

Application Number	14/0923/LBC	Agenda Item	
Date Received	16th June 2014	Officer	Mr John Evans
Target Date	11th August 2014		
Ward	Castle		
Site	Westminster College Maddingley Road Cambridge CB3 0AA		
Proposal	Demolition of a section of boundary wall and erection of pedestrian gate		
Applicant	Mr Westminster College Maddingley Road Cambridge CB3 0AA United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1) The proposed removal of a section of Grade 2 Listed wall will not detract from the character, appearance or historic interest of the campus boundary. 2) Final details of the replacement gate can be agreed through the imposition of condition 13 of 14/0922/FUL.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is within Westminster College campus situated at the junction of Maddingley Road and Lady Margaret Road. Westminster College is an Arts and Crafts style building constructed between 1897 and 1900. It is brick construction largely in Tudor style with elements of 17th classicism and Art Nouveau. The entire range of Westminster College is Grade 2 Listed.

1.2 To the north of the site are 1 and 2 Westminster College Bounds, which are two storey buildings which are part of

Westminster College and are also Grade 2 Listed. The site gently slopes from the north of the site to the south adjacent to Madingley Road.

- 1.3 A substantial brick wall which varies in height from 1.5m to 2.2m encloses the site, behind which is a mature belt of predominantly deciduous trees. The wall is the subject of this application for Listed Building consent.
- 1.4 To the south of the site, across Madingley Road are the open playing fields of St Johns College.
- 1.5 The site falls within the Castle and Victoria Road Area of the Central Conservation Area and is adjacent to the West Cambridge Conservation Area.
- 1.6 The site was designated as protected open space within the 2011 Open Space and recreation strategy.
- 1.7 The site is within the City's Air Quality Management Area. There are car parking restrictions (double yellow lines) on Madingley Road and Lady Margaret Road.

2.0 THE PROPOSAL

- 2.1 Permission is sought for the demolition of a small section of boundary wall and the erection of a pedestrian gate.
- 2.2 The width of wall to be removed measures 3.5m.
- 2.3 The precise design of the pedestrian gate will be agreed through the discharge of condition 13.
- 2.4 The application is accompanied by the following supporting information:
 1. Heritage Statement
- 2.8 The application is brought before Planning Committee because the previous major application on the site was dealt with by Planning Committee.

3.0 SITE HISTORY

Reference	Description	Outcome
13/1469/FUL	Erection of new building comprising study centre, library, radio and TV studio, meeting rooms, 10 study bedrooms, 2 fellows flats together with associated external works and tree and shrub planting.	Refused
14/0922/FUL	Erection of a new building comprising study centre, library, radio and tv studio, meeting rooms, 7 study bedrooms, 2 fellows flats together with alterations to the Grade II listed boundary wall and external works and tree and shrub planting	Concurrent application

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	4/10

5.3 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report there are no emerging policies which are relevant.

6.0 CONSULTATIONS

Urban Design and Conservation Team

- 6.1 A new pedestrian entrance is proposed for the new Institute in matching stone and bricks reclaimed from the part of the wall to be demolished to make the new opening. The piers are indicated as being slimmer in comparison with others along the wall as befits a smaller scale entrance. Its position and scale are considered acceptable. No details of the gate itself are provided and these will therefore need to be confirmed via a condition on any listed building consent.
- 6.2 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 No representations have been received.

8.0 ASSESSMENT

- 8.1 The key issue is:

1. Context of site, design and external spaces

Context of site, design and external spaces

- 8.2 The key issue is the impact of the small area of demolition on the character, appearance and setting of the Listed wall and the setting of the wider campus.
- 8.3 The section of wall to be demolished is relatively minor and will not detract from the overall character and appearance of the of Grade 2 Listed boundary wall. The new piers are slimmer in design in comparison with others along the wall, which reflect the status of the small pedestrian entrance. Details of the new pedestrian gate can be adequately agreed through the discharge of condition 13. This part of the scheme may provide an opportunity to integrate the required public art into the development. (See paragraph 8.29 of the current report 14/0922/FUL).
- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 4/10 and 4/11.

9.0 CONCLUSION

- 9.1 The small area of demolished wall will not detract from the character, appearance or historic interest of the main listed wall or wider setting of the Westminster College campus. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following 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 51 of the Planning and Compulsory Purchase Act 2004.