of harm to the significance of the West Cambridge Conservation Area and the Emmanuel College Sports Ground Pavilion must be balanced against the public benefits of the proposal. In this case, the benefits are considered to carry moderate weight. The proposal would secure the continued operation of an important sporting facility through the replacement of floodlighting that is nearing the end of its operational life; improve the safety, accessibility and usability of the athletics track and infield throughout the year; enable compliance with recognised athletics lighting standards; and support continued community and university use of the district's only athletics track.
- 14.23 *Improved Sustainability and Amenity*
- 14.24 In addition, the scheme would deliver environmental and amenity benefits through reduced overall illuminance levels, significantly improved lighting uniformity, reduced glare, greater energy efficiency and a substantial reduction in light spill to surrounding residential properties and verdant areas. The proposal would utilise LED luminaires which would use less than a third of the power of metal halide for equivalent light output, this is supported as enabling energy efficiency.
- 14.25 Taking these benefits together, it is considered that the identified low level of harm is clearly outweighed by the public benefits arising from the proposal and, as such, the development accords with the heritage objectives of the NPPF.
- 14.26 The Conservation Officer indicates that they have considered some of the site history as part of the assessment. The Conservation Officer refers to a planning application refused in 1997 for eight 16m lighting columns and suggests that the issues identified at that time remain relevant. Whilst the issues surrounding visual, heritage and skyline impact remain considerations, the site and its surroundings have changed significantly over the intervening 28 years and therefore the 1997 decision can only be afforded limited weight in the assessment of the current proposal.
- 14.27 The application should be considered using the up-to-date development plan and NPPF (2026), and should take note of the current circumstances of the site, rather than being assessed using historic assessments of significance and impact. As such, whilst the decision is noted, it does not

alter or outweigh the assessment weighed in favour of the public benefits of the application.

- 14.28 The proposal is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and policy 61 and 62 of the Local Plan.

15. Biodiversity

- 15.1 The application is supported by a Preliminary Ecological Appraisal (PEA) and Lighting Spill Assessment. The PEA report includes an ecological assessment of the site, habitats and protected species and consideration of nearby statutory and non-statutory sites. The report provides recommendations on mitigations required to protect the species from adverse impacts. The lighting spill assessment shows compares the spill contours from the existing and proposed lighting scheme.
- 15.2 The application has been subject to formal consultation with the Council's Ecology Officer who raises no objection to the proposal. The Officer outlines that the site is dominated by hardstanding, amenity grassland and artificial sports surfaces, with boundary trees and hedgerows providing the principal ecological features of value.
- 15.3 They recognise that the site is within the Core Sustenance Zone (CSZ) of the Eversden and Wimpole Woods Special Area of Conservation (SAC), designated for barbastelle bats (*Barbastella barbastellus*). They also note the site is located within close proximity to non-statutory designated including Adams Road Bird Sanctuary (ARBS).
- 15.4 They outline that regarding bats the site has low bat roost potential as bat activity is associated primarily with boundary vegetation and the site is already subject to artificial lighting. They outline that the proposed scheme would offer a substantial ecological improvement over baseline as there would be: a marked reduction in horizontal and vertical spill; perimeter levels reducing to approximately 1 lux or lower, which is generally consistent with maintaining dark corridors where ecological receptors may be present and clear containment of light within the operational footprint. Given this, the proposal would not adversely impact bats or other protected species on or around the site.
- 15.5 It is noted that some of the representations received, including that from the Newnham County Councillor and North Newnham Neighbourhood Forum, raise concerns about impacts to biodiversity due to the potential for additional lighting pollution. The Ecology Officer explains that the proposal would offer an ecological improvement due to the reduction in lighting spill

and reduction of lux levels at the perimeter of the track and good lighting containment. It is noted the PEA gives recommendations on lighting design that have been incorporated into the proposal design to ensure appropriate lighting for bats and other protected species. Given this, the proposal would not adversely impact biodiversity on or around the site.

- 15.6 The representations received have raised concerns about the impact from the light on migrating birds relating to the ARBS and insects within the surroundings. Officers have referred to the Ecology Officer to consider these points. The Officer explains that the Light Spill Assessment shows clear containment of light within the athletics track, with perimeter levels at 1 lux or lower. The Adams Road Bird Sanctuary lies outside the illuminated envelope and no light spill reaches the sanctuary at levels known to affect bird behaviour, migration, or roosting. The site is already subject to significant artificial lighting from existing columns, however the proposal reduces horizontal and vertical spill compared with baseline. They outline that migratory birds are not sensitive to low-level, distant, shielded sports lighting. Impacts arise from skyglow, upward spill, or direct illumination of habitat—none of which occur here.
- 15.7 In regard to insects, the Ecology Officer outlines that the proposed luminaires are full cut-off LED fittings that direct light downwards onto the athletics track, rather than allowing light to spill into the surrounding habitats. The assessment shows that light levels around the perimeter reduce to around 1 lux or less, which is very low and means there is little light reaching areas where insects are likely to be present. The site is already illuminated by the existing floodlights, and the proposed scheme reduces light spill into the surrounding vegetation. No semi-natural habitats are being newly illuminated.
- 15.8 Public comments also suggest that based on the submitted PEA additional information should be provided. It is acknowledged that the PEA mentions that additional surveys could be undertaken, however the Ecology Officer suggests that these are not necessary. The assessment identifies the on-site trees as having low bat roost potential, and importantly no trees or potential roost features are being affected by the proposal. The main ecological consideration is the potential effect of the replacement lighting on commuting and foraging bats along the site boundaries.
- 15.9 The Ecology Officer recommends a condition be attached to secure mitigation measures within the submitted PEA, this is reasonable to ensure the proposal would deliver the betterment in lighting conditions. No conditions are recommended for biodiversity net gain, given that the development would fall below the de minimis threshold. The North

Newnham Neighbourhood Forum question if the proposal would meet biodiversity requirements. Given the site would replace existing floodlighting and would directly impact less than 25 sqm of on-site habitat or 5 metres of linear habitat it would be exempt from this requirement.

- 15.10 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policies 69 and 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

16. Highway safety and transport impacts

- 16.1 The information submitted within the Design and Access Statement outlines that there would be no access alterations as part of the proposal. The existing access to the athletics track would continue to be utilised, and no significant transport uplift is expected as part of the proposal.
- 16.2 It is noted that concern has been raised that the proposed floodlighting would facilitate an increase in the frequency and scale of athletics events, leading to additional traffic and parking pressures within the surrounding area. However, the information submitted in support of the application indicates that the proposal is intended to improve the quality of lighting provision at the existing facility and would not result in an increase in training activities, competitions or the overall use of the site.
- 16.3 On this basis, officers have no evidence to conclude that the proposal would generate a material increase in vehicle movements, parking demand or associated highway impacts. It would not be reasonable to require a Travel and Event Management Plan as requested within the third party representations given this.
- 16.4 As existing, cycle and car parking provision is located on the site. The car parking includes five accessible spaces which have level access across the site to the athletics track. The cycle parking is located close to the site entrance and is covered with level access to the facility. The site is within a highly sustainable location, with direct access to the city cycle network, including PRoW 39/31 to the north and the Adams Road cycleway to the east. This arrangement would continue to benefit the site.
- 16.5 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal. Officers agree with the assessment made by the

Highways Authority, noting that the proposal would not alter existing access arrangements it is not considered to adversely impact Highway Safety.

- 16.6 The proposal accords with the objectives of Policy 80 of the Local Plan and is compliant with NPPF advice.

17. Amenity

Neighbouring properties

- 17.1 The application site sits in close proximity to residential properties to the northwest (Clerk Maxwell Road, Perry Court) and east (Wilberforce Road, Adams Road) and there are student accommodation buildings to the southeast (Hinsley Lane). These receptors are located approximately 80, 100 and 30 metres respectively from the proposed flood lighting locations.
- 17.2 The application is submitted with Lighting Impact Assessment (LIA) and Lighting Spill Assessment (LSA). The LIA explains that the proposed SITECO FL11 LED Floodlight System uses flat style optics and an internal louvre system to shield the optics. The lighting is designed with a dimming facility and zones of light to allow lower light levels when the standard of play does not require full illumination. The report explains that the mounting height of 18m to ensure that the floodlight aperture will remain horizontal.
- 17.3 The Council's Environmental Health Team have assessed the application. They explain that when considering lighting impacts their primary concern is the protection of nearby residential receptors. The potential impacts are measured as lux levels on the vertical plane and the thresholds to be achieved are presented in Table 3 of 'The Reduction of Obtrusive Light' – GN01/21 (2021). The Officer has considered the application using the guidance for Environmental Zone 2 and outlines that the proposal would result in lux levels below the pre-curfew lighting limit of 5 lux at the vertical plane at each receptor point.
- 17.4 The Environmental Health Officer highlights that the lighting spill would be improved as part of the proposals, with the model outputs on the vertical plane reducing as part of the proposal. Given the betterment that would result to lighting spill, the Environmental Health Officer supports the application.
- 17.5 Officers agree with the assessment. The Greater Cambridge Sustainable Design and Construction SPD (2020) outlines that due to the potential

adverse impacts of artificial lighting, it must be designed to reduce impacts in accordance with the 2021 guidance. This includes lighting being directed downwards; designed to reduce spill; meet the minimum standard rather than 'overlight' and be most efficient. The submitted information explains that the lighting has been designed to meet the guidance as it would have horizontal directionality, minimal spill and designed with highly efficiency LED optics.

- 17.6 As part of the representations received, several comments from local residents and one from the County Councillor for Newnham and North Newnham Neighbourhood Forum have been submitted explaining the concern regarding amenity impacts from the proposed floodlighting. They outline that their properties have direct views of the floodlights and are concerned that the increase in height will worsen the impacts. They suggest the current lighting is sufficient and the increased height is not necessary. As has been outlined above, the increase in height allows greater directionality and therefore reduced lighting spill to residential occupiers meaning that the lux levels meeting the homes would be below the levels set out in the 2021 guidance. It is acknowledged that the height of the floodlights would render the floodlights visible, however, given the low level of luminance reaching the properties this is not considered to result in environmental harm. The floodlighting has been well designed to avoid lighting pollution including sky glare and spill to residents.
- 17.7 It is noted that some of the representations request that physical hoods be attached to the lighting heads, and asymmetric lenses be used to projecting lighting down. The Newnham County Councillor highlight the Lawns Tennis Club who utilise physical barriers on the lights. The lighting is designed with an internal louvre system which maintains a flat optical system providing uniform illuminance over the pitch whilst cutting off obtrusive light towards properties. The lighting has been designed with high directionality to avoid excessive light spill. The features differ from those requested, however are well designed to mitigate impacts to residential occupiers.
- 17.8 The Officer requests conditions relating to the lighting levels regarding operating hours of floodlighting and compliance with the LIA and LSA. These are considered reasonable in order to protect the surrounding residential receptors from lighting spill. One representation requests a condition to avoid lighting pointing towards residents, whilst the wording of the condition requested would not meet the tests, the compliance condition recommended by the Environmental Health Officer would be sufficient to ensure residents would not be faced with harmful lighting.

- 17.9 A condition has been requested relating to operating hours of the lighting, the Environmental Health Officer has recommended a condition to limit the hours to be consistent with the original approval (ref. 07/0939/FUL) and this is considered reasonable to secure appropriate limitations.
- 17.10 A condition has also been requested to ensure the technical specifications of the luminaires are strictly controlled. It is considered reasonable to secure the specifications of the lighting proposed through a condition. This would secure the ability for the lighting to be dimmed, and for only the zone being utilised to be illuminated.
- 17.11 One representation requests that a condition be added to assess the actually lighting spill post installation. This is not considered necessary given that the lighting levels are secured through the compliance conditions recommended by the Environmental Health Officer.

Construction impacts

- 17.12 The Council's Environmental Health Team have assessed the application and recommended a condition to control construction and delivery hours, this is considered reasonable given the proximity to residential receptors.
- 17.13 It is noted that the Newnham County Councillor and residents have raised concerns about increase in noise levels. The proposal is not anticipated to substantially increase noise levels, the sports track is already in operation at this time, the new lighting would simply replace the existing lighting to create a safer environment which is at the end of its life allow the track to be used to its full potential again. The information submitted that there is no intention to increase training or competition sessions as part of the proposal. As such, whilst the concerns are understood, there would be no material harm in terms of noise resulting from the proposal.

Summary

- 17.14 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policies 55, 56, 57, 58, 59 of the Local Plan. The associated construction and environmental impacts would be acceptable in accordance with policies 33, 34, 35 and 36 of the Local Plan.

18. Sustainability

- 18.1 The existing floodlighting is provided by 12 columns of varied height with 3-4 metal halide fitting heads on each column. The proposed replacement floodlight would utilise LED luminaires which would use less than a third of the power of metal halide for equivalent light output, for example the

recommended replacement for the 400W metal halide flood is a 120W LED.

- 18.2 Whilst the lighting heads are outdated and require replacement, the applicant did explore the re-use of existing columns. The move to LED requires new heads, the increased weight means they cannot be retrofit into the existing columns and the limited height of the existing columns would not deliver the spill decrease benefits of the current scheme.
- 18.3 The proposal appropriately incorporates the principles of sustainable design and construction through a reduction in energy usage, in compliance with Policies CC2, CC3 and DP3 of the NPPF (2026).

19. Other Matters

- 19.1 Site History
- 19.2 Representations have referred to previous proposals for floodlighting at the site. Officers note that an application submitted in 1993 (ref. C/94/0347) was withdrawn and therefore no formal decision was issued. A subsequent application in 1998 (ref. C/97/1237) was refused due to concerns relating to the impact of the development on the countryside, Green Belt, skyline and residential amenity.
- 19.3 Whilst the planning history is a material consideration, the 1998 decision predates the adopted Cambridge Local Plan 2018 and was made more than 25 years ago. Since that time, the site and its surroundings have evolved and there have been changes in national and local planning policy.
- 19.4 In assessing the current proposal, officers have carefully considered the issues identified in the historic refusal. However, the submitted plans, supporting information and visual assessments demonstrate that the additional floodlights would be viewed in the context of the existing sports facility and established floodlighting infrastructure. The proposed columns would not introduce a new form of development into the landscape and would not appear unduly prominent within the skyline. Furthermore, the impacts on visual amenity, the character of the area and nearby occupiers have been assessed against current planning policy and are considered acceptable.
- 19.5 Officers are therefore satisfied that the circumstances of the current proposal differ from those which led to the 1998 refusal and that the previous decision does not indicate that permission should be withheld in this case.

- 19.6 It is acknowledged that the concerns have been raised that the proposal forms part of a pattern of incremental expansion, or "planning creep", resulting in increasing levels of floodlighting across the site over time. Officers acknowledge the planning history of the sports ground and the previous permissions granted for floodlighting associated with the athletics track and hockey pitches.
- 19.7 However, each planning application must be assessed on its own merits against the development plan and other material considerations prevailing at the time of determination. The existence of previous permissions does not, in itself, indicate that the current proposal is unacceptable.

20. Third party representations

- 20.1 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third party comment	Officer response
Consultation	The Council has undertaken consultation in accordance with the statutory requirements and its adopted procedures for planning applications. The application has been publicised through the Council's standard notification process, which is considered sufficient to bring the proposal to the attention of those who may be affected.
Independent assessment	Concern has been raised that the submitted lighting assessment should be subject to further independent scrutiny and that the extent of light pollution has not been adequately assessed. However, the application has been reviewed by the Council's Environmental Health team, who are the Council's specialist advisers on lighting and amenity impacts, and no objection has been raised. Officers are satisfied that sufficient technical information has been submitted to assess the proposal and are content that the scheme would not result in unacceptable levels of light spill, glare or light pollution. Accordingly, no further independent assessment is considered necessary.
Piecemeal development	The representations received raise concerns regarding piecemeal development. However, the current application relates to a specific proposal which must be determined on its own

	planning merits. Officers are satisfied that sufficient information has been submitted to assess the impacts of the proposed development and do not consider that the absence of a wider site lighting strategy justifies refusal of the application.
Human health	Concern has been raised regarding the potential effects of LED lighting on human health. The application has been reviewed by the Council's Environmental Health team, who raise no objection to the proposal. Officers are satisfied that the lighting scheme would not give rise to unacceptable impacts through glare, light spill or other forms of nuisance and therefore no health-related concerns have been identified that would warrant refusal of the application.
Alternative sites	The application relates to development within an existing, established sports facility. The planning assessment is therefore concerned with the acceptability of the proposed development at this site, having regard to its impacts and compliance with relevant planning policy. No alternative site assessment is required in this instance, and there is no policy requirement for the applicant to demonstrate that the proposal could not be accommodated elsewhere. Officers have therefore assessed the application on its own merits and are satisfied that the proposal is acceptable in planning terms.

Table 3 Officer response to third party representations

21. Planning balance

- 21.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 21.2 Summary of harm
- 21.3 The report acknowledges that the proposal would result in a low level of harm to the West Cambridge Conservation Area and the Emmanuel College Pavillion, however determines that this is outweighed by the public benefits resulting from the scheme including continued operation of an

important public sporting facility and the reduced environmental and amenity impacts.

21.4 Summary of benefits

21.5 The proposed floodlighting would enable the public athletics track and infield to achieve their full operational potential, supporting year-round, safe and accessible use by both organised clubs and members of the public. The scheme would improve lighting uniformity whilst reducing overall illuminance levels and light spill. This would allow the facility to be used more effectively during the winter months and would enable compliance with England Athletics Class III TrackMark lighting requirements for training and recreational use.

21.6 The proposal would offer an ecological improvement due to the reduction in lighting spill and reduction of lux levels at the perimeter of the track and good lighting containment.

21.7 The proposal would offer an improvement to amenity with the model outputs on the vertical plane reducing as part of the proposal. The increase in height allows greater directionality and therefore reduced lighting spill to residential occupiers meaning that the lux levels meeting the homes would be below the levels set out in the 2021 guidance.

21.8 The proposal would increase the energy efficiency of the flooding lights through changing from metal halide to LED lighting.

21.9 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

22. Recommendation

22.1 **Approve** subject to:
-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

23. Planning conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.
Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.
3. The development hereby permitted shall be carried out in accordance with the measures set out in the Hockey Athletics Track Floodlighting Replacement Scheme Preliminary Ecological Appraisal – WSP dated July 2025. The ecological measures shall thereafter be retained for the lifetime of the development.

Reason: To conserve and enhance ecological interests (Cambridge Local Plan, policy 70).

4. The columns and floodlights as approved shall be constructed / installed, operated, and maintained thereafter in accordance with all submitted plans and the following documents:
 - Light Spill Assessment: Existing vs Proposed Floodlighting' (prepared by WSP).
 - 'New LED Floodlight Installation Lighting Impact Assessment In Accordance with ILP GN01 'Guidance notes for the reduction of Obtrusive Light''

Reason: To protect residential amenity at the neighbouring residential properties (Cambridge Local Plan 2018, Policy 34)

5. The floodlighting serving the athletics track hereby approved shall only be operated during the hours of 3.30pm and 6.30pm on five afternoons/evenings in any one week (Monday to Sunday inclusive), and shall only be operated during the hours of 6.30pm and 9.30pm on three evenings in any one week (Monday to Friday inclusive). The floodlighting shall not be operated after 6.30pm on Saturdays or Sundays.

Reason: To protect residential amenity at the neighbouring residential properties (Cambridge Local Plan 2018, Policy 34)

6. No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800

hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.
Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

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26/01309/FUL – 49 New Square Cambridge Cambridgeshire, CB1 1EZ

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Market

Proposal: Single storey dwelling with basement, garden and off-street car parking on the land adjacent to No. 49 New Square

Applicant: Dr Carrie Herbert

Presenting officer: Charlotte Peet

Reason presented to committee: Third party representations

Member site visit date: N/A

Key issues:

1. Principle of Development
2. Heritage Assets
3. Character and Appearance

Recommendation: Refuse, for the following reasons:

1. The existing site makes a distinct and positive contribution to the character and appearance of the locality due to its open and undeveloped nature. By reason of its siting, scale, height and overall form, the proposed dwelling

would appear as an incongruous and overly dominant feature that would erode the site's contribution to local character and result in harm to the character and appearance of the area. The proposal is contrary to Policies 52, 55, 56, 57 and 59 of Cambridge Local Plan (2018) which seek to ensure that development responds appropriately to its context, is of a high quality, that reflects or successfully contrasts with existing building forms and materials.

2. The open and undeveloped character of the garden, together with its enclosing walls, makes a positive contribution to the significance and setting of these designated heritage assets. By reason of the introduction of built development and the partial removal of the garden walls, the proposal would erode this contribution and result in harm to the significance of the No. 49 New Square and Nos. 2-17 Willow Walk and the character and appearance of the Kite Conservation Area. The public benefits arising from the proposal are insufficient to outweigh the identified harm. The proposal therefore fails to preserve the setting of listed buildings and fails to preserve or enhance the character and appearance of the Conservation Area, contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 61 of the Cambridge Local Plan (2018), and Policies HE4, HE5, HE6 and HE9 of the National Planning Policy Framework (2026).

Report contents

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Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks permission for single storey dwelling with basement, garden and off-street car parking on the land adjacent to No. 49 New Square.
- 1.2 The application follows a previous application for a single dwelling in the garden of 49 New Square (ref. 25/03078/FUL & 25/03079/LBC). This application was considered at Planning Committee 03 December 2025, where it was resolved to refuse planning permission in accordance with the Officer recommendation due to the identified harm to heritage assets and impact to the character of the area. The proposal has since been amended in attempt to address these reasons, through reducing the height and size and altering the appearance of the dwelling at ground level.
- 1.3 The proposal would however continue to over dominate the garden space which contributes positively to the character of the area and adversely impact heritage assets. By virtue of the siting, height and scale the proposal is considered to result in moderate harm to the character and appearance of the Kite Conservation Area and the setting of No. 49 New Square and low harm to the setting of Nos. 2-17 Willow Walk. The public benefits are limited and are not considered to outweigh this harm.
- 1.4 The proposal would contribute a single dwelling which meets policy requirements relating to accessibility and biodiversity, it would also use renewable technology to exceed policy requirements. These limited benefits are not considered to outweigh the harm. Officers recommend that the Planning Committee refuse the application.

Consultee	Object / No objection / No comment	Paragraph Reference
Conservation Officer	Object	13.8-13.20

County Highways Development Management	No objection	19.2
Ecology Officer	No objection	17.2
Environmental Health	No objection	21.11
Tree Officer	No objection	15.2
Third Party Representations	8 objections 10 supportive comments	Through relevant sections of report.

Table 2 Consultee summary

2. Site description and context

- 2.1 The application site is located centrally within the City, it fronts onto New Square protected open space and is a short walk from primary shopping routes including Fitzroy and Burleigh Street.
- 2.2 As existing the site hosts No. 49 New Square which is a single residential dwelling and surrounding garden land. The host dwelling is a three storey, grade II listed building that sits as a prominent building on the corner of New Square and Short Street.
- 2.3 It is accessed by an existing vehicular access from Willow Walk and there is pedestrian access from New Square.
- 2.4 The application falls with the Kite Conservation Area. The application is within the setting of the No. 49 New Square (grade II listed). The site is in close proximity to Nos 1-48 New Square, Nos 2- 17 Willow Walk and Wesley Church (grade II listed).
- 2.5 The proposal is within the city centre and protected parking area.

3. The proposal

- 3.1 The application seeks permission for a single storey dwelling with basement, garden and off-street car parking on the land adjacent to No. 49 New Square.

4. Relevant site history

Reference	Description	Outcome
25/03078/FUL	Single storey dwelling with garden and off-street car parking, on the land adjacent to No. 49 New Square.	Refused 5 th December 2025
25/03079/LBC	Single storey dwelling with garden and off street car parking, on the land adjacent to No. 49 New Square.	Refused 5 th December 2025

Table 2 Relevant site history

- 4.1 The application follows previous applications for a single dwelling in the garden of 49 New Square (ref. 25/03078/FUL and 25/03079/LBC).
- 4.2 These application were considered at Planning Committee 03 December 2025, which resolved to refuse planning permission in accordance with the Officer recommendation due to the identified harm to heritage assets and the character of the area. The proposal has since been amended in attempt to address these reasons, the details of which are outlined in the report.

5. Policy

5.1 National policy

National Planning Policy Framework 2026

National Planning Practice Guidance

National Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 19 Proposed Submission)

5.3 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

5.4 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.

5.5 In line with Policy DM4 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2026. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed.

5.6 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.

5.7 Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026.

5.8 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 10: The City Centre

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 34: Light pollution control

Policy 35: Protection of human health from noise and vibration

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards

Policy 51: Accessible Homes

Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of Cambridge's historic environment
Policy 62: Local heritage assets
Policy 80: Supporting sustainable access to development
Policy 82: Parking management

5.9 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

The Greater Cambridge Planning Obligations SPD – Adopted April 2026

5.10 Other guidance

Greater Cambridge Housing Strategy 2024 to 2029

Cambridgeshire Design Guide For Streets and Public Realm (2007)

Cycle Parking Guide for New Residential Developments (2010)

5.11 Area Guidelines

Kite Area Conservation Area Appraisal (2014)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y

Conservation Officer- Object

- 6.1 The proposal will harm the setting of No 49 New Square and fails to preserve or enhance the character of the conservation area.

- 6.2 The house is unusual for both its height and orientation and the spacious garden around it. The garden forms a unique part of the setting and makes a significant positive contribution to the listed building and the surrounding Conservation Area.
- 6.3 Proposals for a single storey dwelling to be built within the curtilage of the listed building have been subject to two pre-applications in 2014 and 2020 and a refused application earlier this year. The conservation team objected to both pre-applications and previous planning application on the basis that development in the garden of No 49 will result in harm to the setting of the listed building and, by reducing the unique open garden and sense of openness, harms the character of the conservation area.
- 6.4 The new building has been reduced in footprint and repositioned in the site. The new building has been designed with a flat green roof, this proposal is an improvement on the previous scheme with a reduced amount of built form visible above the existing wall and the sole use of brick is positive.
- 6.5 This proposed dwelling in its new position sits alongside the development at No 48 creating a continuation of built form would remove the open aspect across the garden, harming the setting of No 49 and the conservation area character.

County Highways Development Management - No Objection

- 6.6 The effect of the proposed development upon the Public Highway should be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal:
- Falls and levels
 - Residents permit

Ecology Officer- No Objection

- 6.7 The BNG report has provided evidence that a minimum 10% biodiversity net gain cannot be achieved on site; however, the report has recommended that off-site credits are purchased. This is acceptable and the statutory biodiversity net gain condition can be applied.
- 6.8 Recommended conditions:
- Ecology enhancement

- Green roofs
- Protection of breeding birds

Sustainable Drainage Officer - No Objection

- 6.9 The site lies in flood zone 1 and is identified as in an area of very low (over 1 in 1000) surface water flood risk.
- 6.10 The site proposes a SuDS-compliant surface water drainage strategy, alongside a green roof system, to attenuate rainwater runoff. Foul water will connect to the existing foul water mains.
- 6.11 Recommended conditions:
- Surface water
 - Foul water

Tree Officer - No Objection

- 6.12 An Arboricultural Impact Assessment (AIA) has been supplied and shows the presence of 7 specimens that have the potential to form a constraint on the scheme. These have been categorised as 2 category B trees and 5 category C trees with the removal of T1 required to facilitate the proposal. Impacts from the scheme are limited to the root protection encroachment of T2 from the associated building and its been outlined that mitigation for this will be presented within an Arboricultural Method Statement and Tree Protection Plan.
- 6.13 Recommended conditions:
- Arboricultural Method Statement and Tree protection Plan.

7. Third party representations

- 7.1 18 representations have been received, 10 in support, 8 in objection.
- 7.2 Those in objection have raised the following issues:
- Character, appearance and scale
 - Heritage impacts
 - Construction impacts
 - Highway safety
 - Loss of biodiversity
 - Impact on and loss of trees
 - Drainage and flooding
 - Accessibility

- Construction impacts

7.3 Those in support have given the following reasons:

- Precedent
- Cohesive design approach
- Preserve street scene
- High sustainability
- Support landscaping
- Preserve Conservation Area
- No amenity harm
- Ecological improvement
- Good use of site
- Accessibility supported

7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8. Member Representations

8.1 None.

9. Local Groups

9.1 Cambridge Past, Present & Future have objected to the application, and raised the following issues:

- Heirtage impacts
- Scale, Massing, and Spatial Impact
- Trees impacts

10. Planning background

10.1 This application follows one formal application, and historic pre-application attempts to build a single dwelling within the garden of No. 49 New Square.

10.2 The formal applications were considered at Planning Committee 03 December 2025, and it was resolved to refuse the applications following Officer recommendation due to the impact to the listed buildings and character and appearance of the Conservation Area and character.

- 10.3 This application follows these applications and seeks to address these reasons.

11. Assessment

- 11.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
 - Heritage Matters
 - Design, layout, scale and landscaping
 - Trees
 - Carbon reduction and sustainable design
 - Biodiversity
 - Water management and flood risk
 - Highway safety and transport impacts
 - Car and cycle parking
 - Amenity
 - Third party representations
 - Other matters
 - Planning balance
 - Recommendation

12. Principle of Development

- 12.1 Policy S4 of the NPPF (2026) states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects.
- 12.2 Policy 3 seeks to focus residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities.
- 12.3 Policy 10 seeks to protect the viability of the town centre and ensure development would not adversely impact the town centres heritage or design quality.
- 12.4 The application seeks to subdivide the garden land at No. 49 New Square to erect a new single storey dwelling. The new dwelling would be sited in a sustainable location, however, would fail to preserve heritage assets and preserve the character and appearance of the area. The proposed dwelling is not considered to be of appropriate to the surrounding pattern of development and character of the area and would result in the loss of an important garden space. As such the proposal is considered contrary to

Policies S4 and L2 of the NPPF (2026) and Policy 10 of the Cambridge Local Plan (2018) and is therefore unacceptable in principle.

13. Heritage assets

- 13.1 The application falls within the Kite Conservation Area. The application is within the setting of No. 49 New Square (grade II listed). The site is in close proximity to Nos. 1-48 New Square, Nos. 2- 17 Willow Walk and Wesley Church (grade II listed).
- 13.2 No 49 New Square was built in 1845, it is a grade II listed building that comprises a three-storey gault brick house within a prominent corner plot between New Square, Short Street and Willow Walk. The property is unusual and distinctive for its height, orientation and the spacious garden around it compared to the two storey terrace properties which are generally built hard up the pavement or have small front gardens only. It is noted within the Kite Conservation Area Appraisal (2014) as an exception to the two storey uniform terraces. The garden forms an essential and unique part of the setting and makes a significant positive contribution to the listed building at No. 49 and Willow Walk and the surrounding Conservation Area.
- 13.3 The application follows a previous application for a single dwelling in the garden of No. 49 New Square (ref. 25/03078/FUL). This application was considered at Planning Committee 03 December 2025, which resolved to refuse planning permission in accordance with the Officer recommendation due to the identified harm to heritage assets and the character of the area. The reason on heritage read as follows:
- “The proposal site is located within the setting of No. 49 New Square, Nos 2- 17 Willow Walk and within the Kite Conservation Area. The garden of No. 49 New Square makes an essential and unique contribution to the setting of the listed buildings and Kite conservation area. The proposed built form would remove the open aspect of the garden, remove and truncate the walls and result in an overly oppressive and cramped form adjacent to the listed building at No. 49 New Square. The proposal is contrary to Policy 61 of the Cambridge Local Plan (2018) which seeks to preserve heritage assets and their setting and paragraphs 207, 212, 213 and 214 of the NPPF (2024).”
- 13.4 The previous refusal is a material consideration in the determination of the current application, and in the interests of consistency, the proposal should demonstrate how it has addressed the previous reasons for refusal.

- 13.5 The proposal presents a re-designed single dwelling, the Design and Access Statement sets out that the height and massing of the dwelling has been reduced, increasing the gap between the new structure and the existing listed dwelling. This has been achieved through setting the accommodation across two floors, one at ground level and one at lower ground level.
- 13.6 In comparing the previous scheme, the previous scheme had a larger site area, taking up an increased proportion of the garden space (ref. 25/03078/FUL & 25/03079/LBC). It was designed across one level with two linear wings set within an irregular H-shape. The built form filled the eastern part of the garden and spanned from the eastern boundary of the site to the eastern elevation of the dwelling, with an approximate width of 13.5 metres. The primary roof form was hipped roofs across the linear wings of the dwelling, the ridge height measured approximately 3.7 metres, and the eaves height was approximately 2.9 metres. The ridge roughly aligned in height with the adjacent structure visible from New Square at No. 48.
- 13.7 The new scheme reduces the extent of built form at ground level, although still takes up a significant portion of the eastern garden space. The width of the new built form has been reduced to approximately 10.4 metres with a minor separation to the eastern boundary and an increased gap between the listed building and rear section of approximately 7 metres. The proposal contains a flat, green roof which measures a height of 3.1 metres. The form has changed and is now an L-shaped building at ground floor, supporting the separation to the main house. The materials are now brick; the previous zinc roof has been removed.
- 13.8 The Conservation Officer has been formally consulted on the application, and objects to the application. They acknowledge that the scheme makes positive improvements both through the reduction in footprint and height, alternation of form and change in materials. They explain that in their view the lower height, separation from the listed building and the reduction of the zinc roof is a positive change as it would alter the height and appearance which were previously considered out of keeping.
- 13.9 However, the Conservation Officer continues to outline that the proposal would result in harm although this has been reduced from substantial harm to less-than-substantial harm due to the improvements outlined above. The Conservation Officer explains that notwithstanding the improvements, the proposal would create a continuation of built form and would remove the open aspect across the garden which forms unique part

of the setting and makes a significant positive contribution to the listed building and the surrounding Conservation Area.

- 13.10 It is noted that since the comments made by the Conservation Officer, the NPPF (2026) has been updated and removed the category of 'less-than-substantial harm' and now gives regard to 'harm' or 'substantial harm'. Officers have considered the comments in light of this change, and find that the impact would continue to constitute harm, but this is not considered to be substantial.
- 13.11 The existing garden provides an open, verdant and unique space which makes a significant positive contribution to the listed building and the surrounding Conservation Area. It supports the legibility of the listed building as a distinct and unique building within a spacious plot, separate from the terrace properties in the locality. It also positively informs the surroundings as it helps to signify the traditional development pattern which consists predominantly of terrace properties built hard against the pavement and the distinct punctuation from No. 49 New Square. The space supports the development pattern within this part of the Conservation Area which underpins the significance of the listed building within the site and those along Willow Walk. As such, to fill a large portion of the garden between the main house and the neighbouring built form would compromise the open and distinct characteristics of the site and result in harm to the heritage assets.
- 13.12 Part (d) of Policy 61 and Policy HE5 (1) of the NPPF require sufficient information to be submitted to assess the significance of an asset and the potential impact. The original Heritage Statement did not consider the impact to the significance of the listed building, which is concerning given the previous refusal on the basis of high levels of heritage harm. The applicant has since submitted additional in attempt to address this.
- 13.13 Historic England's Good Practice Advice Note 3 on the Setting of Heritage assets highlights that a settings' importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. The applicant's statement sets out that the garden's significance lies principally in its curtilage function expressing the domestic nature of the building, rather than an absolute requirement for openness or absence of built form. This does not adequately assess the contribution that the garden makes to the significance of the listed building, nor the extent to which the proposed development would affect that significance. As such, Officers consider the assessment to be inadequate.

- 13.14 As described above, the garden is considered an important part of the setting of this building, because it contributes to the distinct and unique impression of the dwelling which is an important part of its significance. As above, the garden space also contributes to the historic spatial pattern of development and therefore supports the significance of the properties on Willow Walk and the Kite Conservation Area.
- 13.15 Officers agree with the Conservation Officer that this development would compromise the setting and therefore harm the significance of the dwelling. The Heritage Statement seeks to justify the development through outlining that a small section of the garden was formerly used as car parking. A small section of car parking at the northern side of the site, does not represent a comparable development. Historically this space has remained undeveloped to the benefit of the significance of the dwelling and the character and appearance of the Conservation Area.
- 13.16 The proposal would also truncate the garden wall at the rear which currently encloses the garden to help to inform the setting of No. 49 and its garden. The extent of removal has been reduced, it appears that the north to south wall is retained, however the wall at the rear of the property would continue to be partially removed for parking access. This section of the wall to be removed is modern as it was replaced in 2002, however the wall is physically attached to the listed building and contributes positively to its setting, enclosure and significance.
- 13.17 The enclosed garden and formal wall also makes a positive contribution to the setting of the properties on Willow Walk and the character of the Conservation Area. Therefore, to partially remove these walls adversely impacts the setting and significance of the listed buildings and the character and appearance of the Conservation Area.
- 13.18 It is noted that several objections to the proposal have been received, these raise similar concerns that the proposal would compromise the spatial qualities of this part of the street scene. They suggest the proposal would diminish the open and undeveloped nature of the site, and Officers are minded to agree with this assessment.
- 13.19 It is noted that some of the third party representation suggest the building would not adversely impact the heritage assets, as it would be low in height and well designed. The lower height and improved design are noted, however the proposal would continue to occupy a significant proportion of the garden, dominating the open space around the existing dwelling that forms an important part of its significance.

- 13.20 The third party comments also suggest that that garden would lend itself to subdivision due to the existing walls within the garden. Whilst the garden contains garden walls within, the land around the dwelling and the spatial separation between the main house and adjacent development contribute to its significance. The garden walls form part of garden paraphernalia and does not compromise the overall open character that can be viewed from outside the site above the boundary walls. As such, whilst the site is divided by these walls they do not justify the proposed development.
- 13.21 Policy HE6 (1) of the NPPF (2026) sets out that substantial weight should be given to the asset's conservation and that any harm should require clear and convincing justification. Policy HE6 (3-4) sets out that a development proposal that will lead to any harm to a designated heritage asset will be a matter of considerable importance and weight and where harm would result the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Policy HE9(1)(a) sets out that development proposals should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible.
- 13.22 The proposal results in moderate harm to the setting of No. 49 New Square and character and appearance of the Conservation Area and low harm to the setting of Nos. 2-17 Willow Walk. This is not justified by the information submitted with the application. The Heritage Statement attempts to justify the approach, through the applicant's description of a former car parking space adjacent to the Conservatory. Officers agree with the Conservation Officer, that this is not a convincing justification for the imposition of a dwelling in this location.
- 13.23 In terms of public benefits, the applicant argues that the provision of a single dwelling outweighs the identified harm. Whilst the proposal would make a limited contribution to the city's housing stock, the Council can currently demonstrate an up-to-date housing land supply and is therefore able to meet its identified housing needs. Consequently, only limited weight can be attributed to this benefit.
- 13.24 It is noted that third party in support of the application outline that benefits would amount due to creating an accessible dwelling fit for the needs of the applicant. Whilst the provision of an accessible dwelling is acknowledged, accessibility standards are a requirement of planning policy and are expected to be incorporated into new residential development. The provision of housing for the applicant is a private

benefit. As such, accessibility would carry limited weight as a public benefit.

13.25 Third party comments also suggest that the sustainability of the dwelling and potential ecological improvements would be a benefit of the scheme. It is acknowledged that the proposed dwelling exceeds carbon reduction targets, however given the limited scale of development this can be given limited weight as a public benefit. The proposal would meet the statutory requirement for biodiversity through off-site purchase, as such, this can only be given very limited weight as a public benefit.

13.26 Given the statutory duty, under Sections 66 and 72 of the Planning (LBCA) Act 1990 and the substantial weight to be given to an assets conservation in the NPPF, the harm to the character and appearance of the Kite Conservation Area, the setting of No. 49 New Square and No. 2-17 Willow Walk is not outweighed by these public benefits.

13.27 It is therefore considered that the proposal would result in unjustified harm to the significance of designated heritage assets, including the setting of No. 49 New Square and Nos. 2-17 Willow Walk, and would fail to preserve or enhance the character and appearance of the Kite Conservation Area. The proposal is therefore contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 61 of the Cambridge Local Plan (2018), and the National Planning Policy Framework (2026).

14. Design, layout, scale and landscaping

14.1 The proposed development seeks to erect a single storey dwelling with garden and off streetcar parking, on the land adjacent to No. 49 New Square.

14.2 As outlined in the previous section, this application follows a previous scheme for a single dwelling that was refused by Planning Committee for reasons based on heritage and character impact (ref. 25/03078/FUL). This is material consideration in the determination of the application. The character reason read as follows:

“The existing site makes a distinct and positive contribution to the character and appearance of the locality due to its open and undeveloped nature. By virtue of the proposed dwelling's siting, size, design and appearance, it would diminish these positive qualities and adversely impact the character and appearance of the area. The proposal is contrary to Policies 52, 55, 56, 57 and 59 of Cambridge

Local Plan (2018) which seek to ensure that development responds appropriately to its context, is of a high quality, that reflects or successfully contrasts with existing building forms and materials.”

- 14.3 As existing, the proposal site forms a positive part of the locality owing to its heritage significance and positive character features such as the open, verdant nature of the garden which is unique in this location. The host dwelling was a later addition in this location; the 19th century terrace properties were erected to line the green space in uniform and formal frontage. The host dwelling followed in later years to provide a unique punctuation to the properties at the northern edge of New Square. The property is unique due its form, three bays wide and three storeys high, and its garden space which other dwellings in this location do not benefit from.
- 14.4 As outlined in the previous section, the proposal layout and design has been amended to reduce the height, decrease the proximity to the main dwelling and alter the form and materials following the previous applications (ref. 25/03078/FUL & 25/03079/LBC). These are considered to be positive changes that reduce the impact of the proposed dwelling on the surroundings, however the proposal would continue to detrimentally impact the character and appearance of the area and the host dwelling. The proposal would insert a single storey dwelling into the existing open garden area, destroying the open nature of this space and dominating the garden.
- 14.5 The proposal would continue to extend above the existing boundary wall and so be visible from both New Square and Willow Walk despite the reduced height. This space is currently viewed as open and green, would be overtaken with a new, modern built form that would extend across the garden and dominate the open gap.
- 14.6 Whilst the reduced height and amended materiality do result in a reduction in the prominence of the building, the dwelling would continue to be visible from public views as modern dwelling stretching across the site and completely compromising the open nature of the site and the distinct separation of the dwelling. Third party comments continue to raise concerns about the impact to the street scene, and Officers agree. The proposal would be visible above the boundary walls and add built form into a positive, open space. They also highlight the open space as unique and therefore should be protected. It is considered that part of what make the site positive and special in this setting is its unique and distinct qualities that would be diminished by the proposal.

- 14.7 The Design and Access Statement places the building in the context of the modern building at No. 48 New Square and seeks to echo the eaves level to justify the proposed dwelling. This approach does not overcome the previous concerns raised about the impact to the open garden space and does give appropriate reflection to the historic context and character of No. 49 as a unique part of the locality.
- 14.8 The application associated with the development at No. 48 demonstrates that there were material differences between No. 48 and the application site. No. 48 forms part of the terrace row, and does not have the same unique spatial qualities at No. 49. The historic maps highlight that there were historically buildings at the northern edge of the site which were later developed into a car parking. A garage also remained at the front of the site when the development was submitted. As such, the development roughly replicated the footprints where buildings have already been established on the site. In this case, the garden has not been previously occupied by building, and the open and unoccupied nature of the garden is what gives a positive impressive within the surroundings and supports the significance of the house. The development at No. 48 has been taken into account, however, there are clear differences resulting including the harm that would result.
- 14.9 The applicant has referred to a number of small-scale residential developments within garden sites elsewhere in the city, suggesting that development can be accommodated within residential gardens without resulting in harm to heritage assets. However, each application must be determined on its own merits, having regard to the specific characteristics of the site and assessed against the relevant policies of the development plan. In this instance, Officers consider that the proposal would result in harm to the significance of designated heritage assets. Consequently, the proposal must be assessed in accordance with the relevant provisions of the NPPF, including the requirement to weigh any identified heritage harm against the public benefits of the proposal.
- 14.10 A third party comment has raised concerns that the development of this site in this manner would create a precedent for development of gardens within this area. A planning decision can form a material consideration in the determination of future applications, however each application would still have to be judged on its own merits in accordance with the development plan.
- 14.11 Public comments have also provided the development with positive feedback, suggesting the dwelling is well designed and sensitive to the historic environment. Officers acknowledge the improved design,

however, continue to find harm in the siting of the dwelling in this location. Whilst the comments suggest the separation of the garden lends itself to two distinct sites, historically the garden always sat within the ownership of No. 49 New Square and was not divided. Whilst there are internal garden walls, this does not compromise the gap in the same light as the proposed dwelling.

- 14.12 Overall, the proposed development does not respond positively to the local character and landscape and would adversely impact the townscape. The proposal is contrary to policies 55, 56, 57 and 59 of the Local Plan and the NPPF (2026).

15. Trees

- 15.1 The application is accompanied by an Arboricultural Impact Assessment (AIA), this outlines that the proposal would largely maintain the trees on site, however, would require removal of T1 (grade C) to facilitate the development. The AIS also shows that crown lifting and development within root protection zone of tree T2 (grade C2/B) would take place. The AIA explains that this would result in an encroachment of 1.8% which is deemed immaterial to the tree vitality.
- 15.2 This has been considered by the Council's Tree Officer. They have no objection to the principles set out with the scheme, however, request further details on foundations, utilities and mitigation for root protection areas will be required through an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP). It is considered that these documents could be submitted through condition if the application were to be approved.
- 15.3 Cambridge Past Present and Future raise a concern that the proposed construction could compromise trees within the site. The Tree Officer states that the AIA outlines that tree T1 would need to be removed to facilitate the development and the proposal would be sited within the root protection zone of tree T2. The Tree Officer is satisfied that appropriate mitigation for this can be presented in the AMS and TPP to be submitted through condition if permission were to be granted.
- 15.4 Subject to conditions to secure compliance with the submitted information, the proposal would accord with policies 59 and 71 of the Local Plan and the NPPF.

16. Carbon reduction and sustainable design

- 16.1 The application is supported by a Sustainability Statement and Carbon Reduction Statement.
- 16.2 This outlines that the building will seek to comply with the energy hierarchy and provide a fabric first approach to improve insulation and thermal comfort and allow passive cooling. The fabric measures include timber frame with brick outer cladding and 75% natural fibre insulation and triple glazed windows and doors. The proposal will also use renewable energy sources (air source heat pump and solar panels) and a green roof for biodiversity and surface water management.
- 16.3 It is noted that the application includes a basement, which can increase embodied carbon through the removal of soil and use of concrete. It is noted that representations have been received about the environmental impact of this. In this case, however, the applicant has attempted to offset this impact through improvements to embodied carbon at the upper level as outlined above. The applicant has set out that the basement would allow for natural cooling, and therefore is well adapted to a warming climate.
- 16.4 The applicant has set out that the building would achieve 64.1% reduction in operational carbon and 36.4% reduction in embodied carbon and 54.7% reduction in total lifecycle carbon. These figures have been adjusted to take account of the basement proposed, and represent an improvement beyond the standards required in the policy. The applicant explains that water-efficient fixtures and appliances will be installed to minimise water consumption.
- 16.5 Some public comments received support the sustainability of the new dwelling, as do Officers. The proposal would exceed policy requirements for carbon reduction, and this is supported. To ensure compliance with the policy, conditions will be added to any approval to require details of carbon reduction and water efficiency measures.
- 16.6 Another representation raises concerns about the potential environmental harm from construction vehicles. Construction traffic would temporarily increase vehicular movements within this area, however given this development is for a single dwelling only this is not considered to be substantial to result in long term environmental harm.

- 16.7 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with policy 29 of the Local Plan, Policies CC2, CC3 and DP3 of the NPPF (2026) and the Greater Cambridge Sustainable Design and Construction SPD 2020.

17. Biodiversity

- 17.1 The application is accompanied by a Biodiversity Net Gain (BNG) small sites metric and summary which sets out that as the proposal would result in a habitat unit loss of 14.04%, however this includes a green roof in a private residential garden which cannot be secured as net gain due to its private nature. As such, the loss may be greater than predicted, however the Ecology Officer is satisfied with the approach for units to be purchased from an off-site provider to meet the required 10% net gain.
- 17.2 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species during construction, ecological enhancement, the green roof and to secure the estimated biodiversity net gain is delivered. These are considered reasonable to secure the enhancement and net gain required and will be attached to any approval given.
- 17.3 It is noted that public comments both support ecological gain on the site and object to ecological losses. The ecological value of the site would reduce as part of the development as set out above, however the green roof and landscaping as an ecological enhancement strategy is supported.
- 17.4 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

18. Water management and flood risk

- 18.1 The site is considered to have a very low risk of flooding. The Council's Sustainable Drainage Engineer has advised that subject to conditions foul and surface water can be managed by condition. To ensure these matters are suitably addressed in light of flood risk and environmental pollution, these conditions are considered reasonable.

- 18.2 Representations express concern that excavation of the lower ground floor may alter the water table and result in flooding of nearby basements. Whilst these concerns are noted, the proposal involves a limited extent of excavation associated with the lower ground floor. The Council's Drainage Officer has reviewed the proposal and raises no objection. As such, Officers are satisfied that the proposal would not result in substantial flooding risk.
- 18.3 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with policies 31 and 32 of the Local Plan and NPPF advice.

19. Highway safety and transport impacts

- 19.1 The application is located in a central location in the city, it has good connectivity to public transport, the surrounding pedestrian and cycle network and services and facilities. The Connectivity Tool highlighted in NPPF (2026) Policy TR3(2) gives the site a score of 85 which indicates very good connectivity. This siting is supported in accordance with NPPF Policies CC2, TR3 and TR4.
- 19.2 The application would create a new vehicular access to the rear from Willow Walk of the site to allow for one car parking space. It would also provide pedestrian access at the front of the site from Willow Walk. The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to conditions. The recommended condition seeks to ensure that water would not drain onto the adopted highway and is reasonable for addition as to not disrupt the function of the highway.
- 19.3 The applicant has provided tracking for the driveway, and this demonstrates a car can enter and exit the driveway area without conflict with the existing on-street parking spaces on Willow Walk. Given that the driveway is for a single dwelling, vehicular and pedestrian splays are not required by the Highways Authority standards.
- 19.4 The representations received in objection have raised concerns about conflict of the vehicle with cyclists and pedestrians. Officers have informally consulted with the Local Highways Authority on this matter, they are comfortable that due to the limited additional vehicle movements that there would not a significance adverse impact to highway safety in this location.

- 19.5 Some third party comments have sought for construction access to be via New Square rather than Willow Walk given the private nature of the road. It is recognised that construction will need to be carefully managed due to the constrained nature of the site and therefore it is considered reasonable to add a condition to require a construction traffic management plan to any permission given.
- 19.6 Subject to conditions the proposal accords with the objectives of Policy 80 of the Local Plan and is compliant with NPPF advice.

20. Car and cycle provision

- 20.1 The application shows that one car parking space is to be provided on a new driveway accessed from Willow Walk, and this does not exceed the maximum parking levels set out within Appendix L. An EV charging point is to be provided within the new driveway. The Design and Access outlines that cycle parking is to be provided on site, however the details of the secure and covered storage facility have not been provided. To ensure the proposal would have adequate cycle parking a condition will be attached to this effect to any approval given.
- 20.2 Subject to conditions, the proposal is considered to accord with policies 36 and 81 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

21. Amenity

Neighbouring properties

- 21.1 The proposed dwelling would be located in the garden of No. 49 and adjacent to No. 48A. No. 48B and No. 48 also sit in close proximity. The Willow Walk properties are located across the private road to the north of the property.
- 21.2 The proposal would sit adjacent to the side elevation No. 48A, as this is a blank elevation and the dwelling would sit at a similar height to the existing building, it would not adversely impact the occupiers of this dwelling. Similarly, as the proposal is single storey, it would not adversely impact light or privacy or result in overbearing impacts to No, 48B and No. 48.
- 21.3 The dwelling would be visible from the properties at Willow Walk as the proposal does extend above the existing boundary wall, however the proposal is low in height and has been designed with a low flat roof to

reduce the apparent mass and any potential for light impacts. The application is supported by a shadow study which shows that the proposal would have negligible impacts on surrounding occupiers and would not impact light to properties close to or adjacent to the site.

- 21.4 Third party comments support the dwelling in this location and suggest that the absence of any amenity impacts is a positive.
- 21.5 Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with policies 35, 50, 53 and 58 of the Local Plan and Policy L2 of the NPPF (2026).

Future occupants

- 21.6 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit (m ²)	Difference in size (m ²)
1	2	4	2	79	118	+39

Table 3 Table showing size of residential units in comparison with the policy requirement

- 21.7 The applicant has submitted a Daylight and Sunlight Assessment which considers the daylight and sunlight provision within the new home in line with guidance outlined with the BRE Site Layout and Planning for Daylight and Sunlight Guidance (2022). This was requested by Officers in light of the basement accommodation.
- 21.8 This document demonstrates that both basement bedrooms would achieve the entire working plane within the no sky line, and therefore would comply with the 20% limit within the BRE Guidance on daylight distribution to achieve appropriate daylight levels.
- 21.9 The document outlines that the building accommodation would meet the requirements of the BRE Guidance on sunlight. The BRE Guidance sets out that each new dwelling should have at least one main living room window that faces within 90 degrees of due south, and that the main living room should received at least 25% of Annual Probable Daylight Hours (APDH). The documents outlines that the proposed living room is located

on the ground floor and benefits from west and south facing windows, as well as rooflights. The applicant has not given the percentage, however from the plans submitted Officers can ascertain that the ground floor level would benefit from a reasonable level of sunlight as to no compromise amenity within the home.

Garden size

- 21.10 The proposal includes space around the dwelling for a private garden, the garden space provides space for sitting out and is considered to be sufficient for the size of the dwelling. The garden would be overlooked at an oblique angle by the existing dwelling and partially by the properties on Willow Walk. The view from the existing dwelling does not substantially compromise privacy due to the positioning and there would be the southern part of the garden which be partially screened from Willow Walk. It is considered that given the size of the garden and the availability of some private space this is an acceptable arrangement.

Accessible design

- 21.11 Part 14 of the NPPF (2026) seeks to provide inclusive development. The submitted M4(2) Compliance Statement demonstrates that the proposal would comply Building Regulations requirement part M4(2) and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing.
- 21.12 The development would comply with the requirements of Part M4(2) of the Building Regulations and would therefore comply with policy 51 of the Local Plan. A condition shall be added to ensure that the proposal is built to the Part M4(2) requirements.

Construction and environmental health impacts

- 21.13 The Council's Environmental Health Team have assessed the application and recommended condition relating to construction hours, piling and air source heat pump noise. Given the close proximity to neighbouring occupiers these are considered reasonable for addition.
- 21.14 It is noted that concerns have been raised about noise and dust during construction, informatives will be added to ensure the applicant keeps temporary environmental nuisance to a minimum.

Summary

- 21.15 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policies 55, 56, 57, 58, 59 of the Local Plan. The associated construction and environmental impacts would be acceptable in accordance with policies 33, 34, 35 and 36 of the Local Plan.

22. Third party representations

- 22.1 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third party comment	Officer response
Addressing housing need	In April 2026 the Council published the Greater Cambridge Housing Trajectory and Housing Land Supply Report which sets out that the Council can provide a 5.6 year supply of homes for the years 2026-2031. As such, no further homes are needed to meet the projected growth in the district. As such, whilst the proposal would seek to provide one additional home, it is not required to meet the housing need.
Reuse of brownfield site	The NPPF sets out that land in built-up areas such as residential gardens are excluded from the definition of brownfield land. As such, this is not considered to be a benefit of the proposal.
Construction impacts (flooding, construction)	The comments received raise concerns about the impacts of construction on the properties at Willow walk, both in terms of structural stability and flooding. The Environmental Health and Drainage Officers have not raised concerns about these matters, no evidence has been provided to demonstrate that the proposal could not be implemented safely. Any development would be subject to building regulation compliance to ensure appropriate safety levels.

Table 4 Officer response to third party representations

23. Other matters

- 23.1 The site plan demonstrates that there is sufficient space for waste receptacles within the site boundary. The Waste Officer requests further information in the form of a waste strategy, this can be required through condition for any permission granted.

24. Planning balance

- 24.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 24.2 Summary of harm
- 24.3 The proposal gives rise to a moderate level of harm to the setting of No.49 New Square (grade II listed), and the character and appearance of the Kite Conservation Area and a low level of harm to the setting of No. 2-17 Willow Walk (grade II listed) through the domination of the open, garden space at No. 49. The garden forms a unique part of the setting and makes a significant positive contribution to the listed building and the surrounding Conservation Area. The development of the garden in this manner would erode these qualities and undermine the significance of the heritage assets.
- 24.4 In accordance with the NPPF (2026) and the statutory duties within the Planning (LBCA) Act (1990) substantial weight should be given to the asset's conservation and special regard should be given to the desirability of preserving the listed building or its setting and special attention paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. As such, this impact should be given significant weight in the planning balance.
- 24.5 The public benefits are limited to the provision of a single, sustainable and accessible dwelling and biodiversity compliance, which can only be given limited weight in the planning balance given that the district have sufficient housing stock and the proposal would only meet the statutory biodiversity and accessibility requirements. The sustainability improvements are noted but these are limited in scale.
- 24.6 The proposal would negatively impact the character and appearance of the area and the host dwelling. The proposal would insert a single storey dwelling into the existing open garden area, destroying the open nature of this space and dominating the special garden area.
- 24.7 Summary of benefits
- 24.8 Policy S4 of the NPPF (2026) outlines development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against

the national decision-making policies in this Framework. As such it necessary to consider the benefits of the proposal against the harm.

- 24.9 The proposal provides a single dwelling in a sustainable location; the dwelling would accord with the policy requirements on accessibility and biodiversity gain. The proposal would exceed sustainability requirements within the policy. This is given limited weight in the planning balance.
- 24.10 Conclusion
- 24.11 In this case, the benefits of the development relate to the provision of a single sustainable dwelling which would meet biodiversity and accessibility standards.
- 24.12 The proposal results in a moderate level of harm to the setting of No.49 New Square (grade II listed), the character and appearance of the Kite Conservation Area and low harm to the setting of No. 2-17 Willow Walk (grade II listed). This impact to the heritage asset is given substantial weight as outlined within the NPPF, and there are limited public benefits that would not outweigh this harm. The proposal is harmful to the character and appearance of the area and does not successfully integrate into and enhance the surroundings.
- 24.13 It is Officers view that the harm would substantially outweigh the benefits of approving the single dwelling.
- 24.14 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for refusal.

25. Recommendation

- 25.1 **Refuse** for the following reasons:
1. The existing site makes a distinct and positive contribution to the character and appearance of the locality due to its open and undeveloped nature. By reason of its siting, scale, height and overall form, the proposed dwelling would appear as an incongruous and overly dominant feature that would erode the site's contribution to local character and result in harm to the character and appearance of the area. The proposal is contrary to Policies 55, 56, 57 and 59 of

Cambridge Local Plan (2018) which seek to ensure that development responds appropriately to its context, is of a high quality, that reflects or successfully contrasts with existing building forms and materials. The proposal would also be contrary to Policy L2/1(i) of the NPPF (2026).

2. The open and undeveloped character of the garden, together with its enclosing walls, makes a positive contribution to the significance and setting of these designated heritage assets. By reason of the introduction of built development and the partial removal of the garden walls, the proposal would erode this contribution and result in moderate harm to the significance of the setting of No. 49 New Square and the character and appearance of the Kite Conservation Area and low harm to the setting of Nos. 2-17 Willow Walk. The public benefits arising from the proposal are insufficient to outweigh the identified harm. The proposal therefore fails to preserve the setting of listed buildings and fails to preserve or enhance the character and appearance of the Conservation Area, contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 61 of the Cambridge Local Plan (2018), and Policies HE4, HE5, HE6 and HE9 of the National Planning Policy Framework (2026).



26/01310/LBC – Land Adjacent To 49 New Square Cambridge Cambridgeshire CB1 1EZ

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Market

Proposal: Partial removal of the boundary wall to Willow Walk to form parking area, and to New Square to form pedestrian gate.

Applicant: Dr Carrie Herbert

Presenting officer: Charlotte Peet

Reason presented to committee: Third party representations

Member site visit date: N/A

Key issues:

1. Heritage Assets
2. Third Party Representations
3. Other Matters

Recommendation: Refuse

Report contents

Document section	Document heading
1	Executive summary
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11	Assessment
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14	Other matters
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16	Recommendation

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks permission for partial removal of the boundary wall to Willow Walk to form a parking area, and to New Square to form a pedestrian gate.
- 1.2 This application follows a similar listed building application that was refused by Planning Committee on 3 December 2025 on the basis of the harm that would result to the listed buildings and the character and appearance of the Conservation Area (ref. 25/03079/LBC).
- 1.3 The application has been altered in attempt to address the reason, however the report explains that harm would still result to designated heritage assets including the character and appearance of the Kite Conservation Area, the setting of No. 49 New Square and to the setting of No. 2-17 Willow Walk. The report determines this is not outweighed by any public benefits.
- 1.4 Officers recommend that the Planning Committee refuse the application.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Reference
Conservation Officer	Object	12.9
Third Party Representations (32)	23 representations have been received, 21 in support, 2 in objection.	Within relevant sections of the report.
Member Representations (1)	None.	N/A
Local Interest Groups and Organisations / Petition (234)	None.	N/A

1. Site description and context

- 1.1 The application site is located centrally within the city, it fronts onto New Square protected open space and is a short walk from primary shopping routes including Fitzroy and Burleigh Street.
- 1.2 As existing the site hosts No. 49 New Square which is a single residential dwelling and surrounding garden land. The host dwelling is a three storey, grade II listed building that sits as a prominent building on the corner of New Square and Short Street.
- 1.3 It is accessed by an existing vehicular access from Willow Walk and there is pedestrian access from New Square.
- 1.4 The application falls within the Kite Conservation Area. The application is within the setting of the No. 49 New Square (grade II listed). The site is in close proximity to the Nos 1-48 New Square, Nos 2- 17 Willow Walk and Wesley Church (grade II listed).

2. The proposal

- 2.1 The application seeks permission for partial removal of the boundary wall to Willow Walk to form a parking area, and to New Square to form a pedestrian gate.

3. Relevant site history

Reference	Description	Outcome
25/03078/FUL	Single storey dwelling with garden and off-street car parking, on the land adjacent to No. 49 New Square.	Refused 5th December 2025
25/03079/LBC	Single storey dwelling with garden and off street car parking, on the land adjacent to No. 49 New Square.	Refused 5th December 2025

Table 2 Relevant site history

- 3.1 The application follows previous applications for a single dwelling in the garden of 49 New Square (ref. 25/03078/FUL and 25/03079/LBC).
- 3.2 These applications were considered at Planning Committee 03 December 2025, which resolved to refuse planning permission in accordance with the Officer recommendation due to the identified harm to heritage assets and the character of the area. The proposal has since been amended in attempt to address these reasons, the details of which are outlined in the report.

4. Policy

4.1 National policy

National Planning Policy Framework 2026

National Planning Practice Guidance

National Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

4.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 19 Proposed Submission)

4.3 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

4.4 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.

4.5 In line with Policy DM4 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2026. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed.

4.6 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.

4.7 Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026

4.8 **Cambridge Local Plan (2018)**

Policy 61: Conservation and enhancement of Cambridge's historic environment

4.9 Area Guidelines

Kite Area Conservation Area Appraisal (2014)

5. Consultations

5.1 Publicity

Neighbour letters – Y

Site Notice – Y

5.2 Conservation Officer- Object

5.3 The description for this application is not correct. Listed building consent is only required for the demolition of the curtilage listed wall to create the parking area. The sheds and other structures all date from post 1948 and are not considered curtilage structures.

5.4 The section of wall to be removed along Willow Walk has been rebuilt in the 20th century however it does make a positive contribution to the remainder of the curtilage listed wall. Removing a section of wall and creating an open parking area would have a negative impact on this significance.

6. Third party representations

6.1 23 representations have been received, 21 in support, 2 in objection.

6.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Construction impacts
- Highway safety
- Car parking
- Loss of biodiversity
- Sustainability
- Drainage and flooding

6.3 Those in support have given the following reasons:

- Design quality
- Landscaping
- Heritage Impacts
- Access and highway safety

- Sustainability
- Accessibility
- Biodiversity
- Precedent

6.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

7. Member Representations

7.1 None.

8. Local Groups / Petition

8.1 None.

9. Planning background

9.1 This application follows a formal application, and historic pre-application attempts to build a single dwelling within the garden of No. 49 New Square.

9.2 The formal applications were considered at Planning Committee 03 December 2025 (ref. 25/03078/FUL & 25/03079/LBC), and it was resolved to refuse the applications following Officer recommendation due to the impact to the listed buildings and character and appearance of the Conservation Area and character.

9.3 This application follows these applications and seeks to address these reasons.

10. Assessment

10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Heritage assets
- Third party representations
- Other matters
- Planning balance
- Recommendation

11. Heritage assets

- 11.1 The application falls within the Kite Conservation Area. The application is within the setting of the No. 49 New Square (grade II listed). The site is in close proximity to the Nos 1-48 New Square, Nos 2- 17 Willow Walk and Wesley Church (grade II listed).
- 11.2 The application seeks permission for the partial removal of the boundary wall to Willow Walk to form a parking area, and to New Square to form pedestrian gate.
- 11.3 The application follows a similar listed building application that was refused by Planning Committee on 3 December 2025 on the basis of the harm that would result to the listed buildings and the character and appearance of the Conservation Area (ref. 25/03079/LBC). This forms a material consideration in the determination of the current application. For consistency, it is necessary to consider whether the amendments proposed have overcome the concerns that led to the previous refusal.
- 11.4 The current application has been amended from the previous scheme so that a smaller extent of the internal garden walls would be demolished. In this iteration, the wall running north to south would be retained, with the proposal seeking the removal of a section of wall at the northern boundary of the site.
- 11.5 It is noted that the application has received both supportive comments and objections, the view on heritage impacts are split among these as to whether there would be harm from the proposal or if it would represent a suitable development within the setting of the listed buildings and the Kite Conservation Area.
- 11.6 The information submitted with the application explains that this section of the boundary wall is modern and was rebuilt within the early 2000s.
- 11.7 Part (d) of Policy 61 and Policy HE5 of the NPPF require sufficient information to be submitted to enable an assessment of the significance of a heritage asset and the potential impacts of development upon that significance. In response to concerns raised by the Conservation Officer, additional heritage information was submitted during the course of the application. Given the sensitivity of the site and the heritage concerns identified in respect of the previous proposal, it is unfortunate that this assessment was not provided at the outset. Whilst the additional information acknowledges that the walls enclose and screen the garden

and confirms that this section of wall is modern, it does not adequately assess the impact of its partial removal.

- 11.8 Officers consider that this section of wall, and the enclosure it provides to the garden, continues to make a positive contribution to the significance of the curtilage-listed wall and the setting of the listed building. The view from Short Street along Willow Walk is recognised as a positive feature of the Conservation Area. The terrace houses provide a formal edge to the street, whilst the boundary walls opposite reinforce the sense of enclosure and contribute positively to the character of the area.
- 11.9 The proposal would truncate the rear garden wall along the boundary with Willow Walk, removing the modern section to facilitate a new car parking space associated with the proposed dwelling being considered under application ref. 26/01309/FUL. The Conservation Officer has been consulted and objects to the proposal on the basis that the removal of part of the wall and the creation of an open parking area would adversely affect the significance of the heritage assets.
- 11.10 Whilst this section of wall is modern, it is physically attached to the property and contributes to the character, enclosure and setting of the site. Consequently, it makes a positive contribution to the significance of the wider curtilage-listed wall. The enclosed garden and formal wall also makes a positive contribution to the setting of the properties on Willow Walk and the character of the Conservation Area. The partial removal of this section would therefore harm the setting and significance of the listed building, the character and appearance of the Conservation Area, and the setting of Nos. 2-17 Willow Walk. The identified harm is considered to amount to a low level of harm to designated heritage assets.
- 11.11 Policy HE6 (1) of the NPPF (2026) sets out that substantial weight should be given to the asset's conservation and that any harm should require clear and convincing justification. Policy HE6 (3-4) sets out that a development proposal that will lead to any harm to a designated heritage asset will be a matter of considerable importance and weight and where harm would result the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Policy HE9(1)(a) sets out that development proposals should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible.
- 11.12 In terms of public benefits, the submitted information sets out that the provision of a subservient dwelling should outweigh the harm. Third party comments add to this and suggest that the sustainable and accessible

nature of the dwelling as well as the biodiversity improvement should be considered a benefit. The proposed dwelling does not form part of this application and instead is considered as part of the associated full application (ref. 26/01309/FUL).

- 11.13 This application relates to the partial truncation of the garden wall to facilitate a car parking space. The additional car parking space does not result in any public benefits.
- 11.14 Given the statutory duty, under Sections 66 and 72 of the Planning (LBCA) Act 1990 and the weight to be given to an assets conservation in the NPPF, the low level of harm to the character and appearance of the Kite Conservation Area, the setting of No. 49 New Square and the setting of No. 2-17 Willow Walk is not outweighed by this.
- 11.15 It is considered that the proposal would harm the character and appearance of the Conservation Area and the setting of listed buildings without justification. The proposal is therefore contrary to the provisions of the Planning (LBCA) Act 1990, the NPPF and policy 61 of the Local Plan.

12. Third party representations

- 12.1 The representations received largely relate to matters which fall outside the scope of the listed building application. The planning application report addresses materials considerations and the topics raised are largely covered within this report (ref. 26/01309/FUL).

13. Planning balance

- 13.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 13.2 Summary of harm
- 13.3 The partial removal of the wall would result in a low level harm to the setting and significance of No. 49 New Square, the character and appearance of the Conservation Area, and the setting of Nos. 2-17 Willow Walk. There are no public benefits that would result from the proposal, and therefore the harm is not outweighed.
- 13.4 Summary of benefits

- 13.5 The proposal facilitates a new car parking space, however this is not considered to be a public benefit of the scheme but rather private and therefore is given no weight in the planning balance.
- 13.6 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for refusal.

14. Recommendation

- 14.1 **Refuse** for the following reasons:
1. The proposed partial removal of the garden wall would result in the loss of a feature that makes a positive contribution to the significance and setting of No. 49 New Square (Grade II listed), the setting of Nos. 2-17 Willow Walk (Grade II listed) and the character and appearance of the Kite Conservation Area. The proposal would therefore cause a low level of harm to the significance of designated heritage assets. The identified harm is not considered to be outweighed by the public benefits of the proposal. The development would therefore fail to preserve the setting of listed buildings or preserve or enhance the character and appearance of the Conservation Area, contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 61 of the Cambridge Local Plan (2018), and Policies HE4, HE5, HE6 and HE9 of the National Planning Policy Framework (2026).

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26/01905/FUL – 18 Carlton Way, Cambridge

**Conversion of Existing Dwelling (C3) to 11 Bedroom
11 Person House of Multiple Occupation (Sui
Generis) with single storey rear extension**

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: West Chesterton

Presenting officer: Phoebe Carter

Reason presented to committee: Called in by Local Member

Member site visit date: N/A

Key issues:

1. Principle of development
2. Character and appearance of the area and design considerations
3. Trees
4. Biodiversity
5. Highway Safety and Parking
6. Flood risk and drainage
7. Amenity
8. Carbon reduction and sustainable design

Recommendation: Approve subject to conditions

1. Executive summary

- 1.1 The application seeks full planning permission for conversion of existing dwelling (C3) to an 11 bedroom, 11 person House of Multiple Occupation (HMO) (sui generis) with a single storey rear extension.
- 1.2 The proposal is considered to have addressed the previous reason for refusal of application reference 26/00154/FUL for conversion of existing dwelling (C3) to 11 bedroom 11 person HMO (sui generis) together with two side dormer roof extensions in relation to the lack of internal amenity space and subsequent noise and disturbance to neighbours from potential intensification in the use of the garden. The dormer extensions are different to the previous proposal and defined as permitted development.
- 1.3 The development would make an efficient use of land in a sustainable location in the city of Cambridge within walking and cycling distance of a wide range of services and facilities.
- 1.4 The development would not result in an overconcentration of large HMOs in the local area or cause harm to residential amenity or the local area. The building and site is considered suitable for the use and a management plan has been submitted to demonstrate how the use and residents would be managed.
- 1.5 Whilst the development would result in the loss of a family dwelling, it is not considered significant.
- 1.6 The development is not considered to be detrimental to highway safety and the level of car and cycle parking is acceptable.
- 1.7 The development would not result in an increase in the risk of flooding, lead to the loss of any trees important to the visual amenity of the area, and would not adversely affect any protected species.
- 1.8 Overall, the development is not considered to result in any substantial adverse impacts which would outweigh the benefits of the development.
- 1.9 Officers recommend that the Planning Committee approve the application.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Reference
County Highways Development Management	No objection	6.1 & 6.2
Ecology Officer	No objection	6.3 & 6.4
Environmental Health	No objection	6.5 & 6.6
Sustainable Drainage Officer	No objection	6.7
Waste	No objection	6.8
Third Party Representations (4)	Objections	7.1 & 7.2
Member Representations (1)		8.1

2. Site description and context

- 2.1 The site is located on the eastern side of Carlton Way, within the West Chesterton ward in the city of Cambridge.
- 2.2 No. 18 Carlton Way is a detached, two and a half storey dwelling which includes two recently completed side dormer extensions which provide accommodation within the roofspace. It has a single storey garage to the northern side and a single storey conservatory to the rear. There is an outbuilding within the rear garden. The dwelling is set back from the road behind a hard surfaced driveway with some landscaping to the south. There is a low wall and high fence along the front boundary.
- 2.3 There is a row of tall leylandii trees in the southern part of the rear garden.

- 2.4 The eastern side of Carlton Way is in a Controlled Parking Zone. There are double yellow lines and a bus stop outside the site. The western side of Carlton Way is not in a Controlled Parking Zone.
- 2.5 The site lies within Flood Zone 1 (low risk) and is not subject to surface water flood risk.
- 2.6 There are residential dwellings and gardens to the north, east, and south of the site. The Carlton Way Neighbourhood Centre which includes a shop and public house is to the west.

3. The proposal

- 3.1 The application seeks planning permission for the conversion of the existing dwelling (C3) to 11 bedroom 11 person HMO (sui generis) with single storey rear extension.
- 3.2 The two recently completed dormer extensions to the roof do not form part of the application.
- 3.3 The application has been amended to address some consultations and representations and further publicity has been carried out as appropriate. Revised drawings have been received which include the provision of a rooflight to the communal dining area, the relocation of the cycle parking to the front of the property and details of the cycle store, and provision of refuse storage.

4. Relevant site history

4.1

Reference	Description	Outcome
26/00154/FUL	Conversion of Existing Dwelling (C3) to 11 Bedroom 11 Person HMO (Sui Generis) together with side dormer roof extensions.	Refused

Table 1 Relevant site history

- 4.2 Planning permission was refused under reference for the following reasons: -
- i) The proposed dormer roof extensions would resemble an unsympathetic form of development due to their excessive scale and bulk. The extensions would dominate the existing roofscape and detract from

the uniform appearance and form of the existing dwelling and neighbouring dwellings along this part of Carlton Way, and fail to preserve the character and appearance of the area. As such, the proposal is contrary to policies 55, 56, 58 and 59 of the Cambridge Local Plan 2018 and Paragraphs 135 and 139 of the National Planning Policy Framework (2024).

ii) The proposal does not provide an adequate level of internal amenity for future occupiers due to the lack of any communal/living room area and would force occupiers to live in their bedrooms. This lack of internal communal living space would subsequently result in occupiers spilling out into the rear garden more often than usual, and result in noise and disturbance upon the neighbouring properties. As such, the proposal is contrary to policies 35, 48, 55 and 58 of the Cambridge Local Plan 2018 and Paragraph 135 of the National Planning Policy Framework (2024).

5. Policy

5.1 National policy

National Planning Policy Framework 2026

National Planning Practice Guidance

National Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 Greater Cambridge Local Plan 2024-2045 (Regulation 19 Proposed Submission)

- 5.2.1 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District

- 5.2.2 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.
- 5.2.3 In line with Policy DM4 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2026. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed.
- 5.2.4 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.
- 5.2.5 Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026.
- 5.3 **Cambridge Local Plan (2018)**
- Policy 1: The presumption in favour of sustainable development
- Policy 3: Spatial strategy for the location of residential development
- Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
- Policy 31: Integrated water management and the water cycle
- Policy 32: Flood risk
- Policy 35: Protection of human health from noise and vibration
- Policy 36: Air quality, odour and dust
- Policy 48: Housing in multiple occupation
- Policy 50: Residential space standards
- Policy 51: Accessible Homes
- Policy 55: Responding to context
- Policy 58: Altering and extending existing buildings
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development
- Policy 82: Parking management

5.4 **Supplementary Planning Documents (SPD)**

Greater Cambridge Biodiversity – Adopted February 2022

Greater Cambridge Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Cambridge Neighbourhoods Design Code for Arbury, King's Hedges and parts of West Chesterton

5.5 **Other guidance**

Greater Cambridge Housing Strategy 2024 to 2029

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Cycle Parking Guide for New Residential Developments (2010)

6. Consultations

Publicity

Neighbour letters – Yes

Site Notice – No

Press Notice – No

County Highways Development Management - No Objection

6.1 Comments that no significant adverse effect upon the public highway should result from this proposal.

6.2 Requests an informative in relation to with regards to residents parking permits on surrounding streets.

Ecology Officer- No Objection

6.3 Comments that the application has been assessed and it is considered the proposals do not pose any significant risk to ecology.

6.4 Recommends a condition in relation to a scheme of ecological enhancement.

Environmental Health- No Objection

6.5 Comments that there are no specific concerns with respect to our usual Environmental Health considerations for applications such as this. Has consulted with the Residential Team for their view on compliance with

HMO standards for the application and they have no objections/comments to make.

- 6.6 Recommends conditions in relation to construction hours, construction deliveries and piling.

Sustainable Drainage Officer- No Objection

- 6.7 Comments that the site will use the existing surface water and foul water drainage systems and is supported.

Waste Officer - No Objection

- 6.8 Comments that the proposed development should make adequate provision for the storage and management of waste and recycling. Based on an occupancy of 11 persons, waste capacity should be calculated at a minimum of 50 litres per person for both residual (black bin) and dry recyclables (blue bin).

7. Third party representations

- 7.1 3 representations have been received in objection to the application from local residents. The grounds of objection are set out below: -
- Principle of development- planning history of site, over intensification and high density of use out of keeping with low intensity residential use and family homes, concentration of dwellings in area with multiple occupants, roof extensions under construction with no permission, unsuitable for young children, communal space standards poor, 11th room unnecessary, accessibility to rear garden limited, refuse inadequate.
 - Character and appearance of area- HMO does not match style of a family home, dormer extensions affect the character of the street, blot on skyline, flat roof design, materials not in keeping.
 - Residential amenity impact- overshadowing and loss of privacy from dormer windows, loss of light from rear extension, scale of rear extension not modest, noise from intensification in use, anti-social behaviour, construction noise, limited information on management arrangements.
 - Highway safety- increase in vehicle movements, insufficient car parking provision, safety risks for vulnerable users of the public highway, cycle parking impractical,
 - Trees- existing trees need to be removed.
 - Drainage and flooding- foul drainage capacity and risk of blockages and overflow.

- 7.2 One representation has been received from a solicitor in objection to the application on behalf of one of the local residents who have made a representation. The grounds of objection are set out below: -
- i) Planning history- the current application is a continuation of the refused application reference 26/00154/FUL- dormer windows subject to enforcement and should be included in application- no mechanism to consider as a whole.
 - ii) Works being carried out on a contested legal basis- would implementation of plans and compliance with conditions take place- incorrect approach.
 - iii) Amenity space deficiency cannot be addressed- need a single comprehensive application.
 - iv) Requests deferral of application until outcome of enforcement known.
- 7.3 Camcycle has commented that cycle parking should be relocated to the front of the property so it is more convenient, if not, access should not be obstructed by parked vehicles and visitor cycle parking provided to the front of the property. Details of the cycle parking are required and at least 10 spaces should be provided.
- 7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8. Member Representations

- 8.1 Councillor Dalzell has made a representation in objection to the application on the following grounds:
- i) Application not substantially different to previously refused application- scale, use, number of occupants, and dependency on the loft extension are unchanged.
 - ii) Permitted development claim not credible- if planning permission was previously required for works, it cannot now be retrospectively characterised as permitted development.
 - iii) HMO concentration assessment too narrow- Cambridge Local Plan 2018 Policy 46 and the emerging Greater Cambridge Local Plan draft Policy H/MO both require assessment of over-concentration in the local area not just the same side of the street.
 - iv) Poor access to cycle parking- cycle parking to rear with poor access and blocked by a car.
 - v) Loss of family housing- emerging Greater Cambridge Local Plan draft Policy H/MO has concerns regarding the cumulative impact of HMO's on supply of family homes.

vi) Management strategy inadequate- generic document.

- 8.2 The above representation is a summary of the comments that have been received. Full details of the representation can be inspected on the application file.

9. Planning background

- 9.1 Planning permission was previously refused under planning application reference 26/00154/FUL for conversion of existing dwelling (C3) to 11 bedroom 11 person HMO (sui generis) together with two side dormer roof extensions on the grounds of the visual impact of the dormer extensions upon the character and appearance of the area and the lack of internal amenity space and subsequent noise and disturbance to neighbours from potential intensification in the use of the garden.
- 9.2 The application has been submitted to address the reason for refusal in relation to the lack of internal amenity space and subsequent noise and disturbance to neighbours from potential intensification in the use of the garden.
- 9.3 The application does not include the two recently completed dormer extensions. The reason for this is because they are not the same development as the dormer extensions which formed part of the previous planning application as they are smaller and have obscure glazing.
- 9.4 The dormer extensions are considered to be defined as permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The Case Officer and Enforcement Officer have visited the site to conclude this view and it is confirmed that the property remains a single dwellinghouse.

10. Assessment

- 10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:-
- Principle of development
 - Character and appearance of the area and design considerations
 - Trees
 - Biodiversity
 - Highway safety and parking
 - Flood risk and drainage
 - Carbon reduction and sustainable design

- Amenity
- Other matters
- Planning balance
- Recommendation
- Planning conditions

11. Principle of Development

- 11.1 Policy S3(1) of the NPPF 2026 sets out that decisions on development proposals should apply a presumption in favour of sustainable development. This means:
- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - b. Outside settlements, policy S5 should be applied; and,
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.
- 11.2 Policy S4(1) states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
- 11.3 Policy S4(2) outlines that when applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
- a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or,
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
 - b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
 - c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

- 11.4 Policy 1 of the Local Plan outlines the presumption in favour of sustainable development.
- 11.5 Policy 3 sets out the strategy for the provision of the majority of new residential developments to be focused in and around the existing urban area of Cambridge creating sustainable communities, making the most effective use of previously developed land, and enabling the maximum number of people to access services locally. It also sets out the housing requirement for the area, method of calculation, and buffer with regards to the 5 year housing land supply and seeks to resist the loss of housing to other uses unless there are exceptional circumstances.
- 11.6 Policy 48 states that proposals for large houses in multiple occupation (sui generis) as defined by the Government's Circular 08/2010 and its successor documents will be supported, where the proposal:
- a. does not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area;
 - b. the building or site (including any outbuildings) is suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas; and
 - c. will be accessible to sustainable modes of transport, shops and other local services.

Appropriate management arrangements should be put in place in order to monitor and minimise antisocial behaviour and adverse impact on local residents. A condition to this effect may be applied to any planning consent.

- 11.7 The supporting text to Policy 48 defines houses of multiple occupation (HMOs) as follows: -
- A small HMO – a shared dwelling house occupied by between three and six unrelated individuals who share basic amenities such as a kitchen or bathroom. This falls into use class C4 under the Town and Country Planning (Use Classes) Order 2010.³⁶ Permitted development rights enable a flat or house in use class C3 (i.e. in simple terms, a normal 'family' house) to change use to use class C4 without submission of a planning application;
- A larger HMO – more than six unrelated individuals sharing basic amenities such as a kitchen or bathroom. This falls outside the Town and Country Planning (Use Classes) Order 2010 and is categorised as sui generis.

Proposals for smaller HMOs (use class C4) will be considered in the same way as a proposal for C3 residential development.

- 11.8 Following the publication of the NPPF 2026, Policy 3 of the Local Plan is considered to be materially inconsistent with national policy. It is consistent in terms of its aims of setting out the housing requirements and directing development to the most sustainable locations. It is broadly consistent with Policy HO7 with regards to meeting the evidenced needs of the community but does not give specific reference to the housing needs in Policy HO1 (families with children etc). However, it is inconsistent in terms of the 5 year housing supply requirements as the figures, method of calculation, and buffer are out of date as it is more than 5 years old.
- 11.9 Therefore, the decision needs to be made in accordance with policies S3 and S4 of the NPPF 2026.
- 11.10 With regards to Policy S4 of the NPPF 2026, the site is not allocated for the safeguarding of land or buildings for particular uses in the development plan. Whilst the development would result in the loss of one family dwelling, this is not considered to result in a significant loss in the level of family dwellings in the area.
- 11.11 The site is not existing recreational land and facilities, Local Green Space, an area of particular importance for biodiversity and geodiversity, a Protected Landscapes (N4), or development within a residential curtilage. It would also not result in the loss of a cemetery or burial ground or water storage and/or flood risk management area.
- 11.12 The development would also not fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances i.e. severe impact on the highway network.
- 11.13 Policy 48 of the Local Plan is consistent with national policy.
- 11.14 With regards to criteria a, the Cambridge City Council licensing register shows HMOs at the following properties (excludes licenses that have lapsed, been revoked or been withdrawn). The shaded rows are large HMO's: -

Street	House no.	Occupants (persons)	Large/Small	Distance from site (direct)
Carlton Way	63	5	Small	Within 100 m
Gilbert Road	128	6	Small	Within 200 m
Gilbert Road	129	5	Small	Within 200 m
Gilbert Road	202	8	Large	Within 500 m
Perse Way	101	10	Large	Within 300 m
Perse Way	109	7	Large	Within 300 m
Acton Way	8	6	Small	Within 400 m
Acton Way	10	6	Small	Within 400 m
Harding Way	56	7	Large	Within 400 m
Harding Way	64	6	Small	Within 400 m
Cockerell Road	31	5	Small	Within 400 m
Ferrars Way	20	5	Small	Within 400 m
Wavell Way	18	6	Small	Within 400 m
Brimley Road	15	5	Small	Within 400 m
Stretten Avenue	72	5	Small	Within 400 m
Akeman Street	51	5	Small	Within 500 m
Akeman Street	95	10	Large	Within 400 m
Darwin Drive	11	8	Large	Within 500m
Darwin Drive	63	8	Large	Within 400m
Alex Wood Road	143	6	Small	Within 500m
Alex Wood Road	97	6	Small	Within 500m
Montgomery Road	10	5	Small	Within 500m
Montgomery Road	11	6	Small	Within 500m
Rosewood Road	81	6	Small	Within 500m
Rosewood Road	83	5	Small	Within 500m
Garden Walk	91	6	Small	Within 500m

11.15 Please see the map below for details of the location of the properties

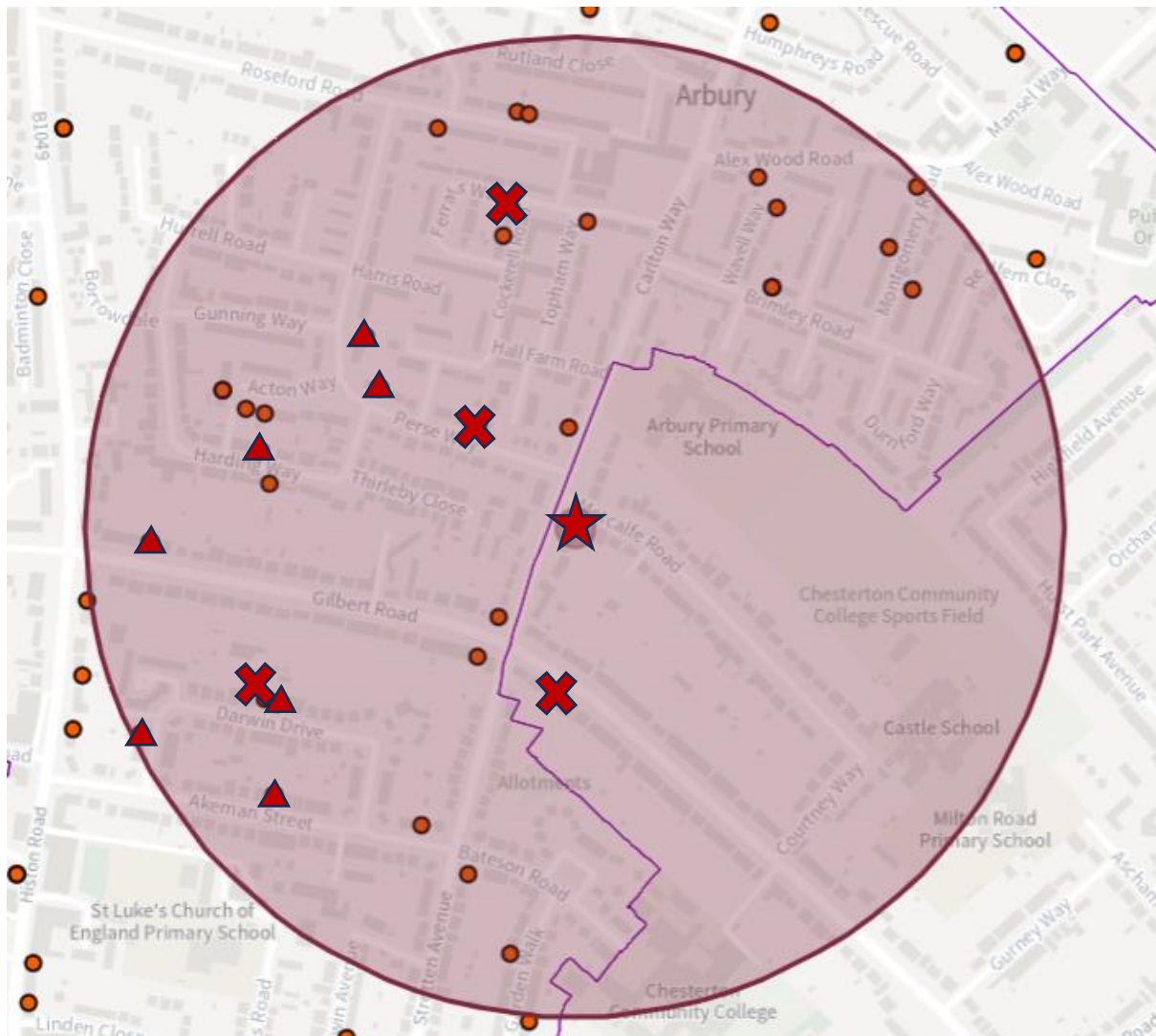
Key

Star – Site

Triangle – Large HMO's

Dot – Small HMO's

X – HMO licenses that have lapsed, been revoked or been withdrawn



- 11.16 There are a total of seven large HMO's within 500 metres of the site (direct). There are two within 300 metres on Perse Way, two within 400 metres on Harding Way, Akeman Street and one within 500 metres on Gilbert Road.
- 11.17 Given that there are not any within very close proximity to the site location (200 metres) together with the limited overall number in the area and dispersal over a fairly wide area, the development is not considered to result in an overconcentration of such uses in the local area. Small HMOs are not included in the assessment as these are defined as a residential use rather than a sui generis use.
- 11.18 The development is also not considered to cause harm to residential amenity or the surrounding area. In terms of the surrounding area, there is a mix of different types of uses which includes family housing, flats, and commercial uses. These matters will be considered in further detail later in the report.

- 11.19 With regards to criteria b, the building and site is considered suitable for use as a larger house in multiple occupation in terms of the provision of car parking, cycle parking, drying areas, and refuse storage. This matter will be considered in detail later in the report.
- 11.20 With regards to criteria c, the site is considered to be situated in a sustainable location with very easy access to the Carlton Way Neighbourhood Centre opposite by walking, easy access to the Mitchams Corner District Centre less than 1km away by walking and cycling, and good access to the city centre 2km away by walking, cycling, and a regular bus service (Citi 1) with a bus stop immediately outside the site.
- 11.21 A revised HMO Management Plan has been submitted with the application which sets out how occupancy will be controlled, how the building will be managed, and how residents and operation of the use will be controlled to reduce the potential for anti-social behaviour and minimise the impact upon neighbouring properties and the wider area. This will be mainly through a property management platform (COHO).
- 11.22 The occupancy of the building will be controlled through careful tenant selection. The building will be managed by the property owner/manager with strict policies in relation to safety, waste management, and parking. The residents and operation of the use will be managed through tenancy agreements and a harmonious house policy. These will include clauses in relation to prohibited activities such as excessive noise, harassment, or intimidation, damage, vandalism or misuse of communal areas, illegal activities, and unauthorised waste disposal; and key principles such as respectful behaviour towards other residents, neighbours and visitors, the control of noise late in the evening and at night time, and no parties and gatherings likely to cause nuisance. Any breaches will be subject to warnings, management intervention, and, where necessary, formal tenancy enforcement action.
- 11.23 In summary, the development would result in an efficient use of land in a sustainable location and is not considered to be outweighed by any substantial adverse effects. The principle of the development is consequently considered acceptable in policy terms.
- 11.24 The proposal is compliant with policies S3 and S4 of the NPPF 2026 and Policy 48 of the Local Plan.

12. Character and appearance of area and design considerations

- 12.1 Policy DP3(1) of the NPPF 2026 states that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.
- 12.2 Policies 55 and 58 of the Local Plan seek to ensure that development responds appropriately to its context and reflects or successfully contrasts with existing building forms and materials and are sympathetic to the existing building and surrounding area.
- 12.3 Policy 31 requires that all flat roofs are green or brown roof, providing that it is acceptable in terms of context.
- 12.4 The Cambridge Neighbourhoods Design Code for Arbury, King's Hedges and parts of West Chesterton SPD aims to guide future development in the area by enhancing design quality based upon the priorities of the community. The five main principles are: -
i) Make space for nature
ii) Prioritise walking and cycling
iii) Thriving public spaces
iv) Enhance character
v) Increase sustainability.
- 12.5 Following the publication of the NPPF 2026, part of policy 31 in relation to the requirement for all flat roofs to be green or brown is materially inconsistent with national policy.
- 12.6 The Cambridge Neighbourhoods Design Code for Arbury, King's Hedges and parts of West Chesterton SPD describes the local character of Arbury as follows: -

“The key characteristic of Arbury is its green and leafy frontages. The street network is clearly defined and is lined with grass verges and trees. Front gardens are typically deep and building frontages maintain consistent building lines. Existing flat blocks stand out in the area, often

planned against the grain of the area, and taller than surrounding buildings.”

- 12.7 The intensification in the use of the building is not considered to materially change its external appearance and the character of the building within the local area. It would also not change the density of buildings on the site.
- 12.8 As previously advised, the existing dormer extensions do not form part of the proposal and are defined as permitted development. Permitted development means that planning permission is not required and the works are outside the control of the Local Planning Authority. The planning merits of the works cannot therefore be assessed.
- 12.9 The proposed rear extension, by reason of its modest scale and proportionate to the size of the existing building, single storey height, simple design, and the use of brick/render wall materials to match the main building and a green roof to enhance biodiversity and reduce surface water drainage are acceptable. It would not result in a visually prominent development when viewed from Carlton Way or Metcalfe Road which would adversely affect the character and appearance of the area.
- 12.10 The alterations to replace the garage door with a window to the front elevation and the infilling of a window to the first floor south side elevation are satisfactory.
- 12.11 The proposed siting of the cycle store to the front of the building, limited single storey scale, simple monopitch roof design, and timber materials is not considered to result in a visually dominant development when viewed from Carlton Way. Whilst some landscaping would be lost, this is limited to some shrubs which are not highly visible from the road.
- 12.12 Overall, the development is considered to be in keeping with its context and would preserve the character and appearance of the building and the key characteristics of the surrounding area.
- 12.13 The proposal is compliant with policy DP3 of the NPPF 2026, policies 31, 48, 55, and 58 of the Local Plan, and the Cambridge Neighbourhoods Design Code for Arbury, King’s Hedges and parts of West Chesterton SPD.

13. Trees

- 13.1 Policy N2(1) of the NPPF 2026 states that to contribute positively to the natural environment, and support nature's recovery, development proposals should, amongst other criteria, conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings.
- 13.2 Policy 70 of the Local Plan seeks to protect trees of amenity or other value.
- 13.3 There is a row of tall leylandii trees along the southern boundary of the site which are likely to be retained. Notwithstanding the above, there are no objections to the removal of the trees as they are not considered to make a significant contribution to the visual amenity of the area.
- 13.4 The proposal is compliant with policy N2 of the NPPF 2026 and Policy 70 of the Local Plan.

14. Biodiversity

- 14.1 Policy N2(1) of the NPPF 2026 states that to contribute positively to the natural environment, and support nature's recovery, development proposals should, amongst other criteria,
- 14.2 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting.
- 14.3 Policy 71 of the Local Plan seeks to protect and enhance priority species and habitats.
- 14.4 The site comprises buildings, trees, grassland, and hard standing. The development is not considered to adversely affect any protected species.
- 14.5 The Ecology Officer has no objections to the application subject to a condition in relation to ecological enhancement. This condition is considered necessary and reasonable in order to make a positive contribution towards biodiversity.

- 14.6 The development is exempt from biodiversity net gain requirements under the de minimus exception as it would not impact upon a priority habitat and the proposed extension would result in the loss of less than 25 square metres of on site habitat with a biodiversity value of greater than 0.
- 14.7 The proposal is compliant with policy N2 of the NPPF 2026, policy 70 of the Local Plan, the Biodiversity SPD 2022.

15. Highway safety and parking

- 15.1 Policy TR6(4) of the NPPF states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety.
- 15.2 Policy 80 of the Local Plan seeks to prioritise sustainable transport.
- 15.3 Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 15.4 Policy 82 requires car and cycle provision for developments to accord with the parking standards.
- 15.5 Carlton Way/Mere Way is a busy through road from Gilbert Road to Arbury Road. It has a speed limit of 20 miles per hour. The eastern side of the road is in a Controlled Parking Zone and has double yellow lines. There is a bus stop outside the site with a regular service to Cambridge (Citi 1). The western side of Carlton Way is outside the Controlled Parking Zone.
- 15.6 The development is not considered to result in a significant increase in traffic generation.
- 15.7 The Local Highways Authority has no objections to the application in terms of the impact of the development upon the public highway subject to an informative with regards to residents parking permits on surrounding streets.
- 15.8 The Local Plan does not have any vehicle and cycle parking standards for HMOs.
- 15.9 Two vehicle parking spaces would be provided on site which is considered acceptable given the likely occupiers and sustainable location

of the site in the city with very good accessibility to a wide range of services and facilities serving day-to-day needs by walking, cycling, and public transport. The development is unlikely to result in a significant overspill of vehicle parking on to neighbouring roads.

- 15.10 10 cycle parking spaces would be provided in a cycle store at the front of the site. This is considered an appropriate location and level of cycle parking for residents. Additional informal visitor spaces would be provided within the driveway.
- 15.11 The development is not considered to be detrimental to highways safety and would provide an acceptable level of vehicle and cycle parking for its location and use.
- 15.12 The proposal is compliant with policy TR6 of the NPPF 2026 and policies 80, 81, and 82 of the Local Plan.

16. Water management and flood risk

- 16.1 Policies 31 and 32 of the Local Plan set out mitigation measures with particular reference to the management of surface water on site to ensure that developments are not at risk from flooding or increase flood risk.
- 16.2 The site lies in flood zone 1 and is not in an area subject to surface water flood risk. The development is not considered to be at significant risk of flooding.
- 16.3 Surface water from the development would discharge to existing sustainable drainage systems and foul water would discharge to the main sewer.
- 16.4 The Council's Sustainable Drainage Engineer has no objections to the application.
- 16.5 Whilst the comments of third parties are noted regarding the capacity and potential blockage of the sewer, the development is minor in scale and is not considered to result in a significant increase in foul flows. Anglian Water has a duty to maintain the capacity and management of the sewer.
- 16.6 The development is not considered increase the risk of flooding to the site and surrounding area.
- 16.7 The proposal is complaint with policies 31 and 32 of the Local Plan.

17. Carbon reduction and sustainable design

- 17.1 Policy CC2(1) of the NPPF 2026 states that in order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal:
c. Use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b).
- 17.2 Policy CC2(2) states that substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights) where this would be achieved through proposals for development.
- 17.3 The Sustainable Design and Construction SPD sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 17.4 Policy 28 of the Local Plan requires development to reduce carbon emissions and to achieve a minimum water efficiency to 110 litres per person per day.
- 17.5 Following the publication of the NPPF 2026, Policy 28 of the Local Plan is considered to be materially inconsistent with national policy. It is consistent in terms of aims of the policy to ensure that development adapts to climate change in terms of energy efficiency, carbon reduction, water management, site waste management, and materials reuse, and setting of local water efficiency levels. However, it is inconsistent in relation to specific carbon reduction levels.
- 17.6 Water management measures include the provision of a green roof to the extension. However, no details have been provided in relation to water efficiency levels, energy efficiency, or carbon reduction. It is therefore considered reasonable and necessary to add a condition to any consent to ensure the development adapts to climate change.
- 17.7 The proposal is compliant with Policy CC2 of the NPPF 2026 and the Sustainable Design and Construction SPD.

18. Amenity

Neighbouring properties

- 18.1 Policy P3(1) of the NPPF 2026 states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area.
- 18.2 Policy P3(2) states that within this context development proposals should:
- a. Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;
 - b. Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);
 - d. Mitigate and reduce to a minimum potential adverse impacts resulting from noise, not result in levels of noise exposure which would have a significant observed adverse effect, and maintain the character of tranquil areas (those areas that have remained relatively undisturbed by noise from human sources and are prized for their recreational and amenity value for this reason);
- 18.3 Policy 35 of the Local Plan seeks to protect human health and quality of life from noise and vibration.
- 18.4 Policy 58 permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.
- 18.5 The nearest residential properties likely to be affected by the development are located at Nos. 16 and 20 Carlton Way, and No. 61 Metcalfe Road.

- 18.6 The proposed use of the building as a large house of multiple occupation would intensify the use of the site. However, it is not considered to result in an unacceptable level of noise and disturbance which would adversely affect the amenities of neighbours.
- 18.7 The proposed extension is not considered to adversely affect the amenities of the neighbour at No. 20 Carlton Way through an unduly overbearing mass or significant loss of light. Whilst it is acknowledged that the extension would project approximately 6 metres beyond the rear elevation of that dwelling and have a height of 2.9 metres which would exceed the height of the boundary fence and existing garage, the dwelling is set off the boundary and has a small narrow living room window in its ground floor rear elevation closest to the boundary with a large set of living room patio doors set off the boundary with a patio adjacent to the doors. The main sitting out area is within the garden away from the boundary. Although the extension would obstruct the 45 degree horizontal and vertical angles of view from the window closest to the boundary, this is a secondary window and the extension would not obstruct the 45 degree vertical angle of view from the main patio doors and patio. The main views down the garden would be retained and the relationship is therefore. Whilst visible from the main sitting out area in the garden, the extension is not considered to result in a dominant form of development from the main sitting out area.
- 18.8 The existing first floor bathroom window in the south elevation would change to a secondary bedroom window. This is not considered to result in a severe loss of privacy as it would face towards the side wall of No. 20 Carlton Way and the front garden.
- 18.9 The proposed extension is not considered to adversely affect the amenities of the neighbours at No. 16 Carlton Way or No. 61 Metcalfe Road through an unduly overbearing mass or significant loss of light as the extension would be set a significant distance from the boundaries.
- 18.10 An existing first floor bedroom window in the north elevation would be infilled and improve privacy to No. 16 Carlton Way.
- 18.11 The development is not considered to result in an unacceptable level of noise and disturbance which would adversely affect the amenities of neighbours.
- 18.12 The internal communal space within the building has been increased in size and this is no longer considered to result in occupiers spilling out into the rear garden more often than usual, leading to noise and disturbance

upon the neighbouring properties. The extension would also provide some additional screening to No. 16 Carlton Way.

- 18.13 The Environmental Health Officer has no objections subject to conditions in relation to construction hours, construction deliveries and piling. These conditions are considered necessary and reasonable to safeguard the amenities of neighbours.

Future occupants

- 18.14 Policy 50 of the Local Plan Policy 50 of the Local Plan requires new residential units to meet or exceed the residential space standards set out in the Government's Technical Housing Standards – nationally described space standard (2015). It also requires access to external amenity space of a shape, size and location to allow effective and practical use of the space by residents.
- 18.15 Policy 51 requires all housing development to be of a size, configuration and internal layout to enable Building Regulations requirement M4 (2) 'accessible and adaptable dwellings' to be met.
- 18.16 The HMO would accommodate 11 persons. Each of the bedrooms within the HMO would measure between 8.8 square metres and 14.4 square metres in area. These sizes would exceed the minimum size of 7.5 square metres for a single room and are acceptable. The room sizes are set out below: -

Room	Size (square metres)
Room 1	11.7
Room 2	13.0
Room 3	14.4
Room 4	8.9
Room 5	14.8
Room 6	8.8
Room 7	10.9
Room 8	13.1
Room 9	13.3
Room 10	10.4
Room 11	11.9

- 18.17 All rooms would have an ensuite bathroom and 5 of the largest rooms over 13 square metres would include kitchenettes.

- 18.18 The kitchenettes are not considered to result in self-contained flats as the bedrooms would still use shared facilities such as the washer/dryer and garden.
- 18.19 The HMO would have communal living space in the form of a kitchen, dining room and conservatory which would measure a total of 32.67 square metres. This level of communal space is satisfactory.
- 18.20 The HMO would benefit from an external amenity space in the form of a private garden which would measure approximately 100 square metres in area (excluding the area to the side of the outbuilding). This amount of external space would allow sitting out and drying washing. There is also an outbuilding for the storage garden equipment. The storage of refuse and cycle parking would be to the front of the building.
- 18.21 Part M of the Building Regulations does not apply to dwellings resulting from a conversion or a change of use.

Summary

- 18.22 The development is not considered to adversely affect the amenities of neighbours and would provide acceptable levels on internal and external conditions for future residents.
- 18.23 The proposal is compliant with policy P3 of the NPPF 2026 and policies 35, 48, 50, 51, and 58 of the Local Plan.

19. Other matters

Waste

- 19.1 A revised site plan has been submitted showing that refuse storage areas would be provided to the front of the dwelling behind the cycle store and front boundary fence. There would be space for 4 x 360 litre bins, 1 x 240 litre bin, and 1 x 140 litre bin as requested by the Waste Officer. Bins would be moved to the entrance of the driveway on collection days.
- 19.2 The proposal is compliant with Policy 48 of the Local Plan.

20. Planning balance

- 20.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

Summary of harm

- 20.2 The development would have some impact upon neighbours but this is not considered to result in a substantial adverse impact.

Summary of benefits

- 20.3 The development would make an efficient use of previously developed land in a sustainable location.
- 20.4 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

21. Recommendation

- 21.1 **Approve** subject to:
-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

22. Planning conditions

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

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

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

F071 DR-A01 Revision B	Location, Block and Site Plans
F071 DR-A04 Revision B	Proposed Floor Plans
F071 DR-A05	Proposed Elevations

Reason: In the interests of good planning, for the avoidance of doubt and to

facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3) In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

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

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

4) No development above ground level shall take place until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan policies 57, 59 and 70 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

5)) No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall demonstrate that the development contributes to climate change mitigation and adaptation and the transition to net zero. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.

Reason: To ensure the development is sustainable and contributes to climate change mitigation and adaptation and the transition to net zero (NPPF 2026 Policy CC2).

6) No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following

hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

7) There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

8) The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 48 and 82).

Informatives

i) Nesting birds - The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage, or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

ii) The residents of the site, whether new or existing, will not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on surrounding streets.

Background papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Greater Cambridge SPDs

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26/01978/FUL – Parkers Piece Parkside, Cambridge

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Market

Proposal: Installation of ground-mounted electrical cabinets within Parkers Piece to support site infrastructure to include minor excavation, installation of the cabinets, and connection to existing services, with surrounding surfaces reinstated on completion.

Applicant: Mr Ashley Read / Cambridge City Council

Presenting officer: Madalina-Mihaela Ghita

Reason presented to committee: Regulation 3 application, a planning application submitted by a local authority for development on land it owns or controls.

Member site visit date: N/A

Key issues: 1. Heritage impacts

2. Tree impacts

Recommendation: Approve subject to conditions

Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Local groups / petition
10	Assessment
11	Principle of development
12	Design, layout, scale and landscaping
13	Trees
14	Heritage assets
15	Carbon reduction and sustainable design
16	Biodiversity
17	Water management and flood risk
18	Highway safety and transport
19	Cycle and car parking provision
20	Amenity
21	Planning balance
22	Recommendation
23	Planning conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks permission for the installation of two ground mounted electrical cabinets within Parkers Piece to support future events within the site.
- 1.2 The proposal is considered to result in a level of heritage harm to both the Historic Core Conservation Area and the setting of nearby Grade II listed buildings. This harm is however considered to be outweighed by the public benefits arising from the scheme, with significant weight given to the environmental benefits of providing a more renewable source of energy for events within the Public Open Space.
- 1.3 Whilst in close proximity to a number of high value trees that line the edges of Parkers Piece, the proposal is considered to include adequate protection of these trees given the nature of the proposed works.

- 1.4 Officers recommend that the Planning Committee **Approve the application subject to conditions.**

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Reference
Conservation Officer	No Objection (harm identified)	6.1
County Highways Development Management	No Objection	6.3
Definitive Mapping Officer	No Objection	6.4
Drainage Officer	No Objection	6.5
Ecology Officer	No Objection	6.6
Environmental Health	No Objection	6.7
Historic England	No comment	6.8
Tree Officer	No Objection	6.9
Third Party Representations (1)	1 comment received in support	7.1
Member Representations (0)		8.1
Local Interest Groups and Organisations / Petition (0)		9.1

2. Site description and context

- 2.1 The application site comprises the entirety of Parkers Piece, located within the City boundary of Cambridge. The site is located within the Historic Core Conservation Area, the defined City Centre and Parkers Piece itself is designated as Protected Open Space. The Piece is dissected into quarters by two intersecting Public Rights of Way that cross the site. There is also a further PRoW that connects Regent Street to Park Terrace to the western side of the site. Parkers Piece is entirely within Flood Zone 1 with small areas at low-medium risk of surface water flooding.
- 2.2 Reality Checkpoint is a Grade II listed Lamp Standard within the centre of Parkers Piece. There are a number of Grade II listed buildings along the northern, northwestern and southwestern sides of the open space. In addition, there are two Buildings of Local Interest adjacent to the Piece, one to the southwestern edge and the other to the north.
- 2.3 Parkers Piece itself is a large area of open space within the Historic Core of the City and is frequently in use for a variety of events including a cricket pitch and a Christmas market during the winter months. The Piece is surrounded on all sides by highways, namely Park Terrace to the northwest, Parkside to the north, Gonville Place to the east and Regent Terrace to the southwest.

3. The proposal

- 3.1 This application seeks permission for the installation of ground-mounted electrical cabinets within Parkers Piece to support site infrastructure to include minor excavation, installation of the cabinets, and connection to existing services, with surrounding surfaces reinstated on completion.
- 3.2 The application has been amended to address representations and further consultations have been carried out as appropriate. Following initial Tree Officer comments, tree information was provided with updated Tree Officer comments provided reflecting this.

4. Relevant site history

Reference	Description	Outcome
25/03284/FUL	Use of land at Parkers Piece for the holding of temporary Christmas event, including the annual installation of ice rink, food, drink and market stalls (including lodge bar and skate bar), Ferris wheel, carousel, dodgems, attractions, seating areas and associated fencing, works and structures for the period 20th October to 14 January the following year, each year for a maximum temporary period of 4 years.	Permitted
23/03297/FUL	Use of land at Parkers Piece for the holding of temporary Christmas event, including the annual installation of ice rink, food, drink and market stalls (including lodge bar), Ferris wheel, carousel, attractions, seating areas and associated fencing, works and structures for the period 1st November to 14 January the following year each year for a maximum temporary period of 4 years	Permitted
20/03552/FUL	To renew the installation of a temporary real-ice ice rink with viewing platform and back-of-house/plant area; a family entertainment area with children's rides, food concessions and other associated entertainment (including the Big Wheel), to one quadrangle of Parkers Piece. Event to run from 1st November 2021 to 31st January 2025	Permitted

Table 2 Relevant site history

- 4.1 There have been multiple permissions granted within the eastern quadrant of the Piece for Christmas Markets during October, November, December and January. The most recent of these permissions was granted in 2025 for a four year rolling permission meaning that the market can be provided during 2026, 2027 and 2028 under this permission.

5. Policy

5.1 National policy

National Planning Policy Framework 2026

National Design Guide 2021

Circular 11/95 (Conditions, Annex A)

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 19 Proposed Submission)

- 5.2.1 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.
- 5.2.2 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.
- 5.2.3 In line with Policy DM4 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2026. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed.
- 5.2.4 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.
- 5.2.5 Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026.

5.3 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 10: The City Centre

Policy 27: Site specific development opportunities

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 32: Flood risk

Policy 35: Protection of human health from noise and vibration

Policy 36: Air quality, odour and dust

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 59: Designing landscape and the public realm

Policy 61: Conservation and enhancement of Cambridge's historic environment
Policy 62: Local heritage assets
Policy 63: Works to a heritage asset to address climate change
Policy 67: Protection of open space
Policy 70: Protection of priority species and habitats
Policy 71: Trees

5.4 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Development affecting Conservation Areas SPD – Adopted 2009

5.5 Other guidance

Historic Core Conservation Area Appraisal

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Buildings of Local Interest (2005)

Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)

Cambridgeshire Design Guide For Streets and Public Realm (2007)

5.6 Area Guidelines

Cambridge Historic Core Conservation Area Appraisal (2015)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Conservation Officer- No Objection

- 6.1 The proposed development would result in harm to the character of the conservation area and setting of listed buildings at the lower end of the scale.
- 6.2 The public and heritage benefits of supporting the ongoing public events on the site is considered sufficient to outweigh the harm.

County Highways Development Management - No Objection

- 6.3 No significant adverse effect upon the Public Highway should result from this proposal.

Definitive Maps Officer- No Objection

- 6.4 No objection to the proposal, the footpath must remain open and unobstructed at all times.

Drainage Officer- No Objection

- 6.5 No objection to the proposed development.

Ecology Officer- No Objection

- 6.6 It is not anticipated that the proposal would have significant impact on protected species.

Environmental Health- No Objection

- 6.7 No objection to the proposed development.

Historic England- No comment

- 6.8 In this case we are not offering advice, we suggest that you seek the views of your specialist conservation and archaeological advisers.

Tree Officer- No Objection

- 6.9 Following the provision of an Arboricultural Method Statement, there is no objection to the proposed development provided the recommendations are implemented and followed throughout the development process.

7. Third party representations

7.1 1 representation has been received.

7.2 Comments in support of the application raise the following points:

- Provision of electrical connection would drastically reduce the reliance on diesel generators and fuel usage to provide events such as the Christmas market.
- The permanent electrical solution would improve the long-term viability of providing the christmas market on Parkers Piece

8. Member Representations

8.1 No Cllr representations have been received.

9. Local Groups / Petition

9.1 No representations or petitions have been received from Local Groups.

10. Assessment

10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Design, layout, scale and landscaping
- Trees
- Heritage assets
- Carbon reduction and sustainable design

11. Principle of Development

11.1 The application site comprises the entirety of the Parkers Piece Protected Open Space, identified as a Park and Garden protection. The application site also falls within the Cambridge City Centre.

11.2 Policy 10 of the Local Plan sets out a number of criteria that any new development or redevelopment, within the defined City Centre should provide.

11.3 The nature and scale of the proposed development is such that officers do not consider it would have any notable impact on the wider City Center

area. It would, however, assist in providing a range of facilities within one of the Cities most prominent open spaces. As such, the proposal is considered to comply with the purposes of Policy 10 of the Local Plan.

- 11.4 Policy 67 of the Local Plan states that proposals that would harm the character of, or lead to the loss of open space would not be permitted unless it can be satisfactorily replaced within a short distance of the application site.
- 11.5 The scale of the proposed development in this instance, in addition to the location of the proposed cabinets, is such that the works are not considered to result in any material loss of open space within Parkers Piece. The siting to the cabinets to the extremities of the Piece is such that they would appear next to the existing benches and bins that are in similar locations. Whilst as set out in the heritage section of this report, the proposal would result in a level of harm to the character of the wider conservation area, it is not considered that the proposal would conflict with Policy 67 of the Local Plan.
- 11.6 The principle of the development is therefore acceptable and in accordance with policies 10 and 67 of the Cambridge Local Plan as well as the relevant Policies within the NPPF.

12. Design, layout, scale and landscaping

- 12.1 The application site comprises the entirety of Parkers Piece, although the development itself is restricted to two small areas of the Piece itself. Parkers Piece is one of the most prominent areas of open space within the site, dissected by two, intersecting public footpaths meeting in the center of the Piece which is marked by the Grade II listed Reality Checkpoint.
- 12.2 The Piece itself is a large area of undeveloped open space, however throughout the year it is frequently used to hold a variety of events which often include the provision of temporary structures. These events tend to be restricted to the eastern half of the piece.
- 12.3 There are a number of highly significant trees surrounding Parkers Piece, perhaps most importantly along the southern and northern boundaries, although there are trees to all four sides. There are also a number of buildings of varying heritage significance surrounding the site, especially to the western and northern sides.

- 12.4 This application seeks the erection of two, ground mounted electrical cabinets within Parkers Piece, one to the southwestern boundary along Parkers Terrace, and the other to the southeastern boundary along Gonville Place.
- 12.5 This siting is considered to be in two of the least sensitive areas of the Piece, being away from the majority of the surrounding heritage assets, whilst also being grouped with existing benches and bins.
- 12.6 The cabinets themselves are approximately two metres in height, two metres in width and half a metre in depth. Both would however require minor excavation to facilitate baseplates that would measure approximately 2.3 metres in width and 0.8 metres in depth.
- 12.7 It is therefore acknowledged that the cabinets would be the largest of the structures surrounding Parkers Piece, significantly larger than the benches and bins that are currently in place. Notwithstanding the heritage impacts of the proposed development that will follow in later sections of this report, the scale of the units has been justified as the minimum required to accommodate the power output necessary for their function.
- 12.8 The cabinets are to be constructed using standard materials with an indication within the Design and Access Statement that they shall be painted dark green. Given the importance of their appearance, it is considered necessary to condition the colour of which the cabinets would be painted to ensure that they are green, minimising their visual impact.
- 12.9 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with policies 55, 56 and 59 of the Local Plan and the NPPF

13. Trees

- 13.1 The siting of the proposed cabinets is such that they are both within close proximity to existing trees that are of significant amenity value and protected by virtue of being within the Historic Core Conservation Area.
- 13.2 Initial comments received from the council's Tree Officer raised an objection due to a lack of information provided to demonstrate the impact of the proposal on these surrounding trees.
- 13.3 An Arboricultural Method Statement and respective Tree Protection Plans have been provided since the initial Tree Officer comments.

- 13.4 The proposed development would not itself require any tree works or removal. However, the required cabling for both cabinets is within, or in close proximity to root protection areas (RPA) of the surrounding trees. In addition, the cabinet itself and concrete baseplate along Regent Terrace is within the RPA of T034 which is identified as a Category A tree.
- 13.5 The Council's Tree Officer, following this additional information has advised that there is no objection to the proposed development subject to the implementation of recommendations set out in the provided Arboricultural Method Statement. A condition is recommended to this effect.
- 13.6 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan and the NPPF.

14. Heritage assets

- 14.1 The application falls within the Historic Core Conservation Area. The application is within the setting of the Grade II listed Reality Checkpoint and multiple Grade II listed buildings along Regent Terrace, Park Terrace and Parkside.
- 14.2 Parkers Piece is an important green, open space within the Historic Core Conservation Area providing recreational facilities within the centre of the city. The edge of the Piece is marked by mature regularly spaced trees with views between these trees into the open space. Parkers Piece therefore makes a strong contribution to the character and appearance of the Historic Core Conservation Area.
- 14.3 There are a number of Grade II listed buildings to the perimeter streets in addition to the Grade II listed Reality Checkpoint lamp being located in the centre of the open space.
- 14.4 Policy HE6 of the 2026 NPPF states that substantial weight should be given to the conservation of heritage assets, and where a proposal would harm the significance of a designated heritage asset, the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.
- 14.5 The proposed development would undoubtedly be visible, within Parkers Piece and therefore also within the setting of the nearby listed buildings and Reality Checkpoint.

- 14.6 The siting of the proposed cabinets to the perimeter of the open space helps to mitigate their visual impact on the openness of the site. However their scale would be larger than that of the existing features and street furniture found within the vicinity.
- 14.7 Whilst the siting and colour of the proposed cabinets helps to mitigate their visual impact, the proposal is considered to result in a level of harm to both the character and appearance of the Conservation Area and the setting of the nearby listed buildings as well as Reality Checkpoint.
- 14.8 The council's Conservation Officer, within their comments concludes that this harm would be *less than substantial at the lower end of the scale*. However, since these comments were received, the updated NPPF has removed reference to "less than substantial harm". Harm to heritage assets is now either "harm" or "substantial harm" with the ability to further clarify the level of harm within these broad designations.
- 14.9 Officers agree with the view of the Conservation Officer that the proposal would result in a level of harm to both the Conservation Area and setting of Listed Buildings. However, this is considered to be "harm" at the lower end of the scale.
- 14.10 Whilst Parkers Piece has, for a number of years been used for hosting public events. The Historic significance of the space is primarily as an open area, supporting recreational use and sporting events. It is not therefore considered that there are any tangible heritage benefits arising from the proposed development.
- 14.11 Given that a level of heritage harm is identified, the application would be in conflict with Policy 61 of the Local Plan, there is, therefore a requirement, under Policy HE6(4) of the NPPF to weigh this harm against the public benefits of the proposal, in accordance with Sections 66 and 72 of the LBCA 1990
- 14.12 The detailed assessment of public benefits and the balance required under Policy HE6(4) of the NPPF is reserved for the planning balance at the end of this report. In conclusion however, officers consider that taken together the economic, social and environmental benefits of the scheme are substantial. In accordance with Policy HE6(4) of the NPPF 2026, these benefits provide clear and convincing justification that outweighs the harm to the setting of designated heritage assets.

15. Carbon reduction and sustainable design

- 15.1 Given the nature of the proposed development, there is no requirement for a sustainability statement of consultation with the council's sustainability officer.
- 15.2 There are however inherent sustainability benefits arising from the proposed development. Primarily this benefit is through providing a more sustainable form of power to future events within Parkers Piece, especially when considered against the historic use of diesel generators.
- 15.3 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with policy 29 of the Local Plan, NPPF (2026) Policies CC2, CC3 and DP3 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

16. Biodiversity

- 16.1 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal. Given the nature of the application site, being a high used public open space, the scale of the proposed development is not considered likely to result in any notable impact upon protected or priority species.
- 16.2 To clarify, whilst updated Biodiversity Net Gain (BNG) regulations came into effect on the 6th August 2026, transitional arrangements set out that applications submitted before this date (including this application) will continue to be assessed against the regulations prior to the 6th August.
- 16.3 The footprint of the concrete bases for both cabinets would fall well below the 25m² habitat threshold for BNG requirement under the previous regulations. Whilst the laying of cable may exceed the threshold, this can be undertaken with land restored to its original condition, thereby not resulting in any material "impact" to the habitat. Overall, the proposal therefore falls below the threshold for BNG requirement in this case.
- 16.4 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

17. Water management and flood risk

- 17.1 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. Whilst there are areas at low to medium risk of surface water flooding, the locations of both proposed cabinets sit outside of these areas and are therefore also at low risk of surface water flooding.
- 17.2 The Council's Sustainable Drainage Engineer has advised that there is no objection to the proposed development. Officers agree that, given the scale of the proposed development and the low flood risk of the site, there is no significant risk of harm through flood risk within the site.
- 17.3 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with policies 31 and 32 of the Local Plan and NPPF advice.

18. Highway safety and transport impacts

- 18.1 The proposed development seeks no alterations to the existing site access arrangements, nor is it considered that the scale of the development would result in a significant intensification of such use.
- 18.2 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal.
- 18.3 The proposal therefore accords with the objectives of Policies 80 and 81 of the Local Plan and is compliant with NPPF advice.

19. Car and cycle provision

- 19.1 The nature of the proposed development is such that there would be no increase in demand for car or cycle parking within the application site. Whilst there may be an indirect link through events within Parkers Piece, it would not be reasonable to require additional car parking through this application.
- 19.2 The proposed parking arrangement is compliant with Policy 81 of the Local Plan.

20. Amenity

Neighbouring properties

- 20.1 No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with policy 35 of the Local Plan.

Construction and environmental health impacts

- 20.2 The construction likely required for the proposed development is not considered to be significant and would not, therefore, result in any significant harm through noise and disturbance to neighbouring residential properties.
- 20.3 The location of the proposed cabinets is such that there is a high level of background noise. Therefore any noise generated through the use of the cabinets is not, in line with the comments of the Environmental Health Officer, likely to be significant. In any instance, the noise generated by such equipment would be significantly lower than the alternative use of diesel generators.

Summary

- 20.4 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policies 55, 56 and 59 of the Local Plan. The associated construction and environmental impacts would be acceptable in accordance with policies 35 and 36 of the Local Plan.

21. Planning balance

- 21.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 21.2 Summary of harm
- 21.3 Harm (at the lower end of the scale) is identified to the Character and Appearance of the Historic Core Conservation Area as well as the setting

of multiple Grade II listed buildings and the Grade II listed Reality Checkpoint. In line with the updated NPPF, this is given substantial weight.

21.4 Summary of benefits

21.5 The proposed development would help to facilitate the continued use of Parkers Piece for public events providing a social benefit. This is afforded moderate weight.

21.6 The proposal would provide connectivity to future events, including the Christmas market that has a further 3-year permission granted. This connectivity provides a significantly more sustainable, efficient form of energy for these events as set out in NPPF Policy HE6(4). This is afforded significant weight.

21.7 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

22. Recommendation

22.1 **Approve** subject to:
-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

23. Planning conditions

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

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

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans as listed on this decision notice.
 - Location Plan (001)
 - ELECTRICAL CABINET REGENT TERRACE (002)

- ELECTRICAL CABINET GONVILLE PLACE (003)
- ACE-SA-010 400-600A CUT-OUT ACE13

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

- 3) The approved tree protection methodology (Thrive Tree Consultancy, June 2026) shall be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

- 4) The cabinets hereby permitted shall be painted green to ensure that their appearance is in keeping with the surrounding context.

Reason: To ensure that the impact of the appearance of the proposed development is minimised, in accordance with Policies 55, 56 and 61 of the Cambridge Local Plan 2018 and the NPPF 2026).

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26/02489/HFUL – 69A Ditton Walk, Cambridge CB5 8QD

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Abbey

Proposal: *Single storey rear extension, following demolition of existing outbuilding. Alterations to fenestration.*

Applicant: Cambridge City Council

Presenting officer: Pierre Labat

Reason presented to committee: Land within the ownership of an employee

Member site visit date: N/A

Key considerations: 1. Design/Visual Impact
2. Residential Amenity

Recommendation: Approve subject to conditions

Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The Proposal
4	Relevant Site History
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Local groups / petition
10	Assessment
11	Design and Visual Impact
12	Residential Amenity
13	Recommendation
14	Planning Conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The property this application relates to is a semi-detached, two storey property that sits on a semi residential road within the North-eastern portion of Cambridge
- 1.2 This proposal is for the erection of single-storey extension to the rear of the property.
- 1.3 This application is being presented to the Planning Committee due to the land being within the ownership of an employee of Cambridge City Council.
- 1.4 The proposed extension would remain single storey and align with the projection of the rear outrigger; the design would stay visibly subservient to the original property. If the proposed flat roof should be conditioned to be green in accordance with local plan provisions, neither the scale nor the sitting of the development give rise to material considerations for refusal here.
- 1.5 Officers therefore recommend that the application be **approved**, subject to conditions as listed in section 16.

2. Site Description and Context

- 2.1 Ditton Walk is a semi residential road located north of Newmarket Road, on of North-East Cambridge's key traffic axis. Though it features traditional housing built form, Ditton Walk is notable for its connection to more industrial sites that sit south of Ditton Meadows and punctuate the street scene. The mixed nature of the street grants it a particularly varying built form where no clear character and architectural typology take precedent.
- 2.2 The property at No69A is traditional brick-built semi-detached property. The house adopts a classic end-of-terrace two storey form, including a subservient outrigger to the rear.
- 2.3 There are no notable site constraints for development within the locality. The area already features examples of secondary developments to the rear, and there is no significant aesthetic value to the present housing design.

3. The proposal

- 3.1 The applicant has submitted a householder application for the erection of a single storey rear extension and alterations to fenestration, following the demolition of an existing outbuilding.

4. Relevant site history

- 4.1 None relevant.

5. Policy

5.1 National policy

National Planning Policy Framework 2026

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation – December 2025 to January 2026)

5.2.1 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

5.2.2 Following the Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.

5.2.3 In line with Policy DM4 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2026. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed. Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.

5.3 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 31: Integrated water management and the water cycle

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

5.4 Supplementary Planning Documents (SPD)

Sustainable Design and Construction SPD – Adopted January 2020

6. Consultations

Publicity

Neighbour letters – Yes

Site Notice – No

Press Notice – No

No specialist consultations.

7. Third Party Representations

- 7.1 No third-party representations have been received

8. Member Representations

- 8.1 No member representations have been received

9. Local Groups / Petition

- 9.1 No Local Groups/Petitions have been received

The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10. Assessment

- 10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the main considerations are as follows:
- Design/Visual Impact
 - Residential Amenity

11. Design and Visual Impact

- 11.1 Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018) seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 11.2 The proposed extension would remain single storey throughout; it would extend up to ~6 metres to the rear and stand about 2.5 metres wide. Materials would be painted brickwork to match the existing design.
- 11.3 The new fenestration would include a side window and glazed door, along with a skylight on the extension, as well as an updated side window on the ground floor of the existing outrigger. None of it would

create opportunities for vis a vis or be disproportional to the original fenestration.

- 11.4 The extension would feature a flat roof at a ~3.5 metres height. Policy 31(f) of the Local Plan requires that all flat roof is a green or brown roof, providing that it is acceptable in terms of context. This can be ensured by way of condition.
- 11.5 Overall, the proposed extension would remain visibly subservient to the original dwelling. The single storey nature of the development would limit its perception within the locality. Both the design and associated fenestration would align with the existing character of the property and site.
- 11.6 It is therefore considered that the proposal would not result in an unacceptable level of impact on the existing properties, street scene or surrounding areas. Therefore, it would comply with policies 55, 56 and 58 of the Cambridge Local Plan 2018.

12. Residential Amenity

- 12.1 Policy 58 of the Cambridge Local Plan (2018) permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.
- 12.2
- 12.3 No objections have been received from third parties.
- 12.4 A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts
- 12.5 The proposal is compliant with Policies 30, 35, 56 and 58 of the Cambridge Local Plan (2018)

13. Recommendation

13.1 Approve subject to:

the planning conditions as set out in Section 15 of this report with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary), prior to the issuing of the planning permission.

14. Planning Conditions

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

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

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

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

3. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the approved documents/application form; unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55 and 58 (for extensions)).

4. Notwithstanding the approved plans, the flat roof(s) of the development hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 mm thick.

b) Provided with suitable access for maintenance.

c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the approved development and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: green-roofs.co.uk

Background papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
 - Cambridge Local Development Framework SPDs



**26/01400/FUL – 30, 34, 36, 46, 50, 52, 58, 60, 62, 64, 66, 68, 84, 87, 88, 89, 92, 93, 96, 100, 101, 103, 105, 106, 108, 112, 113, 115, 116, 120, 122, 124, 132, 134
Brooks Road, Cambridge, CB1 3HR**

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Romsey

Proposal: *Addition of external wall insulation to the solid wall constructed parts of the building, along with the replacement of the UPVC double glazed windows with replacement UPVC triple glazed windows*

Applicant: Cambridge City Council

Presenting officer: Pierre Labat

Reason presented to committee: Applicant is the Local Authority

Member site visit date: N/A

Key considerations: 1. Design/Visual Impact
2. Residential Amenity

Recommendation: Approve subject to conditions

Report contents

Document section	Document heading
1	Executive summary
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Table 1 Contents of report

1. Executive summary

- 1.1 The application site relates to 34 Council owned properties on Brooks Road, Cambridge.
- 1.2 The properties this application relates to are a mixture of terraced, end-of-terrace and semi-detached two storey homes.
- 1.3 This proposal consists of rendering the Council owned properties within Brooks road using an EWI propriety render system, along with triple glazing of existing UPVC windows.
- 1.4 This application is being presented to the Planning Committee due to the applicant being the Local Authority – Cambridge City Council.
- 1.5 A rendered finish would enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). The colour chosen for the proposed render would be informed by existing rendered property within the locality. Officers consider the proposed increase in external footprint and colour-changes to be relatively minor, this would not significantly change the visual prominence of the dwellings nor alter local character.

- 1.6 Officers therefore recommend that the application be **approved**, subject to conditions as listed below.

Table 2 Consultee summary

Consultee	Object / No objection / No comment / Other	Paragraph Reference
Local Highways Authority	No objection subject to operating hour condition	6.1
Environmental Health	No objection	6.2

2. Site Description and Context

- 2.1 The application site relates to 34 Council owned properties within Brooks Road, Cambridge. The road that links the significant East Cambridge traffic axis of Perne Road and Coldhams land is mainly residential, featuring various set back properties.
- 2.2 The various built forms for the locality include terraced, semi detached and end-of-terrace properties. Here the properties to be developed do not feature clear uniform design safe for their two-storey standing and relatively tight density.
- 2.3 The housing on Brooks Road includes both private and council-owned houses. The latter have been described as energy inefficient by the applicant and in need of development to meet the provisions of the Local Plan.
- 2.4 There are not notable site constraints for development within the locality. The area already features examples of rendered homes and there is no significant aesthetic value to the present housing design.

3. The proposal

- 3.1 The applicant has submitted a FUL application for the addition of external wall insulation to the solid wall constructed parts of the building, along with the replacement of the UPVC double glazed

4. Relevant site history

- 4.1 None relevant.

5. Policy

5.1 National policy

National Planning Policy Framework 2026

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation – December 2025 to January 2026)

5.2.1 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

5.2.2 Following the Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.

5.2.3 In line with Policy DM4 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2026. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed. Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.

5.3 **Cambridge Local Plan (2018)**

Policy 1: The presumption in favour of sustainable development

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 35: Protection of human health from noise and vibration

Policy 36: Air quality, odour and dust

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 81: Highway Safety

5.4 **Supplementary Planning Documents (SPD)**

Sustainable Design and Construction SPD – Adopted January 2020

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – N

6.1 **Local Highways Authority**

No objection, subject to conditions (servicing/delivery hours)

6.2 **Environmental Health**

No objections

7. Third party representations

7.1 The occupier of No.95 Brooks Road raise an objection to the development on the following grounds:

- Impact on character and historical fabric (see: Design/Visual Impact)
- Obstructive impact on passageways (see: Residential Amenity)

8. Member Representations

- 8.1 No member representations have been received

9. Local Groups / Petition

- 9.1 No Local Groups/Petitions have been received

The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10. Assessment

- 10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the main considerations are as follows:

- Principle
- Design/Visual Impact
- Residential Amenity
- Highway Matters

11. Principle of development

- 11.1 Policy 1 of the Cambridge Local Plan (2018) sets out that the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development. Sustainable development proposals will be supported unless material considerations indicate otherwise, taking into account whether a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or b) Specific policies in that Framework indicate that development should be restricted.
- 11.2 Policy 30 states that extensions and/or alterations to existing dwellings should be accompanied by cost-effective improvements to their energy efficiency. This may include the installation of cavity wall or loft insulation, the replacement of F- and G-rated boilers, heating controls upgrades, and the application of draught stripping on openings.

- 11.3 The proposal seeks to improve insulation via the application of external render and improvement of existing fenestration. The works would improve the energy efficiency of the buildings, as per Policies 1 and 30 of the Cambridge Local Plan (2018).

12. Design and Visual Impact

- 12.1 Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018) seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 12.2 This FUL application proposes the addition of external wall insulation to solid wall constructed parts of the buildings, with no change of use to the properties. A rendered finish which will enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). The finished render colours proposed are Aran, Ellastone, Chime and Ash Grey (PPG Johnstones Stormshield detailed specification). The chosen colours seek to match the existing rendered homes within the locality to preserve a uniform appearance.
- 12.3 It is recognized that a large-scale rendering of the properties on Brooks Road would result in a noticeable departure in appearance for the local area. The locality does not however benefit from any notable preservation framework as it does not sit within a conservation area. One may also note the cited efforts to have the proposed render match the existing context where render has already been applied to neighbouring properties. It is argued here that rationale and benefits of improved energy efficiency for the developed homes, combined with efforts to preserve the local character, would be sufficient to find the disappearance of the original brickwork negligible here.
- 12.4 It is therefore considered that the proposal would not result in an unacceptable level of impact on the existing properties, street scene or surrounding areas. Therefore, it would comply with policies 55, 56 and 58 of the Cambridge Local Plan 2018.

13. Residential Amenity

Policy 58 of the Cambridge Local Plan (2018) permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.

- 13.1 The development would result in the external elevations of the houses moving marginally closer to the boundaries but it is considered that this would not affect residential amenity.
- 13.2 On the impact of the render's thickness upon the accessibility of passageways: the applicant confirmed that between properties they would prefer 60mm insulation boards with a 10mm render to maintain suitable access. "The reduced thickness insulation installed to the passageway walls allows both the council property to be insulated but also allows for the private homeowner in the future to also have this wall insulated whilst maintaining a minimum 900 mm gap within the passageway itself². This clarification grants reassurance that the proposed rendering will not negatively impact the enjoyment and use of the concerned properties
- 13.3 The Environmental Health Officer has also been consulted on the proposal and they have not raised any objections,
- 13.4 A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts.
- 13.5 The proposal is compliant with Policies 30, 35, 56 and 58 of the Cambridge Local Plan (2018)

14. Highway Matters

- 14.1 Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact and Policy TR6 of the NPPF seeks to protect the safety of the public highway.
- 14.2 The Local Highways Authority have been consulted on the proposal and they have raised no objections subject to the condition that construction or delivery vehicles servicing the sites be regulated under set hours to ensure no significant adverse effect upon the Public Highway.

- 14.3 The proposal is compliant with Policies 81 Cambridge City Local Plan (2018) and Policy TR6 of the NPPF.

15. Planning Balance

- 15.1 As part of the proposal the applicants set out that External Wall Insulation (EWI) render and fenestration triple glazing aim to improve the insulative properties of the building wall envelope and that the proposal would help mitigate existing damp issues. In so doing, the proposed retrofit would reduce the carbon emissions of the dwellings, by reducing the demand for heating. It would also create a better regulated internal temperature and, in turn, work to reduce energy bills to residents. This work is in line with the Council's vision of lowering carbon emissions and aids its target of meeting net zero targets in the future. The proposal is compliant with policies 1, 28 and 30 of the Cambridge Local Plan 2018 which support improved sustainable development standards and energy efficiency in existing dwellings.
- 15.2 The proposal adequately respects the amenity of its neighbours. The proposal is compliant with policies 55, 56, 58 and 59 of the Local Plan 2018. The associated construction and environmental impacts would be acceptable in accordance with policies 35 of the Local Plan 2018, subject to condition 4 recommended below.
- 15.3 In applying the planning balance, any perceived visual discord associated with the application of the render system is significantly outweighed by the sustainability benefits arising from the proposal.

16. Recommendation

- 16.1 **Approve** subject to conditions:
- the planning conditions as set out in Section 17 of this report with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary), prior to the issuing of the planning permission.

17. Planning Conditions

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

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

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

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

3. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the approved documents/application form; unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55 and 58 (for extensions)).

4. No demolition, construction or delivery vehicles with a gross weight in excess of 3.5 tonnes should service the sites other than between the hours of 09.30hrs 15:30hrs, Monday to Saturday. Unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: In the interests of Highway Safety. (Cambridge Local Plan 2018 policy 82).

Background papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Development Framework SPDs



26/02404/FUL – 5 And 8 Laburnum Close, Cambridge, Cambridgeshire, CB4

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: East Chesterton

Proposal: Addition of external wall insulation to the solid wall constructed parts of the building, along with the replacement of the UPVC double glazed.

Applicant: Cambridge City Council

Presenting officer: Laura Horan

Reason presented to committee: Applicant is the Local Authority

Member site visit date: N/A

Key considerations: 1. Design/Visual Impact

2. Residential Amenity

Recommendation: Approve subject to conditions

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Table 1 Contents of report

1. Executive summary

- 1.1 The application site relates to 2 Council owned properties within Laburnum, Cambridge.
- 1.2 The two properties this application relates to are semi-detached properties.
- 1.3 This proposal consists of rendering the Council owned properties within Laburnum Close using an EWI propriety render system.
- 1.4 This application is being presented to the Planning Committee due to the applicant being the Local Authority – Cambridge City Council.
- 1.5 A rendered finish would enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). Officers consider the proposed increase in external footprint to be relatively minor and would not significantly change the visual prominence of the dwellings.
- 1.6 Officers therefore recommend that the application be **approved**, subject to conditions as listed below.

Consultee	Object / No objection / No comment / Other	Paragraph Reference

Environmental Health	No objection	6.1
Local Highways Authority	No objection	6.2

Table 2 Consultee summary

2. Site Description and Context

- 2.1 The application site relates to 2 Council owned properties within Laburnum Close, Cambridge. Properties located within Laburnum Close consists of both council owned houses and private houses mostly of semi-detached properties and one detached dwelling. It is primarily a residential street that has properties with brick external facades and properties where the external façade has either been painted or rendered with a white or cream render/paint finish in the wider area. Properties on neighbouring streets (Elizabeth Way, Hawthorn Way etc) exemplify dwellings that have already had external wall insulation completed.
- 2.2 The properties this application relates to are semi-detached properties. The properties are two-storey, of solid masonry construction with a brick external finish. The roofs have been covered with contoured roof tiles, fenestrations are UPVC windows with double glazed units with a mixture of composite and timber doors.
- 2.3 This proposal consists of rendering two Council owned properties within Laburnum Close using an EWI propriety render system, and the installation of replacement triple glazed windows. To externally insulate the render solid constructed wall areas of Cambridge City Council owned properties at 5 and 8 Laburnum Close, Cambridge as part of its carbon reduction plans. These works are to be undertaken to the solid wall parts of the building's construction.
- 2.4 The replacement UPVC frames to include triple glazed glazing units and External Wall Insulation (EWI) render aims to improve the insulative properties of the building and wall envelope. In addition to helping to mitigate existing damp issues. Retrofitting EWI will reduce the carbon emissions of the houses, by reducing the use of heating. It will also create a better regulated internal temperature and, in turn, work to reduce energy bills to the residents.
- 2.5 A rendered finish would enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). This render finish will be a colour chosen from the PPG Johnstone Stormshield paint chart as Chime or Ellastone. Officers consider the

proposed increase in external footprint to be relatively minor and would not significantly change the visual prominence of the dwellings.

3. The proposal

- 3.1 The applicant has submitted a FUL application for the addition of external wall insulation to the solid wall constructed parts of the building, along with the replacement of the UPVC double glazed windows

4. Relevant site history

None relevant.

5. Policy

5.1 National policy

National Planning Policy Framework 2026

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

Planning Policy Statement – Green Belt protection and intentional unauthorised development August 2015

5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation – December 2025 to January 2026)

- 5.2.1 The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the next stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

- 5.2.2 Following endorsement by Joint Cabinet in November, the draft JLP has – at the time of writing - proceeded to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). This is currently scheduled between 1 December 2025 and 30 January 2026.

5.2.3 In line with Policy DM4 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an early stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making.

5.3 **Cambridge Local Plan (2018)**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 29: Renewable and low carbon energy generation

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 32: Flood risk

Policy 35: Protection of human health from noise and vibration

Policy 36: Air quality, odour and dust

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 82: Parking management

Policy 83: Aviation development

Policy 84: Telecommunications

Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – N

Press Notice – N

6.1 Environmental Health – No objection

No concerns raised regarding the proposals in terms of potential Environmental Health impacts. No objections and no relevant conditions to recommend.

6.2 Local Highways Authority – No objections

No significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission

7. Third party representations

7.1 None

8. Member Representations

8.1 No member representations have been received

9. Local Groups / Petition

9.1 No Local Groups/Petitions have been received

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10. Assessment

10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the main considerations are as follows:

- Design/Visual Impact
- Residential Amenity

11. Principle of development

11.1 Policy 1 of the Cambridge Local Plan (2018) sets out that the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development. Sustainable development proposals will be supported unless material considerations indicate otherwise, taking into account whether a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the

NPPF taken as a whole, or b) Specific policies in that Framework indicate that development should be restricted.

- 11.2 Policy 30 states that extensions and/or alterations to existing dwellings should be accompanied by cost-effective improvements to their energy efficiency. This may include the installation of cavity wall or loft insulation, the replacement of F- and G-rated boilers, heating controls upgrades, and the application of draught stripping on openings.
- 11.3 The proposal sees the application of insulated external render and triple glazed window installation where required. The works would improve the energy efficiency of the buildings as per Policies 1 and 30 of the Cambridge Local Plan (2018).

12 Design and Visual Impact

- 12.1 Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018) seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 12.2 This FUL application proposes the addition of external wall insulation to the solid wall constructed parts of the building, along with the replacement of the UPVC double glazed windows. A rendered finish which will enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). The finished render colours being proposed are Ellastone or Chime (PPG Johnstones Stormshield detailed specification).
- 12.3 The properties which form part of the application are two council owned dwellings set around the street. Whilst the proposed painted external render finish will alter the character of the dwellings on the street scene, given there is some existing painted render on the properties in the wider area, the addition of this proposed external render is not considered significantly harmful to the character and appearance of the dwellings and area. The replacement triple glazed window installation isn't considered to alter the appearance of the dwellings significantly. Officers therefore do not consider this to be harmful to the character and appearance of the dwellings and area.
- 12.4 It is therefore considered that the proposal would not result in an unacceptable level of impact on the existing properties, street scene or surrounding areas. Therefore, it would comply with policies 55, 56 and 58 of the Cambridge Local Plan 2018.

13 Residential Amenity

- 13.1 Policy 58 of the Cambridge Local Plan (2018) permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties
- 13.2 The development would result in the external elevations of the house moving marginally closer to the boundaries but it is considered that this would not affect residential amenity. The proposed replacement triple glazed windows would be replacing existing windows, meaning there would be no new forms of overlooking. No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Policies 30, 56 and 58 of the Cambridge Local Plan (2018)
- 13.3 The Environmental Health Officer has been consulted on the proposal and they have not raised any objections. There are no concerns regarding the proposals in terms of potential Environmental Health impacts and no relevant conditions to recommend. The proposal is therefore compliant with Policy 35 of the Local Plan (2018).

14 Highway Matters

- 14.1 Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact and Policy TR6 of the NPPF seeks to protect the safety of the public highway.
- 14.2 The Local Highways Authority has been consulted on the proposal and they have raised no objections. Following a review of the documents provided to the Highway Authority as part of the planning application, no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.
- 14.3 The proposal is compliant with Policies 81 Cambridge City Local Plan (2018) and Policy TR6 of the NPPF.

15 Planning Balance

- 15.1 As part of the proposal the applicants set out that External Wall Insulation (EWI) render and triple glazed window installation aims to improve the insulative properties of the building wall envelope and that the proposal would help mitigate existing damp issues. In so doing, the proposed retrofit would reduce the carbon emissions of the dwellings, by reducing the demand for heating. It would also create a better regulated internal temperature and, in turn, work to reduce energy bills to residents. This work is in line with the Council's vision of lowering carbon emissions and aids its target of meeting net zero targets in the future. The proposal is compliant with policies 1 and 30 of the Cambridge Local Plan 2018 which support improved sustainable development standards and energy efficiency in existing dwellings.
- 15.2 The proposal adequately respects the amenity of its neighbours. The proposal is compliant with policies 55, 56, 58 and 59 of the Local Plan 2018. The associated construction and environmental impacts would be acceptable in accordance with policies 35 of the Local Plan 2018.
- 15.3 In applying the planning balance, any perceived visual discord associated with the application of the render system is significantly outweighed by the sustainability benefits arising from the proposal.

Summary

- 15.4 The proposal adequately respects the amenity of its neighbours. The proposal is compliant with policies 55, 56, 58 and 59 of the Local Plan 2018. The associated construction and environmental impacts would be acceptable in accordance with policies 35 of the Local Plan 2018.

16 Recommendation

16.1 Approve subject to:

- the planning conditions as set out in Section 14 of this report with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary), prior to the issuing of the planning permission.

17 Planning Conditions

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

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

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

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

3. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the approved documents/application form; unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55 and 58 (for extensions)).

Background papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Development Framework SPDs

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26/02195/FUL – 3,10, 11, 12, The Grove, Cambridge, Cambridgeshire, CB4 1TJ

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: East Chesterton

Proposal: Addition of external wall insulation to the solid wall constructed parts of the building, along with the replacement of UPVC double glazed windows with UPVC triple glazed windows.

Applicant: Cambridge City Council

Presenting officer: Laura Horan

Reason presented to committee: Applicant is the Local Authority

Member site visit date: N/A

Key considerations: 1. Design/Visual Impact

2. Residential Amenity

Recommendation: Approve subject to conditions

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Table 1 Contents of report

1. Executive summary

- 1.1 The application site relates to 4 Council owned properties within The Grove, Cambridge.
- 1.2 The 4 properties this application relates to are semi-detached properties.
- 1.3 This proposal consists of rendering the Council owned properties within The Grove using an EWI propriety render system.
- 1.4 This application is being presented to the Planning Committee due to the applicant being the Local Authority – Cambridge City Council.
- 1.5 A rendered finish would enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). Officers consider the proposed increase in external footprint to be relatively minor and would not significantly change the visual prominence of the dwellings.
- 1.6 Officers therefore recommend that the application be **approved**, subject to conditions as listed below.

Table 2 Consultee summary

Consultee	Object / No objection / No comment / Other	Paragraph Reference
Environmental Health	No objection	6.1
Local Highways Authority	No objection	6.2

2. Site Description and Context

- 2.1 The application site relates to 4 Council owned properties within The Grove, Cambridge. Properties located within The Grove consists of both council owned flats, houses and private houses in a mixture of flats, semi-detached and terraced properties. It is primarily a residential street that has properties with brick external facades. There are properties in the wider area on other residential streets where the external façade has either been painted or rendered with a white or cream render/paint finish. Properties on neighbouring streets (Cam Causeway, Franks Lane etc) exemplify dwellings that have already had external wall insulation completed.
- 2.2 The properties this application relates to are semi-detached properties. The properties are two-storey, of solid masonry construction with a brick external finish. The roofs have been covered with contoured roof tiles, fenestrations are UPVC windows with double glazed units with a mixture of composite and timber doors.
- 2.3 This proposal consists of rendering four Council owned properties within The Grove using an EWI propriety render system, and the installation of replacement triple glazed windows. To externally insulate the render solid constructed wall areas of Cambridge City Council owned properties at 3, 10, 11 and 12 The Grove, Cambridge as part of its carbon reduction plans. These works are to be undertaken to the solid wall parts of the building's construction.
- 2.4 The replacement UPVC frames to include triple glazed glazing units and External Wall Insulation (EWI) render aims to improve the insulative properties of the building and wall envelope. In addition to helping to mitigate existing damp issues. Retrofitting EWI will reduce the carbon emissions of the houses, by reducing the use of heating. It will also create a better regulated internal temperature and, in turn, work to reduce energy bills to the residents.

- 2.5 A rendered finish would enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). This render finish will be a colour chosen from the PPG Johnstone Stormshield paint chart as Ash Grey, Chime or Ellastone. Officers consider the proposed increase in external footprint to be relatively minor and would not significantly change the visual prominence of the dwellings.

3. The proposal

- 3.1 The applicant has submitted a FUL application for the addition of external wall insulation to the solid wall constructed parts of the building, along with the replacement of UPVC double glazed windows with UPVC triple glazed windows.

4. Relevant site history

None relevant.

5. Policy

5.1 National policy

National Planning Policy Framework 2026

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

Planning Policy Statement – Green Belt protection and intentional unauthorised development August 2015

5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation – December 2025 to January 2026)

- 5.2.1 The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the next stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

5.2.2 Following endorsement by Joint Cabinet in November, the draft JLP has – at the time of writing - proceeded to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). This is currently scheduled between 1 December 2025 and 30 January 2026.

5.2.3 In line with Policy DM4 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an early stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making.

5.3 **Cambridge Local Plan (2018)**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 29: Renewable and low carbon energy generation

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 32: Flood risk

Policy 35: Protection of human health from noise and vibration

Policy 36: Air quality, odour and dust

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 82: Parking management

Policy 83: Aviation development

Policy 84: Telecommunications

Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – N

6.1 Environmental Health – No objection

No concerns raised regarding the proposals in terms of potential Environmental Health impacts. No objections and no relevant conditions to recommend.

6.2 Local Highways Authority – No objections

No significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission

7. Third party representations

7.1 None

8. Member Representations

8.1 No member representations have been received

9. Local Groups / Petition

9.1 No Local Groups/Petitions have been received

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10. Assessment

10.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the main considerations are as follows:

- Design/Visual Impact
- Residential Amenity

11. Principle of development

11.1 Policy 1 of the Cambridge Local Plan (2018) sets out that the Local Planning Authority will take a positive approach that reflects the

presumption in favour of sustainable development. Sustainable development proposals will be supported unless material considerations indicate otherwise, taking into account whether a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or b) Specific policies in that Framework indicate that development should be restricted.

- 11.2 Policy 30 states that extensions and/or alterations to existing dwellings should be accompanied by cost-effective improvements to their energy efficiency. This may include the installation of cavity wall or loft insulation, the replacement of F- and G-rated boilers, heating controls upgrades, and the application of draught stripping on openings.
- 11.3 The proposal sees the application of insulated external render and triple glazed window installation where required. The works would improve the energy efficiency of the buildings, as per Policies 1 and 30 of the Cambridge Local Plan (2018).

12. Design and Visual Impact

- 12.1 Policies 55, 56, 58 and 59 of the Cambridge Local Plan (2018) seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 12.2 This FUL application proposes the addition of external wall insulation to the solid wall constructed parts of the building, along with the replacement of UPVC double glazed windows with UPVC triple glazed windows. A rendered finish which will enlarge the external footprint of the building by the thickness of the product (approximately 120mm per wall rendered area). The finished render colours being proposed are Ash Grey, Ellastone or Chime (PPG Johnstones Stormshield detailed specification).
- 12.3 The properties which form part of the application are four council owned dwellings set around the street. Whilst the proposed painted external render finish will alter the character of the dwellings on the street scene, given there is some existing painted render on the properties in the wider area, the addition of this proposed external render is not considered significantly harmful to the character and appearance of the dwellings and area. The replacement triple glazed window installation isn't considered to alter the appearance of the dwellings significantly. Officers therefore do

not consider this to be harmful to the character and appearance of the dwellings and area.

- 12.4 It is therefore considered that the proposal would not result in an unacceptable level of impact on the existing properties, street scene or surrounding areas. Therefore, it would comply with policies 55, 56 and 58 of the Cambridge Local Plan 2018.

13. Residential Amenity

Policy 58 of the Cambridge Local Plan (2018) permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.

- 13.1 The development would result in the external elevations of the house moving marginally closer to the boundaries but it is considered that this would not affect residential amenity. The proposed replacement triple glazed windows would be replacing existing windows, meaning there would be no new forms of overlooking. No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Policies 30, 56 and 58 of the Cambridge Local Plan (2018)
- 13.2 The Environmental Health Officer has been consulted on the proposal, and they have not raised any objections. There are no concerns regarding the proposals in terms of potential Environmental Health impacts and no relevant conditions to recommend. The proposal is therefore compliant with Policy 35 of the Local Plan (2018).

14. Highway Matters

- 14.1 Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact and Policy TR6 of the NPPF seeks to protect the safety of the public highway.
- 14.2 The Local Highways Authority has been consulted on the proposal, and they have raised no objections. Following a review of the documents provided to the Highway Authority as part of the planning application, no

significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.

- 14.3 The proposal is compliant with Policies 81 Cambridge City Local Plan (2018) and Policy TR6 of the NPPF.

15. Planning Balance

- 15.1 As part of the proposal the applicants set out that External Wall Insulation (EWI) render and triple glazed window installation aims to improve the insulative properties of the building wall envelope and that the proposal would help mitigate existing damp issues. In so doing, the proposed retrofit would reduce the carbon emissions of the dwellings, by reducing the demand for heating. It would also create a better regulated internal temperature and, in turn, work to reduce energy bills to residents. This work is in line with the Council's vision of lowering carbon emissions and aids its target of meeting net zero targets in the future. The proposal is compliant with policies 1 and 30 of the Cambridge Local Plan 2018 which support improved sustainable development standards and energy efficiency in existing dwellings.
- 15.2 The proposal adequately respects the amenity of its neighbours. The proposal is compliant with policies 55, 56, 58 and 59 of the Local Plan 2018. The associated construction and environmental impacts would be acceptable in accordance with policies 35 of the Local Plan 2018.
- 15.3 In applying the planning balance, any perceived visual discord associated with the application of the render system is significantly outweighed by the sustainability benefits arising from the proposal.

Summary

- 15.4 The proposal adequately respects the amenity of its neighbours. The proposal is compliant with policies 55, 56, 58 and 59 of the Local Plan 2018. The associated construction and environmental impacts would be acceptable in accordance with policies 35 of the Local Plan 2018.

16. Recommendation

16.1 Approve subject to:

- the planning conditions as set out in Section 14 of this report with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary), prior to the issuing of the planning permission.

17. Planning Conditions

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

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

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

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

3. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the approved documents/application form; unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55 and 58 (for extensions)).

Background papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018

- Cambridge Local Development Framework SPDs

Greater Cambridge Shared Planning

Cambridge City Council - Appeals for Committee



Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
25/03026/FUL (6005302)	36 Peverel Road Cambridge Cambridgeshire CB5 8RH	Erection of single storey detached dwelling and associated works.	Appeal Dismissed	02/07/2026	Refusal of planning permission (Delegated Decision)
25/04157/FUL (6007667)	9 Apthorpe Way Cambridge Cambridgeshire CB4 2NJ	Erection of 1 No. dwelling.	Appeal Dismissed	15/07/2026	Refusal of planning permission (Delegated Decision)
26/01232/NMA1 (6012968)	97 Foster Road Cambridge Cambridgeshire CB2 9JN	Non material amendment on application 26/01232/HFUL for alteration to the approved dormer and cladding to side gable	Appeal Turned Away	20/07/2026	Refusal of planning permission (Delegated Decision)

Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
(6011649 6011650)	13 Highfield Avenue Cambridge Cambridgeshire CB4 2AJ	Appeal against - Without planning permission, the erection of an outbuilding not in accordance with the approved plans attached to planning permission ref. 25/00141/HFUL, or any other planning permission.	19/06/2026
25/02147/FUL (6007602)	Cambridge Rugby Union Club Grantchester Road Newnham Cambridge Cambridgeshire CB3 9ED	Construction of 5no floodlit padel tennis courts with canopy, club hut and landscaping	26/06/2026
26/01382/ADV (6012225)	Pavement O/s 160 Newmarket Road Cambridge Cambridgeshire CB5 8AX	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	02/07/2026

26/01381/FUL (6012222)	Pavement O/s 160 Newmarket Road Cambridge Cambridgeshire CB5 8AX	Installation of 1no. BT Street Hub and removal of associated BT payphones.	02/07/2026
26/01377/FUL (6012279)	Telephone Box Gonville Place Cambridge Cambridgeshire	Installation of 1no. BT Street Hub and removal of associated BT payphones.	02/07/2026
26/01380/ADV (6012288)	Pavement O/s 144 Hills Road Cambridge Cambridgeshire CB2 8PB	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	02/07/2026
26/01378/ADV (6012281)	Telephone Box Gonville Place Cambridge Cambridgeshire	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	02/07/2026
26/01379/FUL (6012284)	Pavement O/s 144 Hills Road Cambridge Cambridgeshire CB2 8PB	Installation of 1no. BT Street Hub and removal of associated BT payphones.	02/07/2026
26/01429/HFUL (6012507)	21 Earl Street Cambridge Cambridgeshire CB1 1JR	Retrospective change of roof design to outbuilding in rear garden.	07/07/2026
26/01232/NMA1 (6012968)	97 Foster Road Cambridge Cambridgeshire CB2 9JN	Non material amendment on application 26/01232/HFUL for alteration to the approved dormer and cladding to side gable	15/07/2026

Appendix 3a: Local Inquiry dates scheduled

NO RESULTS

Appendix 3b: Informal Hearing dates scheduled

NO RESULTS

Appendix 4: Appeals Awaiting Decision from Inspectorate

REFERENCE	SITE ADDRESS	DETAILS	REASON
23/00566/FUL (APP/Q0505/W/23/3324785)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of a modern, multifunction Hub unit featuring an integral advertisement display and defibrillator	Refusal of planning permission (Delegated Decision)
23/00567/ADV (APP/Q0505/Z/23/3324786)	Pavement Outside Y59 Grafton Centre Cambridge CB1 1PS	Installation of 1no 86 inch LCD screen capable of showing illuminated static displays in sequence.	Refusal of planning permission (Delegated Decision)
EN/00096/25 (APP/Q0505/C/25/3364436)	179 Coleridge Road Cambridge Cambridgeshire CB1 3PW	Without Planning Permission the construction of a detached one bed studio apartment	Appeal against

			enforcement notice
EN/00044/24 BOC (APP/Q0505/C/25/3370670)	139 Arbury Road Cambridge Cambridgeshire CB4 2JD	The authorised use of the property is as a single dwelling (4 beds) with a self-contained annexe (1 living/bed). I visited the site for a pre-application enquiry for the change of use of the dwelling to a guesthouse (6 beds some studios) and a separate holiday unit (2 beds) on 18 Jan 2024. The internal works had already been carried out and I then found them both on Booking.com. Related Planning Reference: Date breach occurred: 18/01/2024	Appeal against enforcement notice
25/02501/ADV (APP/Q0505/Z/25/3372839)	Pavement Outside Unit 1, 11 - 13 Rectory Terrace High Street Cherry Hinton Cambridge Cambridgeshire CB1 9HU	Installation of 2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Refusal of planning permission (Delegated Decision)
23/04380/FUL (6003093)	Land At Ditton Walk Cambridge Cambridgeshire	Erection of 12 dwellings, including 3 affordable dwellings, and associated works including alterations to access to the site and creation of second access.	Refusal of planning permission (Committee Decision (Area/Main))
(APP/Q0505/C/26/3378100)	66 Teversham Drift Cherry Hinton Cambridge Cambridgeshire CB1 3JZ	Appeal against	Appeal against enforcement notice
EN/00032/25 (APP/Q0505/C/26/3378061)	21 Earl Street Cambridge Cambridgeshire CB1 1JR	The change of roof design to an outbuilding in the rear garden.	Appeal against enforcement notice
25/04801/FUL (6007605)	Cambridge Rugby Union Club Grantchester Road Newnham Cambridge Cambridgeshire CB3 9ED	Construction of floodlit padel tennis facility with club hut and landscaping	Refusal of planning permission (Committee Decision (Area/Main))
26/00183/FUL (6009980)	2 Cranleigh Close Cambridge Cambridgeshire CB2 9NP	Erection of replacement self build/custom build 1no 2bed dwelling	Refusal of planning permission (Delegated Decision)
25/03901/FUL (6008906)	Land At The Rear Of 31 Neale Close Cambridge Cambridgeshire CB1 3LE	Erection of 1 No. dwelling.	Refusal of planning permission (Delegated Decision)
25/04186/FUL (6010726)	127 Histon Road Cambridge Cambridgeshire CB4 3JD	Change of use of existing detached outbuilding ancillary to main dwellinghouse for use as rental accommodation.	Refusal of planning permission (Delegated Decision)

25/02147/FUL (6007602)	Cambridge Rugby Union Club Grantchester Road Newnham Cambridge Cambridgeshire CB3 9ED	Construction of 5no floodlit padel tennis courts with canopy, club hut and landscaping	Refusal of planning permission (Committee Decision (Area/Main))
(6011649 6011650)	13 Highfield Avenue Cambridge Cambridgeshire CB4 2AJ	Appeal against - Without planning permission, the erection of an outbuilding not in accordance with the approved plans attached to planning permission ref. 25/00141/HFUL, or any other planning permission.	Appeal against enforcement notice

Appendix 5: Appeals Pending Statement from the Local Planning Authority

NO RESULTS

Data extracted at: 2026/08/21 11:09:34